

PROPOSED RESIDENTIAL DEVELOPMENT
FORMER ARBORFIELD STUDIOS (PARCELS W, Y AND Z)
ARBORFIELD GREEN
WOKINGHAM

Landscape & Visual Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Crest Nicholson Operations Ltd to undertake a Landscape and Visual Appraisal (LVA) relating to the following hybrid application (hereafter referred to as 'the Proposed Development') on land at the Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green (hereafter referred to as 'the Site'):

"Hybrid Planning Application comprising:

- Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.*
- Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse."*

- 1.2. The location and context of the Site are illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.3. The Site comprises the northernmost parcel of the wider Arborfield Garrison Strategic Development Location (SDL) and allocated within Wokingham Borough Council's Core Strategy (2010). The Site is also included within the Council's draft submission Local Plan Update (Policy SS11) as land allocated for 'around 300' additional homes within the Arborfield Green SDL boundary.
- 1.4. The Proposed Development seeks the approval for development of Parcels W, Y and Z of the Arborfield Garrison SDL.
- 1.5. This LVA is not a detailed Landscape and Visual Impact Assessment (LVIA) but seeks to introduce the principle of development into the context of the existing character, visual environment, and landscape related policy to assess the ability of the Site to integrate future development. This is considered an appropriate level of assessment, and this approach was agreed with officers of the Local Planning Authority during the pre-application process in 2025.

- 1.6. The LVA has been informed by and prepared in line with best-practice guidance, namely: Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3; prepared by Landscape Institute (LI) and the Institute of Environmental Management and Assessment in April 2013) and the subsequent Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), (Technical Guidance Note LITGN-2024-01 published by the LI in August 2024), along with other relevant supporting LI guidance documents.
- 1.7. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.8. Aspect's generic methodology is contained within **Appendix 1** of this document.
- 1.9. The LVA will take the following format:
 - Review of landscape related policy (Section 2) – national and local policy context reviewed with any designations identified;
 - Baseline assessment (Section 3) – review of the existing townscape character and visual environment;
 - Description of the proposals (Section 4) – introducing the Proposed Development and the associated landscape proposals and mitigation;
 - Identification of Potential Landscape and Visual Effects (Section 5) – using an established methodology, the potential effects of the proposals upon the existing landscape character and visual environment will be analysed. This application is not covered by the EIA regulations and as such it should be noted that references to EIA assessment within Aspect's generic methodology do not apply in this instance; and
 - Conclusions will be drawn (Section 6).
- 1.10. This appraisal should be read alongside the other submitted material which accompanies this hybrid planning application.

2. LANDSCAPE RELATED POLICY

National Planning Policy

- 2.1. The revised National Planning Policy Framework (NPPF) was published in August 2026. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.2. Chapters of particular relevance in relation to landscape include:
- Chapter 12: Making effective use of land
 - Chapter 14: Achieving well-designed spaces
 - Chapter 19: Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- 2.3. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design: Process and Tools

- 2.4. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.
- 2.5. As set out in Policy DP3 of the NPPF, permission should be refused for development of poor design that fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

National Design Guide

- 2.6. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.7. The PPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.8. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided, and mitigation measures employed where necessary.
- 2.9. The NPPF and associated Planning Practice Guidance have been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

- 2.10. The Local Plan for Wokingham Borough is made up of the Adopted Core Strategy (Jan 2010) and supplemented by the Managing Development Delivery Local Plan (Feb 2014) which adds extra detail to the policies within the Core Strategy. Together, these two documents set out how the Borough will develop up until 2026.
- 2.11. The Site is also covered by the Arborfield and Barkham Neighbourhood Plan, which was 'made' in April 2020 and is a material consideration for this application.

Wokingham Borough LDF Adopted Core Strategy (Jan 2010)

- 2.12. The current adopted Local Plan is the Wokingham Borough Local Development Framework - Adopted Core Strategy which is the overarching planning document for the district.
- 2.13. The following policies considered of some relevance regarding landscape to the Proposed Development are:
- Policy CP1: Sustainable Development
 - Policy CP3: General Principles for Development
 - Policy CP7: Biodiversity
 - Policy CP8: Thames Basin Heaths Special Protection Area
 - Policy CP18: Arborfield Garrison Strategic Development Location

Managing Development Delivery Local Plan (Feb 2014)

- 2.14. The Managing Development Delivery Local Plan reinforces the policies of the Local Plan, and the following policies are considered to be of some landscape related relevance to the Site:
- Policy CC03: Green Infrastructure, Trees and Landscaping
 - Policy CC09: Development and Flood Risk (from all sources)
 - Policy CC10: Sustainable Drainage
 - Policy TB08: Open Space, sport and recreational facilities standards for residential development
 - Policy TB21: Landscape Character

- Policy TB23: Biodiversity and Development
- Policy TB24: Designated Heritage Assets

Arborfield and Barkham Neighbourhood Plan ('made' April 2020)

- 2.15. The objectives of this plan most relevant to landscape include protecting the identity and rural setting of the villages by:

“Protect and enhance the countryside – new development should blend into the landscape, not dominate landscape views...

... Retain separation of settlements to preserve their individual identities...

... Protect and enhance heritage and natural environment and extend conservation designations where possible.”

- 2.16. Additionally, within Policy Area – Identity and Rural Setting, **policies IRS1 to IRS4** all refer to the need to ‘preserve character’, ‘recognise, respect, and preserve the identity of the area’, ‘extend the network of landscape and wildlife corridors’, and ‘protect and enhance character’.

- 2.17. Specifically, **Policy IRS2** – ‘Recognise, respect and preserve identity and rural setting of Settlements’ summarises the Arborfield Village Design Statement:

a) Particular attention is drawn to design which reflects existing landscape and heritage assets. (Pages 3,5,6 and 19)

b) The VDS expresses a desire for new development not to have a negative visual impact upon the landscape (page 19)

c) Existing native planting should be valued and also applied to new development areas (Pages 8 and 9)

- 2.18. **Policy IRS2** also discusses the landscape character of the area and landscape views, describing the updated Wokingham Borough Landscape Character Assessment (LCA 2019). The Site is located within J2 Arborfield and Barkham Settled and Farmed Clay. With regards to views, this policy states that ‘outstanding views are those considered as presenting an exceptional panorama of the landscape and including middle and distant features.’ The diversity of the area is also described with ‘riverside wetlands, trees and hedgerows, small copses, open

fields and heavily wooded areas with many public rights of way' listed as features of importance.

- 2.19. Within Policy Area – Appropriate Development, **Policy AD3** refers to the need to 'recognise local character and comply with Village Design Statements' and to ensure that 'sufficient car parking is integrated within the landscaping'.

Emerging Local Planning Policy

Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan

- 2.20. Wokingham Borough Council has prepared the Local Plan update to set out the planning policies the Council proposes to use to manage development across the borough. The following draft policies are considered to be of some landscape relevance to the Site and immediate setting:

- Policy SS1: Sustainable development principles
- Policy SS11: Arborfield Green Strategic Development Location
- Policy C1: Active and sustainable transport and accessibility
- Policy C4: Green and blue infrastructure and public rights of way
- Policy FD1: Development and flood risk (from all sources)
- Policy FD2: Sustainable drainage
- Policy FD3: River corridors and watercourses
- Policy NE1: Biodiversity and geodiversity
- Policy NE2: Biodiversity net gain
- Policy NE4: Trees, woodland, hedges and hedgerows
- Policy NE5: Landscape and design
- Policy DH1: Place making and quality design
- Policy DH5: The historic environment
- Policy HC4: Open space, sports, recreation and play facilities

Supplementary Planning Documents (SPDs)

Arborfield Garrison Strategic Development Location SPD (October 2011)

- 2.21. The Site comprises the northernmost parcels (Parcels W, Y and Z) of the Arborfield Garrison Strategic Development Location (SDL). The SPD was prepared to guide development across the SDL, the majority of which has since been delivered. It provides a series of 'Key Design Principles', which have been a material consideration during the design development process.
- 2.22. An extract from the SPD is provided in **Appendix 3** for reference.

