

Landscape and Visual Impact Assessment (LVIA) for a new Natural Burial Ground at Brookfield Farm, Old Wokingham Road, RG40 3BU

hla 601 R101

For Client: Mr Stuart Brooks

By N Harper BA DipLA CMLI
March 2025



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* See internet link in Bibliography (last page of this LVIA)



Introduction

Mr Stuart Brooks instructed Harper Landscape Architecture LLP to carry out this LVIA on the 30th August 2024. The LVIA has been prepared by Nick Harper BA (Hons), DipLA (Hons), CMLI, Chartered Landscape Architect and Partner of Harper Landscape Architecture LLP.

This LVIA is put forward to describe the Landscape Character and Visual Impacts and Effects in relation to the proposals for a new Natural Burial Ground at Brookfield Farm, Old Wokingham Road, RG40 3BU

The LVIA has been prepared in accordance with: the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA 3); and the Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value.

The LVIA includes a focus on the Landscape Planning Policy (Chapter 4.0), as relevant to Landscape and Visual matters, and in relation to the development.

1.0 Qualifications and experience

1.1 Qualifications

- 1.1.1 Nick Harper is a Chartered Landscape Architect with a degree in landscape design, a post graduate diploma in landscape architecture and he is a full chartered (Landscape Architect) member of the Landscape Institute (CMLI) since 1995.

1.2 Experience

- 1.2.1 Nick is a partner of the business of HLA which has operated as a landscape architecture consultancy since 2008. HLA is a limited liability partnership (LLP) and a registered practice of the Landscape Institute (LI).
- 1.2.2 Nick has good experience of Landscape and Visual Impact Assessment (LVIA). He has been a team leader on a number of award (RIBA, LI, TCPI and ICE) winning projects and he has given expert landscape evidence at many Public Inquiries and Planning Hearings.
- 1.2.3 Nick has 35 years professional experience and prior to setting up HLA had positions as, a Principal at Hyder Consulting, an Associate at Chris Blandford Associates and a Senior Landscape Architect with Battle McCarthy and also the London Borough of Enfield. He was also a Senior Lecturer for the BA and MA Landscape Architecture courses at Greenwich University and has represented a number of Design Review Panels (DRP) including the South East Design DRP, Eastbourne DRP and Rother DRP.

2.0 Description of the Site and the proposal

2.1 The existing site (see Appendix 3)

- 2.1.1 Brookfield Farm is accessed from Old Wokingham Road (east) and Easthampstead Road (north), it is approximately 1km west of the Bracknell, approximately 2km south east of Wokingham and it is in the jurisdiction of Wokingham Borough Council.
- 2.1.2 The local area has a generally wooded, agricultural setting with the two tree-lined roads discreetly located (although vehicles can be heard). The local area includes: a predominantly farmed landscape to the north and east, comprised of open fields and paddocks; a golf course and conference centre to the north east; a caravan park to the east; and an industrial estate to the south.
- 2.1.3 The southern part of the Site is used for residential and commercial purposes where a number of buildings are located and accessed from a track that runs along the southern boundary. To the north of this area are equestrian uses and areas of stored materials, vehicles plant and machinery. The equestrian uses include open fields with ranch style fencing, electric fenced in paddocks, stables and jumps areas. There is also an eastern access that leads to further paddock areas and buildings to the east and south east. The Site is flat at an approximate ground level of 65-66m AOD. It is enclosed by trees to the north, east and south and more open to the west as far as the Grade II Listed Sutton Court and the mature wooded planting beyond.
- 2.1.4 The field boundaries (see Figure 2, Site-wide photographs plan) are described as follows:
- Boundary Ai, (south part of western boundary): The boundary is defined by a 1.4m height 2 rail ranch style (with stock proofing) and electric fences. The boundary is fairly open with sparse or no planting.
- Boundary Aii, (southern and central boundaries): The boundaries are defined by 1.2m height, timber post and electric fences. The boundaries are open with sparse or no planting.
- Boundary Aiii, (north part of western boundary): The boundary is defined by a 1.4m height, 2 rail ranch style (with stock proofing) and electric fences. The boundary is further defined by a 1 year old gappy Hawthorn hedge that was planted as whips and is now 1 to 1.5m in height.
- Boundary B (north boundary): The boundary is defined by a 1.4m height, 3 rail ranch style (with stock proofing to bottom 2 rails) and electric fences. There is a steel agricultural gate that gives access to the field from Easthampstead Road. The boundary is defined by semi mature Oak trees (8-12m in height) with a Blackthorn, Gorse and Broom understorey.
- Boundary C (central): The boundary is defined by a 1.6m height, 2 rail ranch style (with stock proofing) and electric fences. The boundary is fairly open with sparse or no planting.
- 2.1.5 The new proposals may have a minor effect on the trees (and their Root Protection Area) located either side of the existing gate off Easthampstead Road.
- 2.1.6 There are two Grade II Listed Buildings located approximately 200m west of the Site, these are *Stable at Sutton Court Farm, approximately 7m to the north west of the barn* (ref: 1135841), and Grade II, *Barn at Sutton Court* (ref: 1313124). There is Ancient Semi-Natural Woodland located approximately 500m south west of the Site which would not be affected by the new natural burial ground.

