

Landscape Visual Appraisal

# Stowdes Estate, Remenham, Berkshire

## The Estate Management Building

October 2025

Document number: PC-BHS-ZZ-XX-T-L-0802-Landscape Visual Appraisal for Estate Management Building  
Project Number: 0772

# Stowdes Estate Landscape Visual Appraisal

## Introduction

### Disclaimer

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# Stowdes Estate Landscape Visual Appraisal

## Introduction

1.1: Bradley-Hole Schoenaich Landscape Architects have been instructed to undertake a review and update of the Landscape Character Assessment and Visual Appraisal carried out by Christopher Bradley Hole Landscape in July 2017, for the proposed developments at Stowdes Estate, Remenham, Berkshire. The Planning Reference of the Estate Management Building is 213610.

This document builds on and updates the Landscape Visual Appraisal carried out by Matthew Wigan Associates in November 2022 and Landscape Character Assessment and Visual Appraisal carried out by Christopher Bradley Hole Landscape in July 2017.

The Council Landscape Officer's comments on the previous applications confirmed that:

'Since this previous application there has been no change to the Core Strategy or Local Plan, however the National Planning Policy Framework (NPPF) has been updated with the current version issued in 2021. Also, since the previous approved application, the Wokingham Borough Landscape Character Assessment dated November 2019, has been updated and a draft Valued Landscapes Topic Paper dated January 2020, has been produced to support the Local Plan Update. In addition there is emerging Policy NE6 (Valued Landscapes) of the Proposed Submission Local Plan, which will potentially be adopted in 2026.

The Valued Landscapes Topic Paper identifies eleven Valued Landscapes throughout the Borough, one of which is the Chiltern Chalk Valued Landscape within which the application site is located. Now that this study has been undertaken to identify the various Valued Landscapes within the Borough, Paragraph 174(a) of the NPPF is relevant to this site and states that; development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).'

1.2: The Site is located off Upper Culham Lane and Kenton's Lane, to the south of the small hamlet of Culham, approximately 3 km west of Henley-on-Thames. Access is gained via a private driveway leading from Culham Lane. The Site is enclosed behind a well-maintained 3.5m high beech hedge, set within a mature landscape of deciduous and evergreen trees that provide substantial enclosure.

This dense boundary vegetation, combined with the local topography, ensures that the Site is well screened from the public highway and is not visible from the nearby public footpath network or surrounding dwellings, even at upper floor level. The Site lies within the Grade II\* Registered Parks and Gardens of Park Place and Temple Combe, forming part of the Chiltern Chalk Valued Landscape, an area recognised for its high scenic and historic landscape quality.

The parkland encompassing the Site has recently come under active management, with a focus on restoring and enhancing its historic character.

The landscape brief sets out a vision to integrate the Estate Management Building within an enhanced and cohesive parkland setting, reinforcing the estate's traditional character while improving its visual and ecological quality.

The potential views of the development from public rights of way and highways were initially assessed through a desk-based appraisal and subsequently tested on site in September and October 2025. The intervening topography and vegetation were found to screen the Site effectively, resulting in no visibility from any publicly accessible location. In addition, the development's visibility was assessed from within the private Grade II\* Registered Parks and Gardens of Park Place and Temple Combe, within which the Site is located, to ensure that the proposed scheme respects the visual integrity of this historic landscape.

# Stowdes Estate Landscape Visual Appraisal

## Introduction (Site location map - 7km)

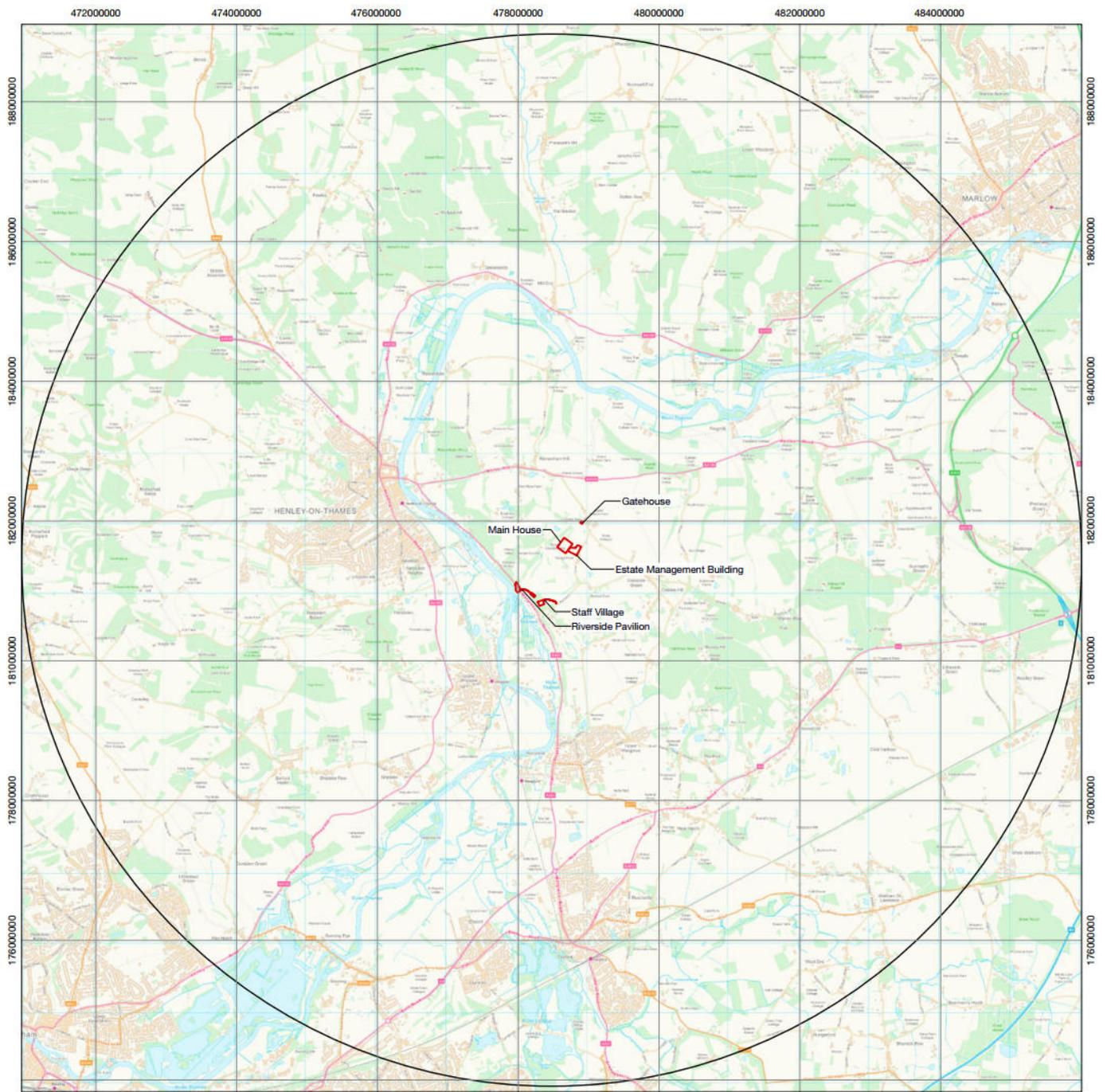
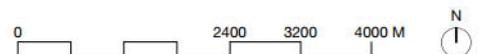