Wokingham Borough Design Guide (2012)

- 2.23. The Wokingham Borough Design Guide SPD contains relevant guidance on landscape design.
- 2.24. Section 4: Residential Guidance on Landscape of the design guide includes guidance related to biodiversity and habitat preservation, retention of existing mature landscapes including hedgerows and trees, and sensitivity to landscape character. This has been taken into consideration as part of the development of this scheme.
- 2.25. Section 8: Rural and Settlement Edge Guidance on Landscape provides guidance surrounding new development and the wider landscape and how features which contribute to the wider landscape character and biodiversity should be retained and enhanced. It also outlines how new development on the edge of settlements must demonstrate how the transition between open countryside and development form has been considered, and this has also been taken into consideration as part of the development of this scheme.

3. BASELINE ASSESSMENT

The Site and its Setting

- 3.1. The application Site is the location of Arborfield Studios, comprising the northern parcel of the former Arborfield Garrison. The Site is largely developed, including a mix of industrial and commercial buildings used for filmmaking following the Site's decommissioning by the Ministry of Defence (MOD) in 2013, some remnant structures associated with the Site's military history, a water tower and large areas for car parking. The Site is illustrated on Plans **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 3.2. The Site itself is not washed over by any qualitative landscape designations at a national or local level and contains few internal landscape features of note, limited to some mature trees, many of which were likely planted as landscaping measures previously. The boundary vegetation along the northern boundary comprises a dense shelterbelt of mature trees, including oak, aspen, ash and willow among other species. The western boundary to Langley Common Road comprises a hedgerow in poor maintenance including some isolated hedgerow trees. The eastern and southern boundaries of the Site are delineated by high perimeter fencing.
- 3.3. Beyond the Site boundaries, to the south and west is the wider Arborfield Garrison SDL, while to the west, Langley Common Road passes adjacent to the boundary, providing the existing vehicular entrance to Arborfield Studios. To the north is arable farmland, with a remnant block of ancient woodland associated with Kidgem Copse.

Public Rights of Way

- 3.4. The Site itself is not publicly accessible and is not crossed by any Public Rights of Way (PRoW). There are some PRoW within the localised and wider landscape, including:
- PRoW BARK15 / ARBO14 – passes through pastoral farmland to the northwest of the Site, formerly providing a pedestrian connection with Arborfield Cross. The PRoW has since been cut off and does not connect to the north.

- PRoW BARK7 – passes through agricultural land to the north of the Site, connecting Langley Common to the west to the B3349 to the east.
- PRoW ARBO17 – passes adjacent to Arborfield Court to the west of the Site.

- 3.5. The OS base on **Plan ASP1 and ASP2** illustrates the extent of the Public Right of Way and footpath network within the immediate and wider setting of the Site, which has informed the visual assessment.

Designations

- 3.6. As illustrated on **ASP3** Designations Plan, the Site is not washed over by any qualitative landscape designations at a national or local level, with the closest ecological designation being Longmoor Bog Site of Special Scientific Interest (SSSI), approx. 500m. east of the Site, beyond Commonfield Lane. The Site is not considered to have any physical or visual link with any designated or designed landscapes.
- 3.7. The Site is not considered to share any notable physical or visual links with designated heritage assets within the study area, some of which are listed below:

Scheduled Monument

- Moated site north of the moat house [1009886]
- Infirmary stables, Arborfield [1006949]
- Moated site and associated enclosure at Church Farm [1013181]

Grade II listed

- Moat House [1419613]
- Ducks Nest Farmhouse [1312999]
- Barkham Square [1118115]
- Church of St James [1118116]
- Church Cottage [1319114]
- Langleypond Farmhouse [1118117]

Topography

- 3.8. The Site is generally flat due in part to its previously developed nature. While some localised gentle undulations occur, there are no drastic level changes present within the Site, which lies between approx. +50m and +55m Above Ordnance Datum (AOD). This is typical of the receiving landscape, which gently rises to the west towards Arborfield Court at approx. +80m AOD, and gently falls towards local watercourses including Barkham Brook to the east at approx. +48m AOD.
- 3.9. Refer to **ASP4** Topography Plan for further context.

Vegetation Cover

- 3.10. While the Site is largely developed and is mostly comprised of areas of built form and hardstanding, there are some landscape features within the Site to be considered during the design development phase. These include a number of trees with Tree Preservation Orders (TPOs), for example a group of three mature oaks by the vehicular entrance off Langley Common Road, a formal avenue of lime trees that line Princess Marina Drive in the eastern extents of the Site, an established northern boundary comprising a TPO group and characterised by native understorey, hedgerow and mixed-native trees including oak, aspen, ash and willow among others, and some further individual trees located throughout the Site.
- 3.11. Beyond the northern Site boundary is a remnant parcel of ancient woodland, part of the historic Kidgem Copse. A substantial group of mixed species trees, including a large, spreading English oak, stand to the immediate south and bring a partially wooded context to this area of the Site.
- 3.12. Refer to the submitted Arboricultural Implications Report prepared by SJA Trees for further information.

National Landscape Character

National Character Area (NCA) 129: Thames Basin Heaths

3.13. A landscape assessment of the local area has been carried out which seeks to identify broadly homogeneous zones that can be categorised in terms of quality and character. Natural England has produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The Site lies within the 'Thames Basin Heaths' National Character Area (NCA) 129. This NCA runs south of Reading, extending from Weybridge in the east to Newbury in the west. The nationwide map includes large tracts of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements.

3.14. A summary of NCA 129 'Thames Basin Heaths' is as follows:

"Further from London, in the west, the settlement pattern is a mix of dispersed hamlets, farmsteads and houses interspersed with villages, many of medieval origin. Vestiges of the historic royal hunting forests of Bagshot, Eversley, Pamber and Windsor comprise parkland, ancient woodland, and small to medium-sized fields of semi-natural grassland. Features include ancient hedgerows and veteran trees, and there are parklands at The Vyne and Highclere Castle.

Woodland accounts for a quarter of this NCA, reflecting the predominance of low-grade agricultural land. Only 20 per cent of this woodland is on ancient woodland sites, with most of it having grown up or been planted on former heathland – much of which is or was common land".

3.15. The key characteristics of NCA 129 shared by the Site and/or its setting include:

- *"Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay.*
- *High woodland cover, offering an array of colour in the autumn the west is scattered with small, semi-natural woodlands on ancient sites.*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows, and parklands. Historic meadows remain as fragments along watercourses.*

- *Mosaics of open heathland and grassland with scrub, secondary woodland, and plantation. Valley bogs, ponds and streams enhance diversity.”*

District / Borough Landscape Character

Wokingham Landscape Character Assessment (2019)

- 3.16. At a district level, the Wokingham Landscape Character Assessment (LUC, 2019) locates the Site within Landscape Character Type (LCT) J: Settled and Farmed Clay and more specifically within Landscape Character Area (LCA) J2: Arborfield Cross and Barkham Settled and Farmed Clay. LCA J2 covers land around Arborfield, Arborfield Cross, Arborfield Garrison and Barkham.