2.1.7 The following information, extracted from the Wokingham Landscape Assessment (WLA) includes further baseline information relevant to the Site and its local landscape.

- Bedrock Geology: Bagshot Formation - Sand (WLA Figure 2.1).
- Agricultural Land Classification: Non Agricultural (WLA Figure 2.4).
- Woodland: woodland to south of Site is described as National Forest Inventory (WLA Figure 2.6).
- Green Infrastructure: Easthampstead Road (north of Site) is described as Green route Enhancement Area (WLA Figure 2.7).
- Levels of Tranquillity: The Site is shown as yellow to orange which is midway on the range (Most Tranquil to Least Tranquil), (WLA Figure 2.9).
- Levels of Dark Skies and Light Pollution: The Site is shown as yellow (2 to 4 NanoWatts) on the Night Light range (WLA Figure 2.10).

Figure 1 Location Plan and Aerial Photograph

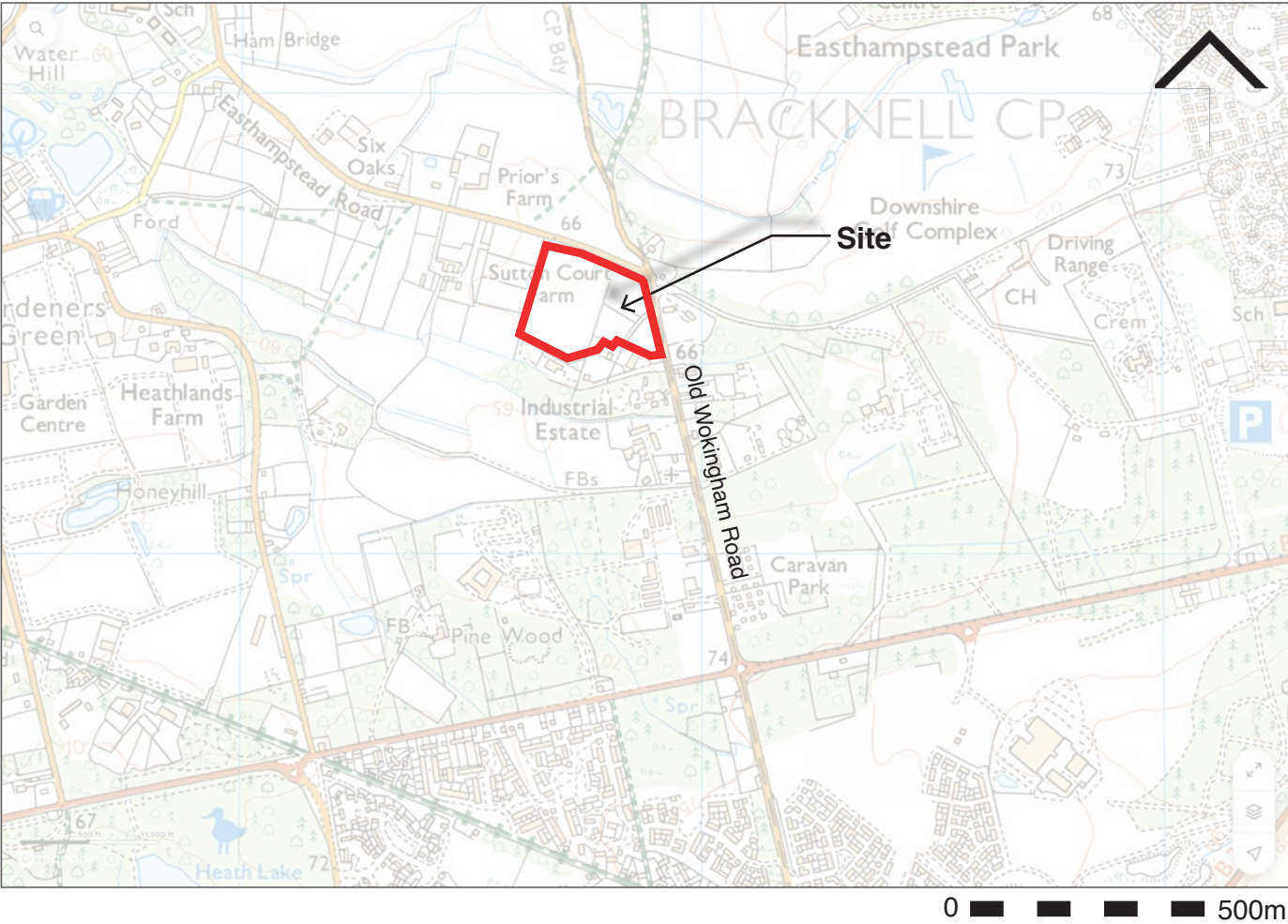


Figure 2 Site-wide photographs a. to o. Plan



Boundary

Ai Boundary type

m Site wide view location

Figure 3a Site-wide Photographs a. b. and c.



View a. Looking west (close to entrance) along access track on south side of Site 03-09-24



View b. Looking west along access track on south side of Site 03-09-24



View c. Looking west across paddock areas 03-09-24

Figure 3b Site-wide Photographs d. e. and f.



View d. Looking east along northerly access road and adjacent field, 03-09-24



View e. Looking west across paddock areas 03-09-24



View f. Looking south across paddock areas 03-09-24

Figure 3c Site-wide Photographs g. to i.



View g. Looking north (from northern boundary) at northern boundary and field gate access 03-09-24



View h. Looking south (from northern boundary) across paddock areas 03-09-24



View i. Looking north (from southern boundary) across paddock areas 03-09-24

Figure 3d Site-wide Photographs h. and i.



View j. Looking east (from western boundary) across paddocks 03-09-24



View k. Looking south (from northern boundary) across paddocks 03-09-24



View l. Looking north (from central part of Site) towards northern boundary 03-09-24

Figure 3e Site-wide Photographs m. n. and o.



View m. Looking west (from eastern boundary) across paddocks 03-09-24



View n. Looking west (from eastern boundary) across paddocks 03-09-24