Figure 1 : Site Location and Study Area

### Drawing notes

- Site Boundary
- 7km Buffer



### Image data sources

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# Strowdes Estate Landscape Visual Appraisal

## Introduction (Site context map - 1km)



Figure 2 : Site Location and Context



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# Stowdes Estate Landscape Visual Appraisal

## Methodology

2.1: This appraisal considers two separate, but inter-linked issues as follows:

- Landscape Issues: The physical and cultural characteristics of the Site and its surroundings, and the landscape character of the local area; and
- Visual Issues: Views from visual receptors surrounding the Site and the amenity value of these views.

2.2: In considering these issues the standard industry guidance for good practice, on which the methodology adopted for this appraisal is based, includes the following guidance:

- 'Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013; and
- 'Landscape Character Assessment', the Countryside Agency and Scottish Natural Heritage (SNH) 2002.

The methodology adopted comprised a combination of desktop and field studies including the following:

- An overview of statutory plans and other data regarding relevant designations and planning policies for the area;
- A topographical analysis of the Site, using OS profile data, to establish the topography of the area and zone of theoretical visibility of the Site itself;
- An assessment of the landscape character of the Site, together with the sensitivity of the landscape to change. This includes the classification of the landscape into units of distinct and recognisable character;
- Identification of representative viewpoints and classifications of sensitivity;
- Consideration of the likely potential landscape and visual effects which might result from the proposed scheme options.

2.3: The visual analysis is based on views from external spaces within the public domain and not from inside buildings or private spaces. (Views from within the private grounds and from within the adjacent listed parkland are included for information only). Photographs were taken from selected viewpoints with a digital camera with the equivalent of a 50mm lens.

2.4: Where consideration is given to the likely potential

landscape and visual effects which might result from the proposed scheme options, the process of landscape and visual impact assessment is referred to. Whilst impact assessment is not carried out in this appraisal, the potential landscape and visual effects are considered with an understanding of the assessment process and include the following elements:

- The sensitivity of the affected landscape;
- The sensitivity of the visual receptor; and
- The nature and extent of the potential change that would occur.

# Stowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context

### National Planning Policy

#### National Planning Policy (2021)

3.1.1: The National Planning Policy Framework (NPPF) Conserving and enhancing the natural environment. In describing the conservation and enhancement of the natural environment, paragraph 174 (a) states policies and decisions should be “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

### Regional Planning

#### Wokingham Borough Council Landscape Character Assessment 2019

3.1.2: The Site lies within the Remenham Arable Chalk Plateau. The southern parkland area, associated with the Stowdes Estate, lies within the adjacent Remenham Wooded Chalk Slopes.

For the E1 ‘Remenham Arable Chalk Pasture’ LCA, it states: Remenham Arable Chalk Plateau has a moderate sensitivity with the overall strategy being to enhance the existing character.

It is characterised by:

A flat, elevated and open landscape dominated by arable farmland. Settlement is restricted to the linear cluster of buildings at Remenham Hill. The designed estate landscape at Park Place results in there being little public access. There are impressive views of the wooded hills of High Knowl and Bottom Boles Wood to the south.

In the ‘Key Characteristics’ section, it highlights the following relating to scenic quality and expands upon them in the text:

Predominantly flat landform with upland ‘plateau’ character, underlain predominately by Chalk; large scale agricultural landscape intensively farmed for arable production; large open fields with relatively few hedgerow trees; restored hedgerows and shelterbelt planting along the rural lanes; generally unwooded, although shelterbelt planting and strips of both mixed and priority habitat lowland mixed deciduous woodland can be found along rural lanes and tracks with larger copses within Park Place estate; valuable semi-natural

habitats including local wildlife sites; ....designed landscape at Park Place (Grade II\* Registered Park and Garden) on the plateau edge and exploits views over the Thames to the Chilterns; new estates recently created to the east of Park Place with new country mansions set in mature parkland; largely unsettled landscape characterised by scattered farmsteads and individual houses linked by narrow lanes; Remenham Hill is the only settlement and consists of a ribbon of large, detached 19th and 20th century houses.