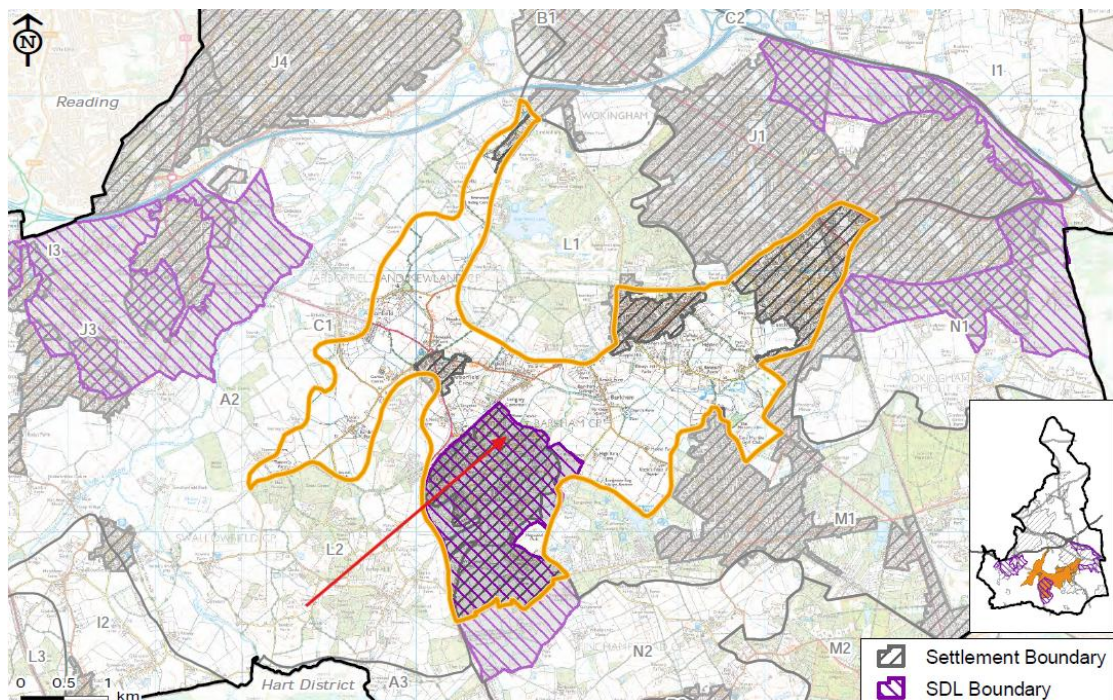


Figure 1: Approximate Site location within context of LCA J2 of Wokingham Borough Landscape Character Assessment (2019).

- 3.17. The Site is not considered to be influenced by any of the adjoining LCAs that surround LCA J2 as a result of the intervening landform, vegetation structure and/or built form.
- 3.18. An extract of LCA J2 is included for reference in **Appendix 4**.

- 3.19. LCA J2 is described as *“A gently undulating landscape, principally in agricultural use. Large arable fields bound by hedgerows dominate, with smaller fields of sheep pasture and horse paddocks close to settlements.”*
- 3.20. The key characteristics of LCA J2 deemed relevant to the Site and its immediate setting include the following, with those more readily associated with the Site and its setting highlighted in **bold** for emphasis:
- *“**A gently undulating landscape between 50m and 65m AOD, underlain by London Clay with localised areas of River Terrace Gravels.** Shallow wooded valleys follow the course of the Barkham Brook, which is geologically marked by areas of alluvium.”*
 - *“Consistent pattern of water bodies including streams, drainage channels, ditches and open water bodies of various sizes resulting from the clayey and loamy soils which impede drainage.”*
 - *“**Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with BAP priority habitats and ancient woodland, and the wooded horizons of the surrounding hills. This creates a loose sense of enclosure.**”*
 - *“Arable farming dominates, with pasture on higher ground and horse paddocks near settlement. Fields are large and geometric, bound by fragmented hedgerows supported by post and wire. Fields used for paddocks are often subdivided with horse tape.”*
 - *“**A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges, and hedgerow trees, sometimes opening directly onto the arable fields. The A327 adds noise and movement to the area.**”*
 - *“Public rights of way run between the settlements and provide access for recreational use.”*
 - *“A rural character away from development and roads, with views across to adjacent character areas including across the Loddon Valley.”*
- 3.21. The landscape strategy for LCA J2 is to ‘conserve and enhance the remaining rural character of the landscape’, while in terms of development, ‘the aim is to integrate new development into its landscape setting, and retain the open and rural character of the landscape between settlements.’ A set of landscape guidelines to achieve this are included within the assessment, the most relevant being:

- *“Conserve woodlands, including ancient woodland, BAP priority habitats and remnant standard trees. Continue to promote appropriate management through natural regeneration, control of non-native species and coppicing as a management tool for neglected woodland.”*
- *“Increase the extent of native deciduous woodland, using locally occurring native species to provide screening of roads and development and linking woodland habitats. Seek to avoid introduction of coniferous boundaries and shelterbelts.”*
- *“Conserve the open and rural qualities of the farmed landscape which provides a physical and visual separation or gap between settlements. Protect the individual identity of towns and villages and retain their sense of physical and visual separation.”*
- *“Conserve and manage hedgerows with standard trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstate or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.”*
- *“Conserve and protect the landscape pattern of mixed pasture and arable fields and encourage appropriate management of grassland by grazing.”*
- *“Conserve, enhance and manage wetland and woodland habitats including within LWS. Protect the habitats from development, changes in land use and encroachment by secondary woodland and scrub. An appropriate wetland and woodland management regime is critical.”*
- *“Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas particularly around Wokingham town, Arborfield Garrison, and Finchampstead.”*
- *“Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the potential impacts of any new development on valuable attributes.”*
- *“Reduce and prevent further noise and light pollution through the sensitive siting of any new development, including infrastructure, and especially any proposed night-time lighting.”*

Local Landscape Character Assessment

- 3.22. While the NCA and borough character assessments provide a useful assessment and overview of the quality and character of the landscape within which the Site is set, it is considered they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself and its immediate localised setting.
- 3.23. The Arborfield Garrison SDL DAS Addendum Document (2015) submitted as part of the approved 2014 outline application for the Arborfield Garrison SDL (ref: O/2014/2280) identifies the Site as the 'Northern Perimeter' character area and provides a site-specific assessment of the landscape and built form associated with the Site, and a series of development guidelines.
- 3.24. A series of key concepts and characteristics representative of the area are identified within the document for the 'Northern Perimeter' character area and these have been considered during the design development process. It is noted that the document states that *"this section of the site can be designated as **low landscape value** as it displays few typical characteristics of the J2 landscape character area."*
- 3.25. This is considered to accurately reflect the Site and an overview of the landscape analysis and built character of the Site as described within the document is provided below. Further information is included for reference in **Appendix 5**.

Landscape Analysis

"This northern part of the Site (Hazebrouck) is a military landscape with large buildings, road infrastructure, car parking and hard standings all typical of a working military site. The built form and infrastructure are visually apparent from the surrounding landscape and are viewed as negative and detracting elements. The barracks are set out on a rigid, orthogonal arrangement, which creates a very geometric layout reinforced in places with avenues of trees. The site is bounded to the west and north by security fencing and gates. Tree planting in this area is predominantly individual parkland trees and tree groups, with some street and avenue trees. This section of the site can be designated as low landscape value, as it displays few typical characteristics of the J2 landscape character area."

Built Character

“This area [...] is characterised by extensive built development, comprising a wide range of building forms and characters arranged mostly around a strong orthogonal north/south geometry. The extent of built form is slightly less intense here, however, and existing landscape features are slightly more present, including a long lime-lined avenue leading from the centre of the character area down to the eastern end of the lake.

[...] The key figural elements here should be the landscaped streets, squares and spaces, with edges defined by surrounding buildings, and with a geometric layout. The edge facing Langley Common Road should present a positive frontage incorporating tree planting to establish the identity of the development along this approach road in a positive way.

Residential built typologies within this character area would generally comprise semi-detached, terraced and detached dwellings with interspersed apartment buildings. Residential density and building heights would be relative consistent, with a maximum height of three storeys across the character area.”