View o. Looking east along the secondary access 03-09-24

2.2 The proposal (see Figure 4)

- 2.2.1 The proposal is for a new natural burial ground at Brookfield Farm (see Landscape Masterplan hla 601 103 (Figure 4 opposite)).
- 2.2.2 The design concept is to utilise an organically shaped layout with a number of separated smaller memorial garden areas that can be used all year round, all of which would be accessed from one curving path. The layout offers a focal position for the main high quality pavilion building to be accessed from all sides.
- 2.2.3 Buffer native species planting is proposed to the boundary areas (including for each garden area) to create overall Site enclosure and strengthen biodiversity and Green Infrastructure.
- 2.2.4 The proposed northern area would be comprised of new landscape elements including: gated highways access in; car parking (30 spaces including 6 No disabled spaces); signage; and lighting. The new high quality pavilion building would screen these elements from the main memorial gardens.
- 2.2.5 The high quality pavilion is yet to be designed but it has the potential to be exceptional design.
- 2.2.6 On the memorial gardens side of the new pavilion, the character changes from functional to an high quality and sensitively designed landscape. Directly south of the new building is a large terrace for outdoor events and to give good surveillance over the lake and across the memorial gardens. The terrace leads to the lake with an organic layout and incorporating native wetland edges. The fill excavated from the lake would be used to create organically shaped earthworks, and with new scrub planting, would create enclosure. From the terrace a wide bridge is proposed that would lead across the lake to the main memorial gardens.
- 2.2.7 The meandering path would be a meditative walk and (along with the planting) a layout for each garden space to have its own special sense of place. These paths link from the pavilion to all the gardens including three Ceremony Gardens where people could meet during all seasons, in a formal garden setting. The scheme includes three visually unhindered vistas to the three hard surfaced, all year round use, ceremony gardens.