### Other Related Designations and Environmental Considerations

#### Valued Landscapes Topic Paper January 2020

3.1.3: The Valued Landscape Topic Paper identifies the Chiltern Chalks as one of the areas within the study. It describes the area as:

The Chilterns Chalk Valued Landscape sits on a chalk plateau to the east of Henley-on-Thames. It is bounded by the River Thames Valued Landscape along roads traversing the foot of the chalk scarp roughly along the 40m contour to the west and north. To the south it meets the Bowsey Hill Valued Landscape to the south-east. The Valued Landscape shown in the borough’s Local Plan Update stops at the boundary with the Royal Borough of Windsor and Maidenhead. However, the Valued Landscape itself may continue across the boundary into the neighbouring area. In addition, this Valued Landscape shares many characteristics with the Chilterns Area of Outstanding Natural Beauty (AONB) which lies to the north, just a short distance across the River Thames Valued Landscape.

The Valued Landscape incorporates two Landscape Character Areas (LCA): D1 ‘Remenham Wooded Chalk Slopes’ and E1 ‘Remenham Arable Chalk Pasture’ as categorised in the Wokingham Borough Landscape Character Assessment (WBLCA) (2019).

Rarity – Assessing rarity of landscape types and individual features is difficult, but a number of sources can assist. The Wokingham District Landscape Character Assessment (WDLCA) (2004) provided an indication of this in the assessment of sensitivity where it assessed the re-creatability of landscape elements. Helpfully, it identifies a comprehensive list of nationally important elements: the ancient woodland, remnant chalk grassland, historic

# Stowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context

parkland and gardens of Park Place and Temple Combe, the dramatic landform, the perceptual characteristics (remoteness), the intervisibility of the landscape with the River Thames [Valued Landscape], and most importantly the Chilterns AONB.

On the plateau, the WDLCA (2004), whilst acknowledging the only local (borough) importance of the landuse pattern, places particular importance on the flat landform, the sense of openness and views.

All of these features are highlighted in the most recent Wokingham Borough Landscape Character Assessment (2019). However, a new element should be included, which is the inter-visibility of the landscape with the Bowsey Hill Valued Landscape. A further element which is often overlooked is the underlying chalk geology and calcareous soils.

### **Wokingham Borough Local Plan Update : Proposed Submission Plan 2023-2040 (To be potentially adopted 2026)**

#### **Policy NE6: Valued Landscapes**

3.1.4: This policy designates 13 specific areas within the borough as Valued Landscapes, recognised for their distinctive landscape character and special qualities. The Estate site lies within the Remenham Chalk Valued Landscape, one of the borough's designated areas of particular landscape importance.

Development within or affecting these landscapes must protect their distinctive features and character, having regard to key landscape attributes, including:

1. Landscape quality (condition)
2. Scenic quality
3. Rarity
4. Representativeness
5. Conservation interests
6. Recreation value
7. Perceptual aspects
8. Associations

Proposals will only be supported if they protect, and where possible, enhance or integrate with these valued characteristics. Development that would harm these qualities will only be permitted if the benefits clearly outweigh the

harm.

The policy is informed by the Landscape Character Assessment and the Guidelines for Landscape and Visual Impact Assessment (GLVIA) to ensure decisions are based on an objective understanding of landscape value.

While these 13 areas are formally identified, the policy can also apply to other valued landscapes identified through future assessments or mechanisms.

### **Wokingham Borough Council Local Plan Managing Development Delivery 2014 Policy TB21 (Landscape Character)**

3.1.5: The Landscape Character Policy calls for:

1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

#### **Public Rights of Way**

3.2: The Chiltern Way wraps around the north and east of the Site, for a short period, running directly beside the development. The Chiltern Way loops over the River Thames and runs along the west bank of the river. To the south east, the PROW of Penny Lane crosses other public footpaths that cross Crazies Hill and head north west towards the Site. Despite the proximity and number of public footpaths, views into the Site is completely screened by intervening topography, mature hedgerows and woodlands. (Refer Figure 3)

#### **Tree Preservation Orders**

3.3: There are a number of trees with tree preservation orders on the Site, TPO refs 345 – 1987 (A1), 345 – 1987 (G1) and 345 – 1987 (G3). An Arboricultural Report has been undertaken to identify whether trees adjacent to the Site will be impacted by the works or the construction process.

# Stowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context

### **Conservation Areas, Listed Buildings, Listed Gardens and Scheduled Ancient Monuments**

3.4: The Site is not within a Conservation Area.

3.5: There are a few listed buildings within the study area, all of which are listed Grade II, none of which have visibility of the Site. (Refer Figure 4)

3.6: The Site lies within the Grade II\* listed registered Parks and Gardens of Park Place and Temple Combe. (Refer Figure 4)

### **Historic Setting**

3.7: The first edition ordnance survey plan of 1895 (Refer Figure 5) shows the Site within its context to the west of Park Place.

The Site lies close to what was Kenton's Farm complex. This area was characterised as parkland, with structural belts of woodland and individual parkland tree groups, set within open parkland.

# Strowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context

### (Public Rights of Way map - 1 km)

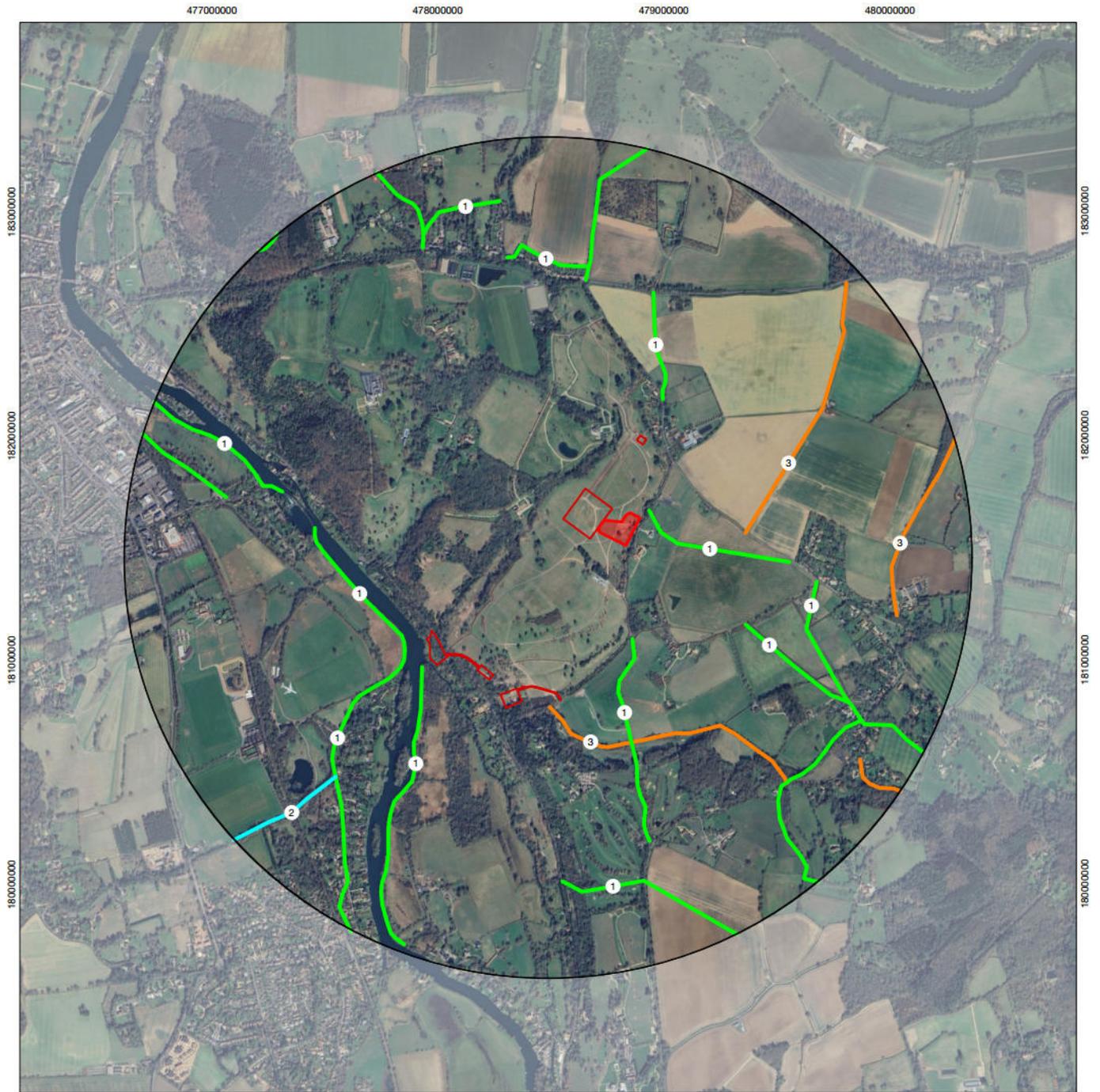


Figure 3 : Public Rights of Way



#### Drawing notes

- Application Site Boundary
- 1km Buffer
- ① Public Footpath
- ② Public Bridleway
- ③ Byway Open to All Traffic (BOAT)

#### Image data sources

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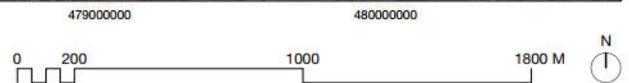
# Stowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context

### (Listed Buildings and Registered Parks and Gardens map - 1km)



Figure 4: Listed Buildings and Registered Parks and Gardens



#### Drawing notes

- Application Site Boundary
- Listed Buildings
- Registered Parks and Gardens
- 1km Buffer

#### Image data sources

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# Stowdes Estate Landscape Visual Appraisal