Landscape Sensitivity

- 3.26. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the Site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.
- 3.27. In order to assess the effects on the landscape resource, the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- **Landscape Susceptibility:** *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”.*

- **Landscape Value:** *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”; and*
- **Landscape Sensitivity:** *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

Landscape Susceptibility

- 3.28. With regard to susceptibility, this is defined by the ability of the landscape receptor to accommodate the specific type of development proposed, given the existing context of the Site, how it is perceived, and whether its development would have undue negative consequences.
- 3.29. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is acknowledged that the Site has been previously developed for industrial and commercial purposes, and lies on the northern settlement edge of Arborfield, forming part of the wider Arborfield Green SDL. The Site is offered strong visual and physical containment by existing built form to the south, and robust vegetation along the northern edge provides containment from the adjoining countryside.
- 3.30. The Proposals seek to remove the existing built form on site and introduce new residential built form, comprising a sympathetic palette of materials, colours and finishes, which will be perceived as a logical extension of Arborfield.
- 3.31. Aspect concludes that the susceptibility of the Site and its immediate landscape resource to change of the type proposed is considered **Low**.

Landscape Value

- 3.32. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated in light of the Landscape Institute Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’ (TGN 02/21) and the below takes into account the updated guidance.

- 3.33. Table 1 below seeks to assess the value of the Site (including the immediate adjoining localised landscape setting) based on the amended Box 5.1 & TGN 02/21 criteria.

Table 1: Assessment of Value of the Site and its Immediate Setting

Factor	Assessment of Value
Natural Heritage <i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape</i>	The Site is predominantly hardstanding which limits its natural heritage value, albeit with some areas of mature vegetation which provide habitat opportunities for birds and small mammals and with various trees across the Site with TPOs. A remnant parcel of ancient woodland lies adjacent to the northern boundary. The Site is not washed over by, or closely associated with, any national or local qualitative landscape designations.
Cultural Heritage <i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</i>	The Site has some historical significance as part of the former Arborfield Garrison, initially the Remount Depot established in the early 20th century, supplying horses to the military. By the 1940s the Site and wider area became the Army Technical School, and later the Royal Electrical and Mechanical Engineers (REME). The Site has more recently housed a film studio with few remaining features which contribute positively to the receiving landscape.
Landscape Condition <i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</i>	The Site is predominantly hardstanding, with large areas given over to industrial sheds, roads and associated car parking which has permanently altered the landscape structure of the Site itself. It does contain some notable landscape features, including mature trees at the existing vehicular entrance from Langley Common Road. Some isolated and small groups of mature trees exist across the Site, including a linear avenue of trees along Princess Marina Drive, which contribute to a partly verdant character associated with the Site itself. Modern development to the south and east is characterised by mature areas of vegetation and landscaped corridors, while the established vegetation along the northern Site boundary and along Langley Common Road to the west provides a good degree of

	separation from the adjoining countryside.
Associations <i>Landscape which is connected with notable people, events and the arts</i>	The aforementioned former land uses of the Site itself and the history of Arborfield Garrison is noted. There are no known further associations with the Site or its setting.
Distinctiveness <i>Landscape that has a strong sense of identity</i>	The Site is typical of an industrial parcel of land on the settlement edge, characterised by large industrial sheds, areas of car parking and some associated landscaping. The Site itself and recently re-developed land associated with the wider Arborfield Garrison do not strongly display the key characteristics of the wider landscape associated with LCA J2, and while lying on the settlement edge, the Site does not contribute notably to the gateway into Arborfield Green when arriving from the northeast.
Recreational <i>Landscape offering recreational opportunities where experience of the landscape is important</i>	The Site is not publicly accessible, crossed by any PRoW, or in use for recreational purposes. It does not comprise part of the visual experience of any PRoW, noting the water tower is a feature of elevated points on the local PRoW network. It is noted the surrounding residential development to the south and east contains various landscape corridors including play spaces that offer some recreational opportunities.
Perceptual (Scenic) <i>Landscape that appeals to the senses, primarily the visual sense</i>	The Site itself contains few landscape features which contribute to a notable sense of visual amenity, with some mature trees mostly by the Site's boundaries including a group of three mature trees adjacent to the existing entrance on Langley Common Road. The surrounding built form environment and roadside vegetation largely prevent views of the adjoining countryside, with the surrounding fieldscape considered to be ordinary in nature. At a wider landscape scale, the Water Tower associated with the Site rises above the otherwise wooded settlement and provides a landmark feature in Arborfield.
Perceptual (Wildness & Tranquillity) <i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</i>	The Site does not display any characteristics of tranquillity or wildness, being a large predominantly industrial development on the settlement edge of Arborfield. Langley Common Road is a busy transport corridor which passes adjacent to the western boundary, with passing traffic having an audible presence on the western portion of the Site.

Functional <i>Landscape which performs a clearly identifiable function, particularly in the healthy functioning of the landscape</i>	The Site is predominantly hardstanding with some small areas of amenity grass throughout the Site. The established boundary vegetation to the north contributes to the wider Green Infrastructure network but the Site and its setting are considered to be limited in terms of their contribution to the healthy functioning of the landscape.
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- 3.34. In summary, the Site is a brownfield site on the settlement edge of Arborfield and is not washed over by any qualitative landscape or ecological designations at a national or local level. The Site contains some mature trees in places which are characteristic of the receiving landscape. The Site is not publicly accessible and is not crossed by or adjacent to any PRow.
- 3.35. The Site is offered high levels of physical and visual containment by built form associated with the wider Arborfield Green development to the south, and vegetation to the north. The Water Tower is a notable feature within the localised landscape and is readily perceived from elevated points on the PRow network around Arborfield and Arborfield Cross.
- 3.36. Given the assessment of factors of value above, the Site itself is considered to be of **Low** landscape value in relation to 'Box 5.1' of the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA 3), and supported by LI TGN 02/21: *Assessing landscape value outside national designations*. It is noted that this matches the conclusions drawn within the Arborfield Garrison SDL document which states "[The Northern Perimeter Character Area] can be designated as low landscape value as it displays few typical characteristics of the J2 landscape character area."
- 3.37. In summary, owing to the low value and low susceptibility of the Site, it is concluded that the overall sensitivity of the Site and its immediate setting to the nature of the change proposed is **Low** and has a high capacity in landscape terms to accommodate change of the nature proposed.

4. DESCRIPTION OF PROPOSALS

- 4.1. Aspect Landscape Planning Ltd has been appointed by Crest Nicholson Operations Ltd to undertake a Landscape and Visual Appraisal relating to:

“Hybrid Planning Application comprising:

- Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.*
- Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.”*

- 4.2. The Site comprises the northernmost parcel of the wider Arborfield Garrison Strategic Development Location (SDL) and allocated within Wokingham Borough Council’s Core Strategy (2010). The Site is included within the Council’s draft submission Local Plan Update (Policy SS11) as land allocated for ‘around 300’ additional homes within the Arborfield Green SDL boundary.

- 4.3. The Proposed Development seeks to establish new vehicular accesses from residential development to the south and east, including retention and enhancement of much of Princess Marina Drive, while the existing entrance from Langley Common Road will be retained for pedestrian and active travel only.

Landscape Strategy and Mitigations

- 4.4. The Site contains few internal landscape features of note, limited to some mature trees which were likely planted as historic landscaping measures when the Site was developed on arable farmland in the early 1900s. Beyond the northern Site boundary is a remnant parcel of ancient woodland, part of the historic Kidgem Copse.
- 4.5. The Landscape Proposals have been integral during the design development phase and have guided where development should be focused within the Site. The Proposals seek to create a series of greenspaces throughout the Site, with the main

focus being the proposed Green Corridor which provides a multifunctional, useable space throughout the core of the Proposed Development. A series of mature, established trees within the Site will be retained and enhanced as part of the Green Corridor, which seeks to incorporate a mix of play space, civic space, sustainable drainage and high-quality formal and semi-natural landscaping measures.