Figure 4 Proposed Landscape Masterplan (drwg No. hla 601 103) by HLA



3.0 Scope and structure of report

3.1 Scope of the report

- 3.1.1 This report assesses the Landscape Character and Visual Impacts and Effects that are likely to occur as a result of the proposed development put forward and described in the previous chapter.

3.2 Structure of the report

- 3.2.1 The upcoming sections of the report are structured as follows, Section 4.0 describes Landscape Planning Policy, Section 5.0 Landscape Baseline, Section 6.0 Landscape Character and Visual impacts/Effects and Section 7.0 Conclusions and a final statement. The LVIA judgements are made using Appendix A Landscape Character and Visual Impact Methodologies and there is a Bibliography on the last page.

4.0 Landscape Planning Policy

4.1 Landscape Planning Policy

- 4.1.1 The following Landscape Planning Policy is put forward to give context to the proposals.
- 4.1.2 The LVIA has focussed on Landscape Planning Policy at national (National Planning Policy Framework (NPPF), December 2023 and Planning Practice Guidance (PPG)), and at a borough scale (Wokingham Borough Council Core Strategy 29th January 2010).

4.2 National landscape planning policy

- 4.2.1 It is noted that the NPPF should be read in conjunction with the Environmental Protection Act 1990, the Environment Act 1995, and the National Parks and Access to the Countryside Act 1949 (as amended by the Environment Act 1995).
- 4.2.2 The relevant landscape related policies of the NPPF December 2024 are listed as follows.
 - 4.2.2.1 At the heart of the NPPF is a presumption in favour of sustainable development; which should be seen as a golden thread running through plan-making and decision-taking (Paragraph 14). This presumption means that where any adverse impacts as a result of development should not outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
 - 4.2.2.2 The relevant landscape related policies of the NPPF, are listed with a brief summarised description under the following headings.

Chapter 2. Achieving sustainable development

- Paragraph 8 (page 5) item c. an environmental objective.
- Paragraphs 10 and 11 (pages 5 and 6) presumption in favour of sustainable development.

Chapter 3. Plan making, sub section strategic policies

- Paragraph 20 (page 9) item d. conservation and enhancement of natural built and historic environment including landscapes and green infrastructure.

Chapter 8. Promoting healthy and safe communities

- Paragraph 98 (page 28) environmental benefits of estate regeneration.

Chapter 11. Making effective use of land

- Paragraph 124 (page 35) consideration of various environmental issues with as much use of previously developed land (PDL) or brownfield land, as possible.

Chapter 12. Achieving well-designed places

- Paragraph 135 (pages 39 and 40) policies and decisions should ensure that developments are as relevant to landscape issues, quoted as follows:
 - a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”*
- Paragraph 136 (page 40), trees should be incorporated in to development where possible.
- Paragraph 139 (page 41), Development that is not well designed should be refused.

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

- Paragraph 162 (page 48) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.
- Paragraph 166 (page 49) item b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Chapter 15. Conserving and enhancing the natural environment

- Paragraph 187 (page 54) Planning policies and decisions should contribute to and enhance the natural and local environment.
- Paragraph 188 (page 54) Plans should: distinguish between the hierarchy of international, national and locally designated sites.

4.3 Planning Practice Guidance (PPG)

- 4.3.1 The following government Planning Practice Guidance (PPGs) as relevant to landscape and the Site.
- PPG Air quality.
 - PPG Climate change.
 - PPG Natural environment.
 - PPG Open space, sports and recreation facilities, public rights of way and local green space.

4.4 County Planning Policy

- 4.4.1 There are no specific policies at the County Council scale.