## Landscape and Visual Planning Policy Context (Historic map)

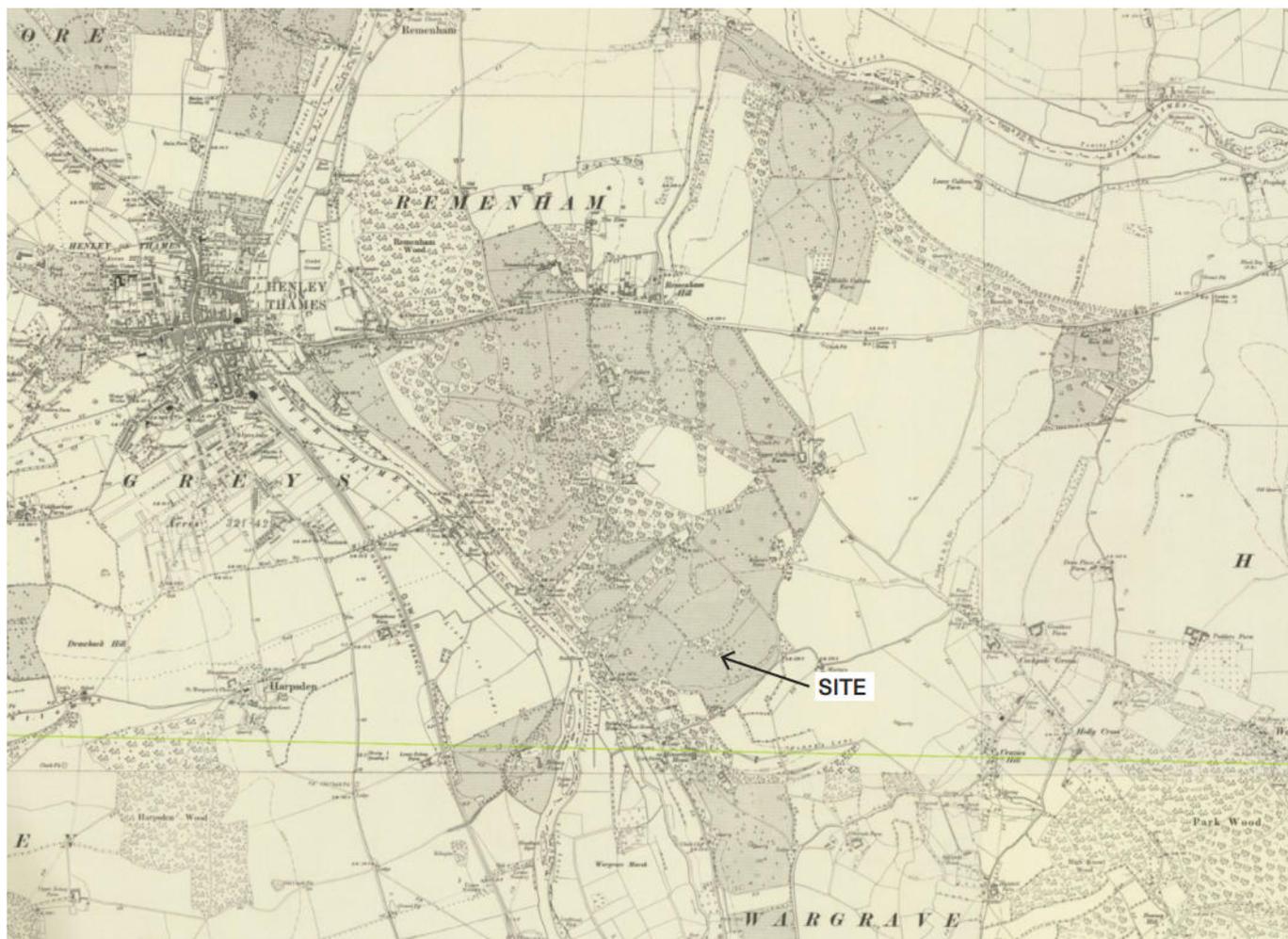


Figure 5: One-Inch England and Wales Revised New Series - Henley on Thames 1872-1914

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

### National Character

4.1: The character of England map produced by Natural England subdivides England into 159 National Character Areas (NCAs).

4.2: Site lies within the updated NCA 110, **The Chilterns**. An extract of the NCA description is provided below:

- The chalk plateau is incised by parallel branching valleys gently shelving to the south-east into the London Basin. The large chalk aquifer is abstracted for water to supply London and its surrounds and also supports flows of springs, chalk streams and the River Thames.
- There are several chalk streams. Features associated with a history of modification include historic mills, watercress beds, culverts and habitat enhancements.
- The north-west-facing escarpment is an abrupt relief feature beside low-lying vales, breached notably by the Thames at the Goring Gap. The escarpment lowers northwards, terminating as distinct hills. The Chiltern ridge offers panoramic views.
- Within the Chilterns, views are enclosed within branching valleys, sunken routeways and extensive woodland and hedgerow-enclosed fields. There are hidden, tranquil pockets along single track lanes and rights of way.
- A mixture of arable, grassland and woodland and the numerous commons reflects the dominance of Grade 3 agricultural land. Ancient woodland has remained on extensive clay-with-flint deposits, while very steep slopes are rarely cultivated. There are, however, not inconsiderable areas of Grade 1 and 2 land that are associated with lower-lying areas and river valleys.
- Numerous parkland landscapes define large, historic estates. Designs by Humphry Repton and Lancelot 'Capability' Brown are represented, and the houses, follies and wooded features provide local landmarks.

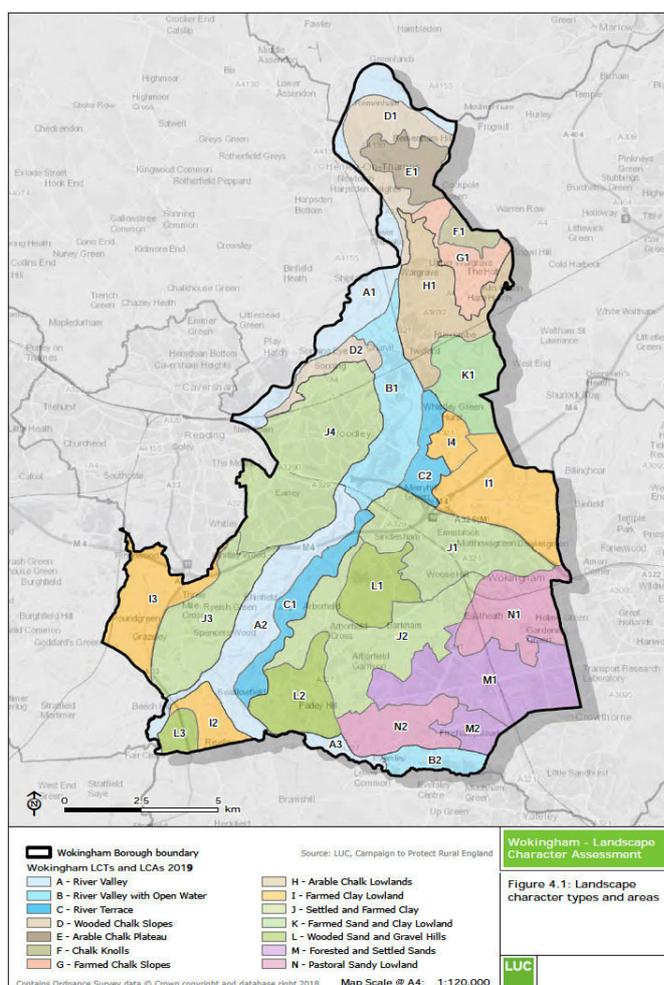


Figure 6: Wokingham Landscape Character Areas Map

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

### Regional Character

4.3: The Wokingham Landscape Character Study, identifies different landscape character areas in the district. The Site falls within the "E Arable Chalk Plateau" character type.