- 4.6. It is noted that there would be some required tree and vegetation removals across the Site in order to accommodate the proposals as illustrated within the submitted Arboricultural Implications Report prepared by SJA Trees. Such vegetation loss would be mitigated for on-site through the planting of new native trees and planting within open space areas and through street tree planting which would provide further vertical interest and green infrastructure running through the heart of the development.
- 4.7. The Proposals also seek to retain an ecological corridor along the northern boundary which is comprised of mature trees including oaks, ash, maple and aspen among others. The Proposed Development would introduce an appropriate depth development offset to ensure the long-term health of these features, and additional soft landscaping will be introduced within a landscaped buffer to further protect this feature from the impacts of development.

Play and Open Space

- 4.8. The Proposals seek to introduce a series of formal and informal play and open spaces throughout the core of the development and have been at the centre of the design development phase and the accessibility and movement strategy. The green corridor will form part of a wider pedestrian / active travel network associated with the Arborfield Garrison SDL and has been developed to allow for the retention of several mature internal trees. The Proposals seek to create a cohesive network of multi-functional spaces which connect through the Proposed Development, and will form a key, useable landscape feature for existing and new residents.
- 4.9. In the northern section of the green corridor, several mature on-site trees (including several oak trees) are retained, including a group of three oaks at the current vehicular entrance off Langley Common Road, which will ensure that a semi-natural, verdant character is retained within the Site from Year One post-construction. An area of multi-functional blue/green open space is proposed in the northern section of

the Site, incorporating a semi-permanent attenuation feature with plateaus and variable grade banks (between 1:3 – 1:10), which will encourage opportunities for play and recreation. Furthermore, the Proposals seek to introduce some amphitheatre-style graduated soft landscaping, which is reflective of the Site's (albeit recent) history of filmmaking and performance, allowing performative play opportunities.

- 4.10. South of this section, the Proposals seek to introduce a more formal character area, forming a high-quality landscaped frontage to built form including avenue tree planting to reflect the on-site formal landscaping to the east on Princess Marina Drive, and a civic space incorporating hard landscaping measures, planters and ornamental tree, hedgerow and shrub planting. A contemporary Local Equipped Area for Play (LEAP) including a series of more traditional play equipment is proposed in this area, along with allotments and a community orchard, which will provide an additional level of physical and visual separation between the Proposed Development and the rear of Farley Hill Primary School.
- 4.11. The southern part of the Green Corridor seeks to bolster the existing open space corridor off Saddle Place, part of the Arborfield Garrison SDL. The Proposals include new mixed-native tree, shrub and wildflower meadow planting, which will offer ecological / biodiversity enhancements based on the current hardstanding baseline, while offered some additional physical and visual separation between existing and proposed properties. New play equipment in this area is focused to the east, accessible off Princess Marina Drive and seeks to create a Landscaped Local Area for Play (LLAP) as illustrated within Wokingham Borough Council's: Play Space Design Guide Technical Note (March 2018). This will include natural play elements, such as logs and balance beams, boulders and rocks, living willow and landscaped mounds, and will be bisected by the proposed footpath and cycle path, allowing for connectivity between all of the play elements.
- 4.12. Further detail is available on **ASP7** Open Space and Play Space Strategy Plans and **ASP8** Landscape Strategy Plan, which accompany this LVA.



Above: Sparse vegetation along Langley Common Road frontage offers open views into Site.



Left: Copse of mature trees to be retained as part of Proposed Development, and contributing to development offset from, off-site ancient woodland.



Below left: Group of three mature oaks at existing Site entrance to be retained as part of Green Corridor through the Proposed Development, creating a mature, semi-natural character to the Site from Year One.

5. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 5.1. The LVA does not include a fully detailed assessment of effects but seeks to assess the principle of introducing the development of the Site for residential use. It is considered the most appropriate form of assessment for an allocated development proposal in a non-designated, edge of settlement landscape setting. This will be considered within the context of the receiving landscape and visual environment as identified within the baseline assessment.

Effect upon Landscape Character

- 5.2. The Site is characterised by its built form, which is seen as a negative detractor upon the localised landscape as identified within the Arborfield Garrison SDL SPD. The key characteristics of the receiving LCA J2: Arborfield Cross and Barkham Settled and Farmed Clay which are considered relevant to the Site and immediate setting are listed below, with a short summary of the anticipated effect.

a. A gently undulating landscape between 50m and 65m AOD, underlain by London Clay with localised areas of River Terrace Gravels.

The Site is typical of the wider landscape setting, gently undulating between heights of approximately +50m AOD and +58m AOD, although considering the Site's previously developed nature, much of the Site is slightly elevated from the natural landscape pattern by areas of raised hardstanding comprising large concrete slabs providing foundations for large-scale industrial built form.

The Proposed Development seeks to introduce a more naturalistic landscape style within the Site, including the removal of existing hardstanding areas, soil remediation methods and techniques which may result in some highly localised, minor changes in elevation, while attenuation basins will represent maximum 2m depressions within the landscape setting.

In summary, while some minor changes may be experienced within the Site itself, the Proposed Development does not seek to make wholesale material changes to the topography and landform associated with the Site, and the resulting development will not be perceived as incongruous with the current edge of settlement character.

- b. Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with BAP priority habitats and ancient woodland, and the wooded horizons of the surrounding hills. This creates a loose sense of enclosure.**

The Site is previously developed and has not comprised part of the wider arable farmland network to the north of Arborfield since the 1900s. The Site does contain some characteristic mature trees, several of them oaks and with TPOs, including a group of three to the northwest which are important landscape features.

The vegetation which comprises the northern boundary is a feature of particular importance and includes TPO trees, with this vegetation providing physical and visual separation from the countryside to the north.

The Proposed Development seeks to retain the majority of the existing landscape features and incorporate them into the wider Green Infrastructure network associated with the northern edge of Arborfield.

Furthermore, landscape mitigation includes a high quantum of internal tree planting, including formal avenue trees which are characteristic of the site, and a series of semi-naturalistic landscape measures, which given time to establish and mature, will contribute further to the wooded horizons and sense of enclosure both within the Site itself, and beyond the Site boundaries.

- c. A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges, and hedgerow trees, sometimes opening directly onto the arable fields. The A327 adds noise and movement to the area.**

The Site lies to the east of Langley Common Road, a busy road which provides the main vehicular entrance to Arborfield Green from the northeast. The Proposed Development seeks to close the existing vehicular entrance to Arborfield Studios, albeit retain this as a pedestrian / active travel route, and vehicular access will be from several existing roads to the south and east of the Site. The proposals seek to retain hedgerow and hedgerow trees along the Langley Common Road boundary, providing some physical and visual separation between the road and Proposed Development.

It is noted that the local landscape is already highly urban, given the construction of c.2,000 dwellings to the south in the wider Arborfield Garrison SDL, and development of this parcel will not have a further notable urbanising effect as a result and given the previous land use of the Site itself.

- 5.3. In summary, it is considered that the existing built form associated with Arborfield Studios is considered a negative and detracting feature within the receiving landscape, and the re-use of a large brownfield Site for residential use, with a high-quality, landscape-led design, will result in a long-term beneficial effect upon the Site and localised setting, reflective of the characteristics of the receiving landscape.