4.5 Borough Planning Policy

- 4.5.1 At a borough scale the Site is in the jurisdiction of Wokingham Borough Council, which has an adopted Core Strategy from 29th January 2010. This has the following relevant Landscape Planning Policies.
- Policy CP1 Sustainable development (page 34), relevant items quoted as follows.

“Planning permission will be granted for development proposals that:

 - 1) *Maintain or enhance the high quality of the environment;*
 - 6) *Incorporate facilities for recycling of water and waste to help reduce per capita water consumption; and*
 - 10) *Provide attractive, functional, accessible, safe, secure and adaptable schemes.”*
 - Policy CP3 General Principles for development (page 38), relevant items quoted as follows.

“Planning permission will be granted for proposals that:

 - a) *Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
 - b) *Provide a functional, accessible, safe, secure and adaptable scheme;*
 - c) *Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*

- d) *Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) *Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) *Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) *Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.”

- Policy CP4 Infrastructure Requirements (page 40).

“Planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed.”
- Policy CP7 Biodiversity (page 45).

“Development:

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

 - i) *Mitigation measures can be put in place to prevent damaging impacts; or*
 - ii) *Appropriate compensation measures to offset the scale and kind of losses are provided.”*
- Policy CP9 Scale and location of development proposals (page 49).

“The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.”



- Policy CP11 Proposals outside Development Limits (including countryside) (page 53), relevant items quoted as follows.

“In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) *It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and*
- 2) *It does not lead to excessive encroachment or expansion of development away from the original buildings; and*
- 3) *It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement.”*

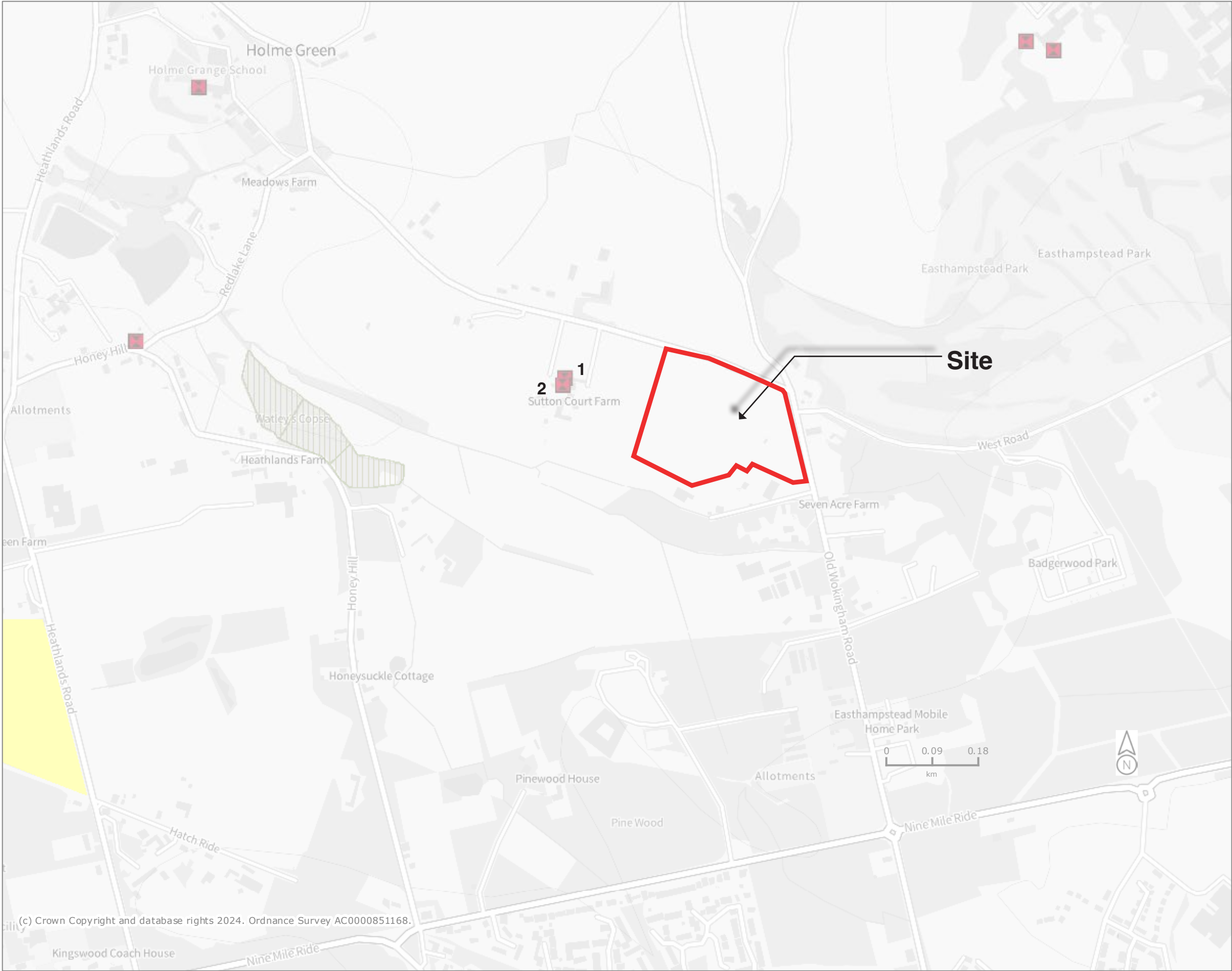
4.5.2 The design has been prepared in accordance with Wokingham Borough Council, Borough Design Guide, Supplementary Planning Document, June 2012 (see Appendix 4), specifically: Chapter 2. General Principles; Chapter 3A Design Process and Chapter 3B Local Character; Chapter 6 Parking; Chapter 7 Non-Residential; and Chapter 8 Rural and Settlement Edge.