The key characteristics of the D1 Remenham Wooded Chalk Slopes are described as follows:

- Dramatic chalk slopes and cliffs rising sharply from valley floodplain of the River Thames from 40m to 100m AOD. The steep valley sides dominate the landscape, with incised coombe valleys creating areas with a more intimate character. Localised areas of gravels overlie the dominant underlying Chalk Formations.
- Heavily wooded character created by woodlands blanketing the steepest slopes. The woodland is mostly BAP priority habitat lowland mixed deciduous woodland, and coniferous woodland blocks of varying shape. There are characteristic hanging valleys with BAP priority habitat beech and yew woodland. Many of the woods are designated as LWS and contain ancient woodland including Cannon Wood and Remenham Wood.
- Small pastoral fields in the west contrast with larger arable fields in the north. The arable fields tend to have no obvious boundaries or field divisions, while the pasture fields in the west are bounded by woodland.
- Areas of open grass pastures suggestive of 'downland' are predominantly grazed by sheep. Small areas of BAP priority habitat lowland calcareous grassland, designated as LWS (Happy Valley and Conways Bridge, Chalk Grassland Remenham, Grassland Slope Wargrave), found on the steepest valley slopes, support a number of restricted and rare grassland species.
- Formal parkland estates associated with large country houses on the chalk slopes overlooking the Thames e.g., Remenham Court (Grade II listed). Grazed pasture, lawns and parkland trees, including the Cedar of Lebanon avenues at Hennerton House, are distinctive features. The Grade II\* Park Place and Temple Combe Registered Park and Garden covers much of this area south of the A4130. Culham Court, Grade II\* and associated parkland occupies rolling slopes south of the Thames with views to the estate from the other side of the Thames Valley.
- Small hamlets, clustered on the floodplain edge, exhibit a consistent vernacular character, typified by warm polychromatic Reading brick, flint, and black weatherboarding. This character is evident in hamlets such as Aston and Remenham, and in the listed buildings of the Wargrave Conservation Area.
- Rural lanes and tracks, frequently sunken, are enclosed by steep banks and hedges, and wind up the dry valleys e.g., Remenham Church Lane. The A321 runs along much of the western boundary, and introduces noise and movement into an otherwise rural area.
- Limited access by footpath except for the promoted route of the Chilterns Way which runs along the lower slopes connecting to the Thames Path before climbing to Remenham Hill.
- Sense of peacefulness due to the intimate scale, limited settlement and remoteness of the landscape with a strong experience of 'dark skies'.
- Glimpsed picturesque views across the Thames Valley to the Chilterns AONB which can open out dramatically in places.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

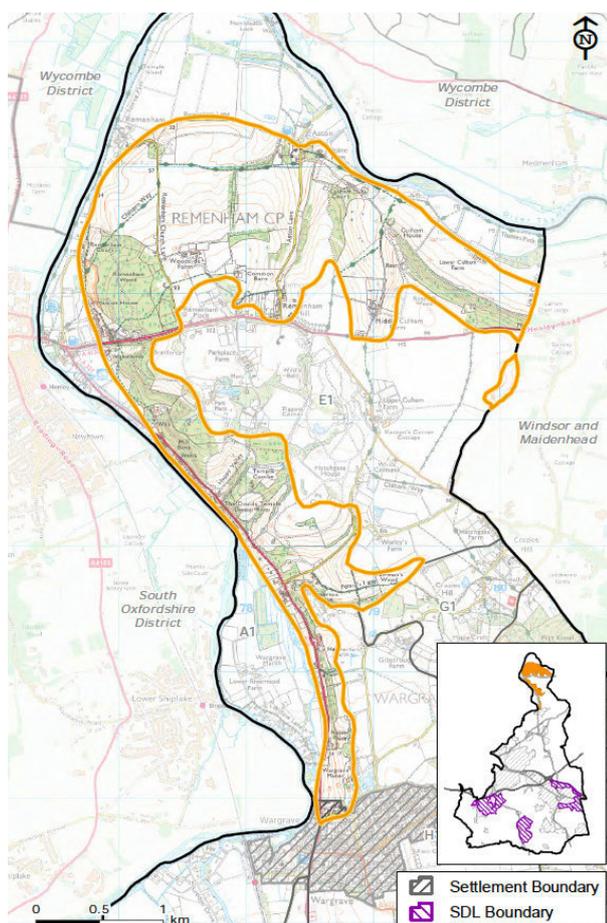


Figure 7: D1 Remenham Wooded Chalk Slope, Character Areas Map

The key characteristics of the E1 Remenham Arable Chalk Plateau are described as follows:

- Predominantly flat landform with upland 'plateau' character, underlain predominately by chalk with an area of Lambeth Group east of Park Place, clay and flint drifts cap much of the area.
- Large scale agricultural landscape intensively farmed for arable production, predominantly cereals and oilseed rape, due to well drained soils generally to the east of the LCA. Some horse grazing in subdivided fields closer to settlements.
- Large open fields with relatively few hedgerow trees and sporadic short, flailed, gappy hawthorn hedgerows.

Restored hedgerows and shelterbelt planting along the rural lanes and within the Park Place estate reinforced by estate rail fencing.

- Generally unwooded, although shelterbelt planting and strips of both mixed and BAP priority habitat lowland mixed deciduous woodland can be found along rural lanes and tracks with larger copses within Park Place estate.
- Valuable semi-natural habitats including Park Place School LWS designated for its open water, woodland and grassland and a spur of broadleaved woodland of the Temple Combe Wood LWS.
- Designed landscape at Park Place (Grade II\* Registered Park and Garden) located along the plateau edge evokes a formal estate character and exploits views over the Thames to the Chilterns. New estates have recently been created to the east of Park Place at Hamilton and Stowdes with new country mansions set in a mature parkland setting.
- Largely unsettled characterised by scattered farmsteads and individual houses linked by narrow lanes. Remenham Hill is the only settlement and consists of a ribbon of large detached 19th and 20th century houses.
- Tranquil and remote rural area, with a strong experience of dark skies, due to its relative inaccessibility, particularly on the Park Place estate and the new estates at Hamilton and Stowdes. The area is crossed by small estate roads and limited public rights of way including the Chiltern Way. The busy A4130 introduces a corridor of movement, light, and noise across the north of the area.
- Strong sense of exposure due to lack of vertical element such as trees hedgerows or buildings, exaggerated by the wooded character of the adjoining DI: Remenham Wooded Chalk Slopes.
- Clear views of the wooded hills of High Knoll and Bottom Boles (F1) provide distant enclosure.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