Effect upon the Visual Environment

- 5.4. In reviewing potential effects upon the visual environment, owing to the location of the Proposed Development, being part of the existing settlement edge of Arborfield, the generally low-lying topography associated with the Site and receiving landscape, and the heavily wooded context associated with the localised and wider landscape, views towards the Site are highly localised.
- 5.5. A Zone of Theoretical Visibility Plan (ZTV; **ASP5**) was prepared to inform the field assessment and subsequent visual appraisal. The ZTV mapping suggests there may be some medium to low potential visibility from limited areas within the localised and wider landscape, with the potential for greater visibility from adjoining residential areas.
- 5.6. The most recent site visit was carried out in February 2026 by a qualified landscape architect. It is noted that even during the winter months, the intervening vegetation structure associated with the surrounding road network and fieldscape ensures that the Proposed Development would be highly contained, aside from where viewed from the adjoining residential areas.
- 5.7. A number of viewpoints have been identified in order to demonstrate the visibility of the Site. These viewpoints have been informed by a thorough desk study, ZTV mapping and several field assessments and are taken from publicly accessible locations. Although not exhaustive, they are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those receptors who would, potentially, experience the greatest degree of change as a result of the proposals.
- 5.8. The Photographic Record is provided within **Appendix 2** of this report and has been prepared in accordance with LI TGN 06/19 – Visual Representation of Development Proposals.
- 5.9. **Viewpoints 1 & 2** illustrate views towards the Site from along Langley Common Road to the immediate west and further north along this road, which are experienced predominantly by motorists travelling at speed towards and past the Site. The visual experience while travelling along Langley Common Road in either direction is characterised heavily by the presence of mature trees and vegetation

close to the roadside, which provide a sense of visual and physical enclosure to receptors along this relatively narrow road.

- 5.10. **VP1** illustrates the disused entrance to Langley Common Farmhouse, which has fallen into a state of disrepair, and will be renovated as part of the Proposed Development. The existing fencing will be removed, with an enhanced landscaped frontage providing a beneficial change at this localised scale. **VP2** illustrates that a glimpsed, incidental view towards a small portion of the Site is afforded from this limited section of roadside, seen within the context of ribbon development. High levels of visual containment are established as a result of this ribbon development and roadside vegetation, while the northern Site boundary vegetation prevents views of the internal areas of the Site. The Arborfield Water Tower is visible from this location, which will be removed as part of the proposals.
- 5.11. **Viewpoints 3 & 4** illustrate views towards the Site from PRoW BARK7 experienced by PRoW users, which crosses the agricultural landscape to the north of the Site. Views from this footpath are highly filtered due to intervening layers of vegetation, with views of the Site limited to obscured glimpses of the existing built development, most notably the Arborfield Water Tower. The Proposed Development, being of lower building heights (max. 3 storeys) will be barely perceived given the intervening landscape features and gentle undulation in landform, while it is anticipated that during summer months, no intervisibility will be available when vegetation is in full leaf.
- 5.12. **Viewpoints 5, 6 & 7** are views typically experienced by residents and road users associated with residential streets near the south of the Site. Such views illustrate that the existing built form on the Site is incongruous with the residential edge character created to the south. The Site is fenced off from the neighbouring Arborfield Garrison development and is representative of low-quality, sprawling development. The Proposed Development will result in the demolition of the industrial sheds, Arborfield Water Tower, and associated built form on Site (with the retention of Langley Common Farmhouse to the northwest). The proposals seek to introduce a new, high-quality landscaped scheme including a high quantum of new mixed-native trees and shrubs, which will contribute to a verdant, loosely enclosed character as time passes. This will result in beneficial change to the visual unity between the Site and the adjoining areas of development.

- 5.13. **Viewpoints 8, 9 & 10** illustrate views towards the Site from the wider landscape to the west and southwest of Arborfield. **VPs 8 & 9** are taken from more elevated points in the landscape, experienced by PRoW users along PRoW ARBO17 as it passes Arborfield Court. The only element of the Site which is readily perceived within the otherwise wooded context of the settlement is the Arborfield Water Tower, while some occasional glimpses exist towards the rooftops of industrial sheds. **VP10** is taken from a less elevated point, experienced by road users travelling along the A327 Observer Way, and illustrates that views towards the Water Tower quickly reduce as elevation decreases. It is anticipated that the Proposed Development, by way of the size, scale and siting, will not result in any adverse effects upon these longer distance views, given that it will be barely perceived. Should any glimpsed views of the roofscape be perceived this will be seen within the context of existing glimpsed views of residential built form including that associated with the wider Arborfield Garrison SDL.
- 5.14. The visual appraisal illustrates that the Site is visually well-contained from publicly accessible viewpoints within the localised landscape, and as indicated by the ZTV mapping, the Proposed Development will not be readily visible aside from adjoining residential areas. It is considered such development will not result in any long-term significant adverse impacts upon the visual experience in the localised or wider landscape. While the Proposed Development will result in a change of land use from industrial / commercial to residential, the existing built form is considered to be a negative and detracting feature within the receiving landscape. The replacement of this with an appropriately sized, residential scheme that benefits from high-quality, sensitively designed landscaping will contribute to beneficial change, while the visual amenity of identified visual receptors with views of the Site would be improved once the landscaping establishes to create a cohesive development that provides greater visual unity with the adjoining residential development.

Effect upon Landscape Related Policy

- 5.15. It is considered that a careful and considered approach to the masterplanning of the layout, built form and landscaping would ensure that the proposals comply with the aims and objectives of the following:
- National Planning Policy Framework,
 - Adopted Wokingham Borough Local Plan comprising:
 - Wokingham Borough LDF Adopted Core Strategy (Jan 2010)
 - Managing Development Delivery Local Plan (Feb 2014)
 - Arborfield and Barkham Neighbourhood Plan ('made' April 2020)
 - Emerging landscape policies of the Wokingham Borough Local Plan Update
 - Other relevant supplementary planning guidance analysed within this LVA.
- 5.16. The Site comprises the northernmost parcel of the wider Arborfield Garrison Strategic Development Location (SDL) and is allocated within Wokingham Borough Council's Core Strategy (2010). The Site is also included within the Council's draft submission Local Plan Update (Policy SS11) as land allocated for 'around 300' additional homes within the Arborfield Green SDL boundary.
- 5.17. The Proposed Development seeks to retain and enhance key landscape features associated with the Site, and the scheme is considered compliant with the design criteria outlined within the Arborfield Garrison SDL SPD.
- 5.18. It is considered that the Proposed Development complies with the criteria outlined above, with an indication of how the landscape proposals could be delivered to achieve this illustrated on **ASP8** Landscape Strategy Plan. It is therefore concluded that the proposals could be accommodated on the Site without harm to the intrinsic character, beauty, or qualities of the landscape.

6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Crest Nicholson Operations Ltd to undertake a Landscape and Visual Appraisal relating to the following hybrid application on land at the Former Arborfield Studios, Arborfield Green:

“Hybrid Planning Application comprising:

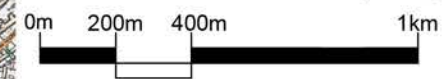
- Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.*
- Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.”*

- 6.2. The Site comprises the northernmost parcel of the wider Arborfield Garrison Strategic Development Location (SDL) and is allocated within Wokingham Borough Council’s Core Strategy (2010) The Site is also included within the Council’s draft submission Local Plan Update (Policy SS11) as land allocated for ‘around 300’ additional homes within the Arborfield Green SDL boundary.
- 6.3. The Proposed Development seeks the approval for development of Parcels W, Y and Z of the Arborfield Garrison SDL.
- 6.4. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 6.5. Regarding landscape character, the existing built form associated with Arborfield Studios is considered to be a negative and detracting feature within the receiving landscape, and the re-use of a large brownfield Site for residential use, with a high-quality, landscape-led design, will result in a long-term beneficial effect upon the Site and localised setting.

- 6.6. In relation to potential visual effects, the Site is visually well-contained from publicly accessible viewpoints within the localised landscape. The Proposed Development will not result in any long-term significant adverse impacts upon the existing visual environment. While it will result in a change of land use from industrial / commercial to residential, the existing built form is considered a negative and detracting feature within the receiving landscape. The replacement of this with an appropriately sized, residential scheme that benefits from high-quality, sensitively designed landscaping will contribute to beneficial change, while the visual amenity of identified visual receptors with views of the Site would be improved once the landscaping establishes to create a cohesive development that provides greater visual unity with the adjoining residential development.
- 6.7. It is considered that the proposals are policy compliant with national policy and guidance and with the adopted Wokingham Borough Local Plan and relevant supporting guidance, the 'made' Arborfield and Barkham Neighbourhood Plan, and emerging landscape policies of the Wokingham Borough Local Plan Update.
- 6.8. Overall, it is considered that the Proposed Development is of an appropriate size and scale, and subject to a high-quality, landscape-led scheme, could be successfully integrated into the receiving landscape and visual context.

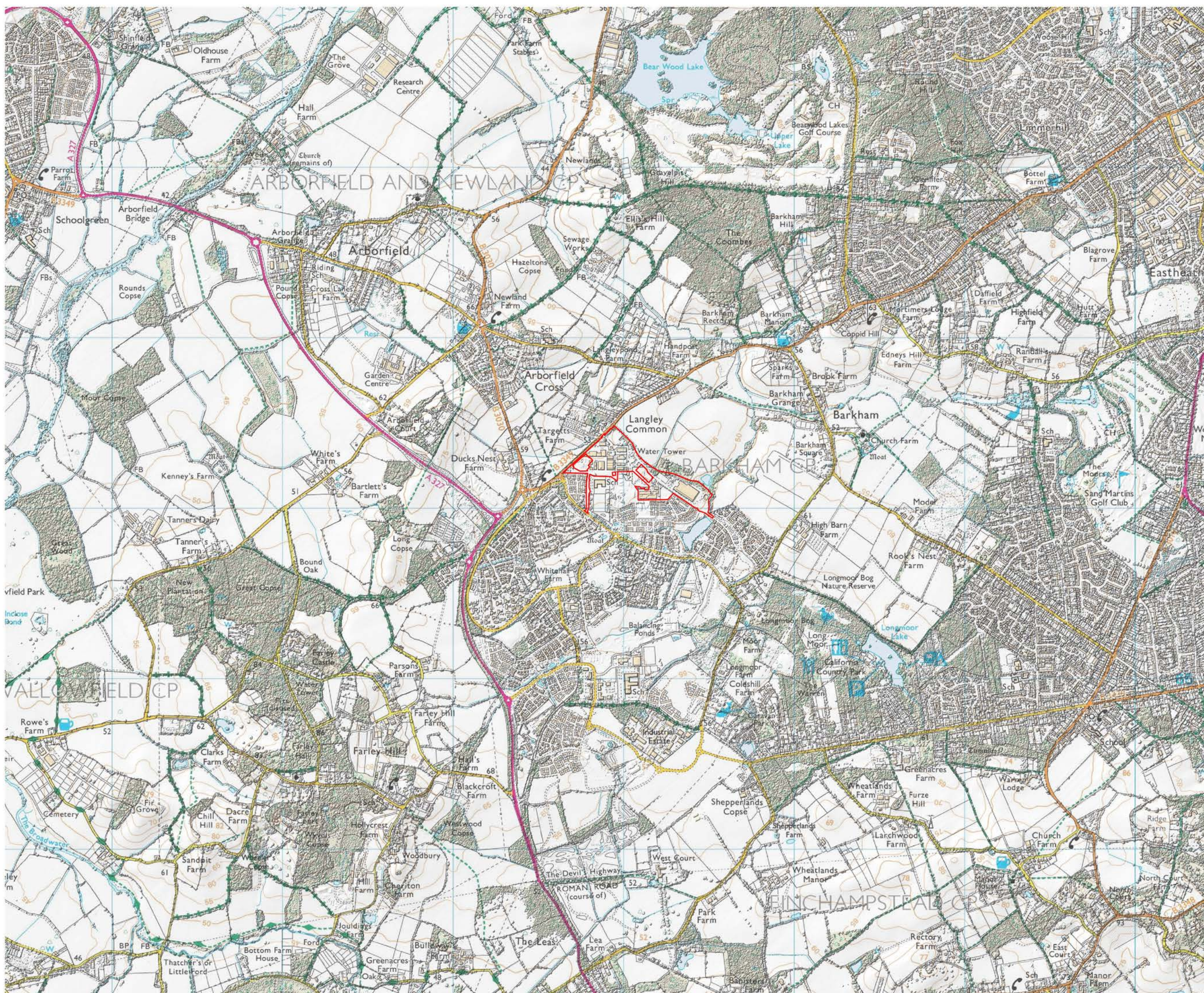
ASPECT PLANS

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Key:

- Application Site Boundary
- Footpath
- Bridleway
- National Trail/ Long Distance Route
- Motorway
- Main Road
- Cycle Trail
- Contours



C	21.08.20	Updated to latest redline boundary	GR	AJ
B	07.04.20	Updated to latest redline boundary	SB	IC
A	03.09.25	Updated to latest redline boundary	AS	JM
REV	DATE	NOTE	DRAWN	CHK'D

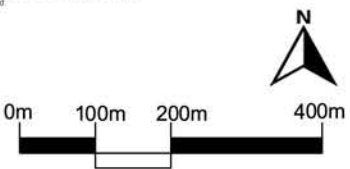
REVISIONS

aspect landscape planning

TITLE
Former Arborfield Studios (Parcels W, Y and Z)
Arborfield Green
Site Location Plan
CLIENT
Crest Nicholson Operations Ltd

SCALE 1:20,000@ A3	DATE JUL 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8838 / ASP1 / SLP	REVISION C		

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- Key:
- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Roads
 - Woodland
 - Ancient Woodland

C	21.08.20	Updated to latest redline boundary	GR	AJ
B	07.04.20	Updated to latest redline boundary	SB	IC
A	03.09.25	Updated to latest redline boundary	AS	JM
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

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TITLE
Former Arborfield Studios (Parcels W, Y and Z)
Arborfield Green
Site & Setting Plan

CLIENT
Crest Nicholson Operations Ltd

SCALE 1:10,000@ A3	DATE JUL 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8838 / ASP2 / SS		REVISION C	

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Key:

- Application Site Boundary
- Public Rights of Way
- Long Distance Routes
- Roads
- Woodland
- Listed Buildings
- Local Nature Reserves
- Site of Special Scientific Interest (SSSI)
- Registered Parks and Gardens
- Scheduled Monuments
- Ancient Woodland

C	21.08.20	Updated to latest redline boundary	GR	AJ
B	07.04.20	Updated to latest redline boundary	SB	IC
A	03.09.25	Updated to latest redline boundary	AS	JM
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

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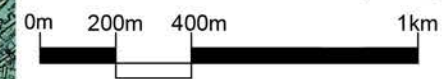
TITLE
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Designations Plan