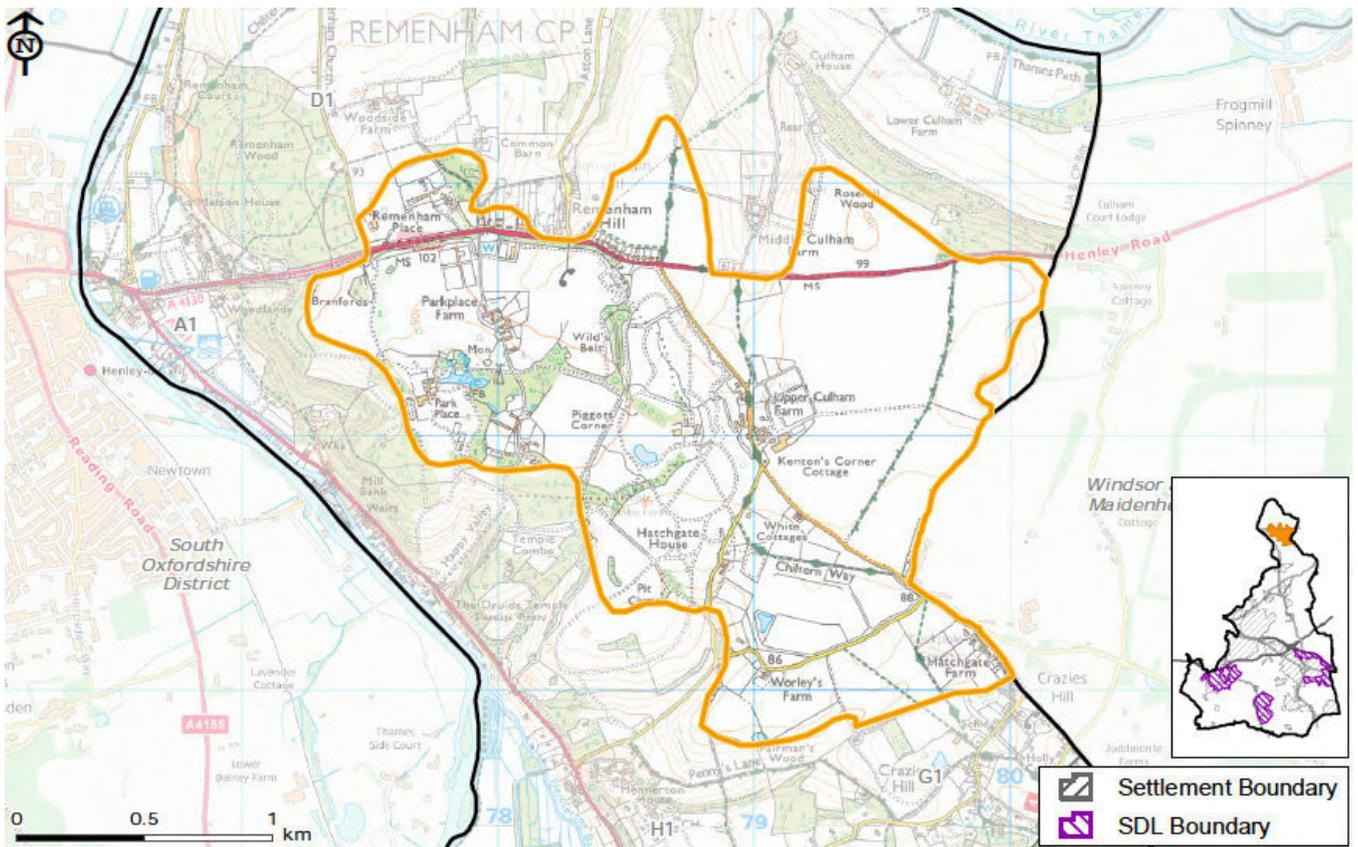


Figure 8: E1 Remenham Arable Chalk Plateau, Character Areas Map

### Local character

4.4: In the surrounding landscape, scattered farmsteads, private dwellings, and small hamlets are located along rural, well-hedged lanes. The gently undulating plateau comprises mixed farmland with strong hedgerow structure, interspersed with areas of woodland and the historic parkland of Park Place Estate, featuring veteran trees and copses.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