CLIENT
Crest Nicholson Operations Ltd

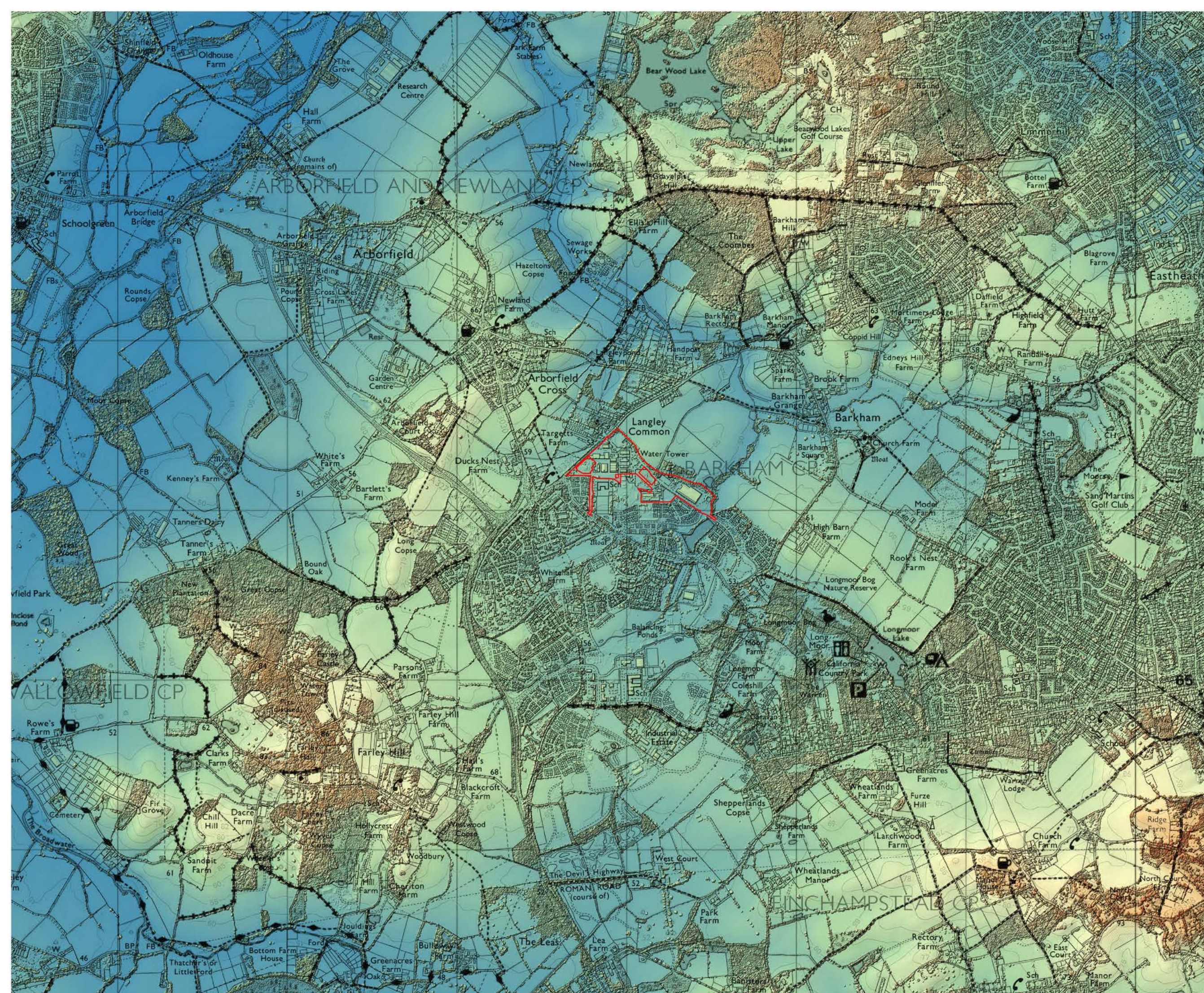
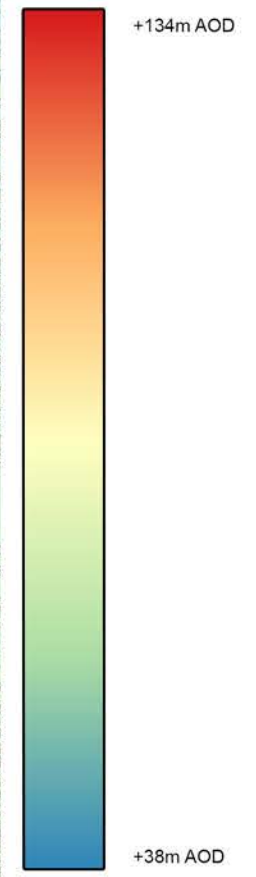
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DRAWING NUMBER 8838 / ASP3 / DP		REVISION C	

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Key:

 Application Site Boundary



C	21.08.20	Updated to latest redline boundary	GR	AJ
B	07.04.20	Updated to latest redline boundary	SB	IC
A	03.09.25	Updated to latest redline boundary	AS	JM
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

aspect landscape planning

TITLE
Former Arborfield Studios (Parcels W, Y and Z)
Arborfield Green
Topography Plan

CLIENT
Crest Nicholson Operations Ltd

SCALE 1:20,000@ A3	DATE JAN 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8838 / ASP4 / TP		REVISION C	

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Key:

 Application Site Boundary

 High Potential Visibility

 Medium Potential Visibility

 Low Potential Visibility

 No Potential Visibility

Relative visibility is based on the percentage of development potentially visible e.g. areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development

N.B. Extent of Theoretical Visibility of Development based on building height of 13m above existing ground level.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent of the development and its potential visibility from the surrounding area (1.6m high receptor). The plan has been produced using GIS software (QGIS) and Environment Agency LiDAR DSM data (Defra Survey Data), which takes into account built form and vegetation. Field verification is required, the ZTV should not be used as a substitute for visiting the site.

C	21.08.20	Updated to latest redline boundary	GR	AJ
B	07.04.20	Updated to latest redline boundary	SB	IC
A	03.09.25	Updated to latest redline boundary	AS	JM
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

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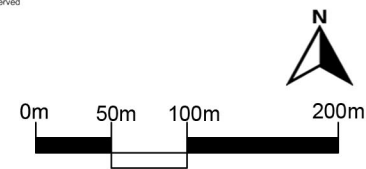
TITLE
Former Arborfield Studios (Parcels W, Y and Z)
Arborfield Green

Zone of Theoretical Visibility

CLIENT
Crest Nicholson Operations Ltd

SCALE 1:20,000@ A3	DATE JUL 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8838 / ASP5 / ZTV	REVISION C		

NOTES:
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- Key:
- Application Site Boundary (Parcels W,Y and Z + Parcel V1)
 - Public Rights of Way
 - Roads
 - Woodland
 - Ancient Woodland
 - TPO Trees and Tree Groups
 - Approved GI corridors as per Open Space Parameter Plan (O.2014.2280)
 - Potential Revised GI corridors
 - Potential Landscape Buffer along northern site boundary
 - Potential Landscape Buffer along Langley Common Road
 - Possible site access points
 - Possible connectivity with emerging Barkham Square proposals

C	21.08.26	Updated to latest redline boundary	GR	AJ
B	07.04.26	Updated to latest redline boundary	SB	IC
A	08.06.25	Updated to latest comments	AS	IC
REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
Former Arborfield Studios (Parcels W, Y and Z)
Arborfield Green
Landscape Opportunities & Constraints Plan

CLIENT
Crest Nicholson Operations Ltd

SCALE 1:5,000@ A3	DATE JUL 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8838 / ASP6 / OCP		REVISION C	

Retain key vegetation, existing ditch and off-site pond along frontage with Langley Common Road and enhance with native planting to create a high-quality, positive and unified frontage.

Retain existing TPO trees and groups and integrate these within and around the development, avoiding development within Root Protection Areas. Refer to SJA TCP 25332-011 for Tree Constraints Plan prepared by SJA Trees.

Provide appropriate development offsets from retained and enhanced vegetation along the north eastern boundary with the opportunity to create an appropriate green edge to the development, promoting walking / cycle, informal play / exercise and wildlife opportunities.

Respond sensitively to the setting of areas of ancient woodland for example through lower built form densities along the northern site boundary.

Opportunity to retain areas of existing green space as formal squares to break up the massing of future development.

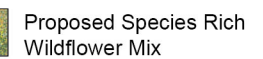
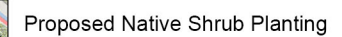
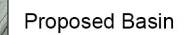
Opportunity to retain the formal, geometric character of the built form and areas of open space as part of the design.

Provide connectivity with the existing GI network associated with the wider Strategic Development Location to the south and south-east, with new linear GI corridors to be provided on site broadly in accordance with the approved Open Space Parameter Plan (application ref: O.2014.2280).

Potential revised GI corridors to provide better GI connectivity across the site.

Possible site access points based on existing road layout, including existing access to be considered off Langley Common Road.

Retain existing row of Lime trees as part of a connected linear GI network running through the site.



Opportunity for improvements to existing play area

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SCALE 1:2,500@ A3	DATE FEB 2026	DRAWN GR	CHK'D AJ
DRAWING NUMBER 8838 / ASP7 / OSSP		REVISION A	