### (Landscape Character Map - 1km)

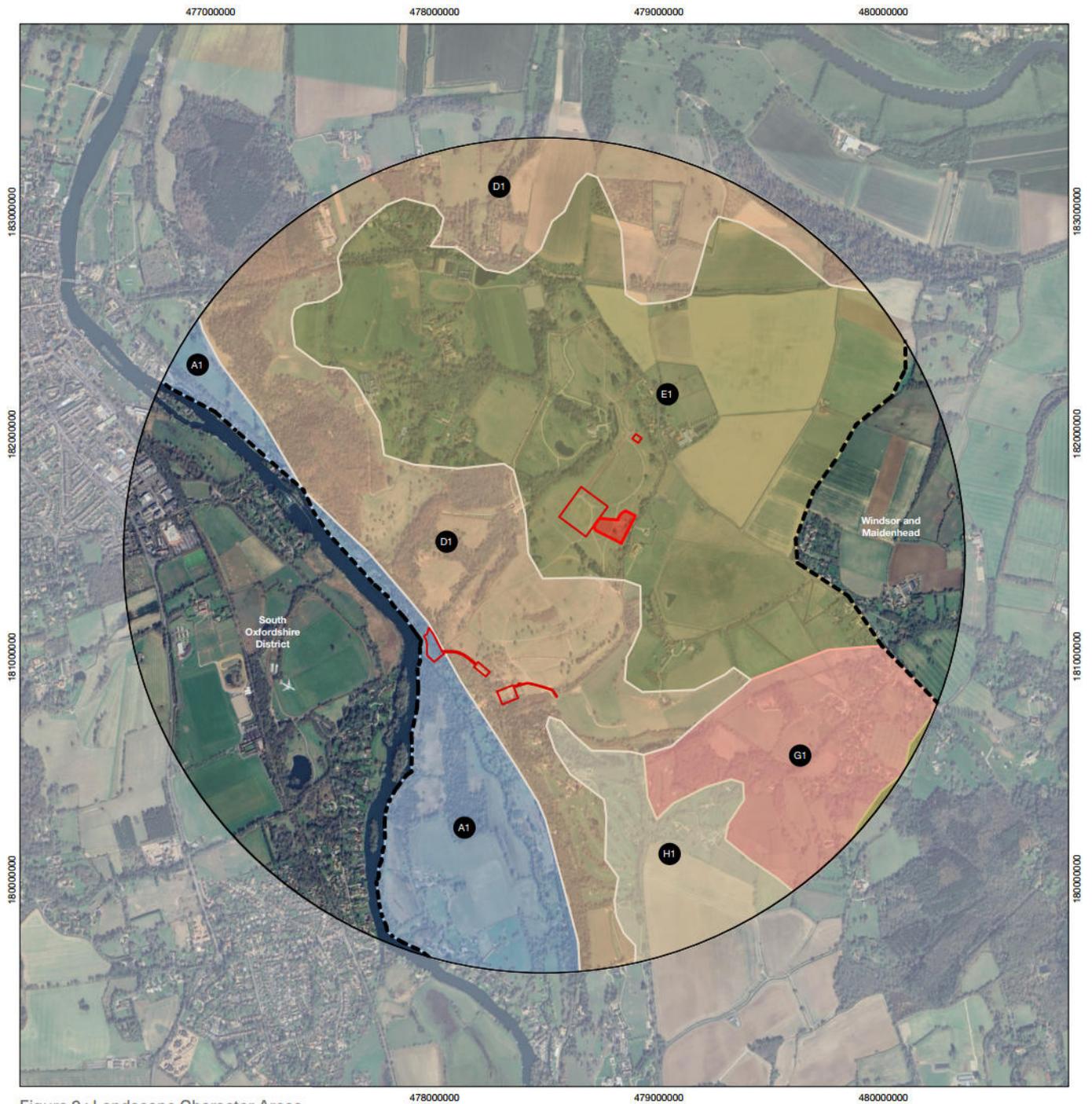


Figure 9 : Landscape Character Areas

#### Drawing notes

- |   |                           |   |                            |   |                               |   |  |
|---|---------------------------|---|----------------------------|---|-------------------------------|---|--|
|  | Application Site Boundary |  | Thames River Valley        |  | Remenham Wooded Chalk Slopes  |  | Hare Hatch Farmed Chalk Slopes         |
|  | 1km Buffer                |  | Wokingham Borough boundary |  | Remenham Arable Chalk Plateau |  | Wargrave-Twyford Arable Chalk Lowlands |

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# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



Figure 10 : Local character image 1

### **High hedgerows of Kenton's Lane**

To the north and east, well-hedged lanes border a complex of enclosed fields. The fields themselves are typically open, with few individual trees. Equestrianism dominates the local land use, with large stables and associated ancillary buildings.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



Figure 11 : Local character image 2

### **Local small village at Cockpole Green**

Local hamlets of Upper Culham and Cockpole Green, exhibit a mixture of dwelling types, with workers terrace cottages, detached dwellings and more recent infill properties. Brick and render are the predominant building material.

## Stowdes Estate Landscape Visual Appraisal

### Landscape Appraisal - Character



Figure 12 : Local character image 3

#### **Open fields, locally used for equestrian grazing, crossed with hedged footpaths**

The eastern edge of the town is characterised by wooded hills and a mosaic of open fields often used for equestrian grazing.

# Strowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



Figure 13 : Local character image 4

### **View from Bolney Meadow towards the river Thames**

Looking north east from the Bolney Meadow, near the public footpath to the wooded escarpment.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



Figure 14 : Local character image 5

### **View from The Marsh Lock**

The workings of the river, beside The Lock. Private dwellings are nestled into the hillside.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character

### Site Character Analysis



Figure 15 : Aerial of site area

4.5: The northern part of the Estate is situated on the edge of the chalk plateau, while the southern section occupies one of the chalk slope folds typical of this part of the Thames Valley corridor. The grounds of Stowdes Estate form a linear strip of parkland that broadens toward the south.

The Estate rises to approximately 103m AOD in the north, sloping southward to around 55m AOD near the A321, with the proposed development located on the plateau at roughly 93m AOD. The grounds are largely enclosed by mature boundary hedgerows and the rising terrain to the west. The upper section near the Culham Lane entrance is more open to the west and subdivided by estate railings adjoining the Hamilton Estate. The central section, where the development site is situated, is defined by recent plantations. The lower southern grounds are well-treed, featuring mature parkland specimens such as cedar, lime, and oak. A circular surfaced track gently descends to the south before looping back to the generally flatter middle section of the park.

A tall, well-maintained beech hedge defines the entire eastern boundary. The southern boundary comprises a heavily wooded belt running parallel to the A321, while the western edge is formed by the rising terrain of Temple Combe, planted with ash, oak, and lime. The elevated topography limits views into the Temple Combe valley, and there is no intervisibility with the western extent of the Registered Park. The estate is generally well managed, with neatly maintained grass and grounds.

The Estate is traversed by a meandering, unmetalled driveway with a series of loops.

# Stowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



Figure 16 : Viewpoints showing the site character

### Drawing notes

- Application Site Boundary
- 1km Buffer
- Viewpoints

### Image data sources

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# Strowdes Estate Landscape Visual Appraisal

## Landscape Appraisal - Character



### Gate onto Kenton's Lane

Former access to Kenton's – currently a glimpsed view, but gateway area / gap in hedge will be infilled with planting to screen possible views.

## Stowdes Estate Landscape Visual Appraisal

### Landscape Appraisal - Character



#### **Culham Lane (Wellhouse access)**

No view from either Culham Lane or this shared private driveway.