4.5.3 The design has also been prepared in accordance with the *Wokingham Borough Landscape Assessment November 2019, Landscape Guidelines* (see Chapter 5 below and Appendix 3).

4.6 Wokingham Without Parish Council

4.6.1 Wokingham Without Parish Council does not have a Neighbourhood Plan.

Figure 5 Extract of Magic Map



Legend

Countryside and Rights of Way
Act 2000 - Access Layer
(England)

Ancient Woodland (England)

Ancient and Semi-Natural
Woodland
Ancient Replanted Woodland

Listed Buildings (England)

I
II
II*

Listed Buildings

1. Grade II, Stable at Sutton
Court Farm, approximately 7m
to the north west of the barn (*ref:*
1135841)

2. Grade II, Barn at Sutton
Court (*ref:* *1313124*)

Projection = OSGB36
xmin = 481100
ymin = 165200
xmax = 486000
ymax = 167700

0 0.1 0.2
km

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details as information may be illustrative or representative
rather than definitive at this stage.

5.0 Landscape Character and Visual baseline description

5.1 Landscape Character (see Figures 6 and 7, and Appendices A, 1, 2, 3 and 4)

5.1.1 Landscape character is described at national, borough and local scales, as follows.

5.2 National Character Assessment (NCA) (see Appendix 2)

5.2.1 The Site is located towards the northern part of *Natural England, National Character Area (NCA) 129 Thames Basin Heaths* which is summarised, on page 3, as follows.

“The Thames Basin Heaths National Character Area (NCA) stretches westwards from Weybridge in Surrey to the countryside around Newbury in Berkshire. The London greenbelt incorporates countryside around Chobham and the rivers Wey and Mole. West of the greenbelt, 20th-century development has given rise to large conurbations including Camberley and the ‘new town’ of Bracknell. Among these conurbations, gardens amount to a significant area of greenspace, with rhododendron being a particular feature, and a major road network incorporates the M25 and M3. This densely settled area can be a significant source of pollution and rapid run-off.”

5.2.2 The NCA lists four ‘Statements of Environmental Opportunity’ (SEO), SEO1, SEO2, SEO3 and SEO4 (pages 14 to 20). Three of the SEOs (1, 2 and 3) are relevant to the local landscape and these are quoted as follows.

- *“SEO 1: At a catchment scale, manage and create woodlands, highway verges, field margins, reedbeds and other features in urban and rural settings to intercept run-off and to filter pollutants. In the heavily developed flood plains of the Blackwater and Thames, adapt the urban environment to manage floodwaters, and restore or enhance modified watercourses.*
- *SEO 2: Maximise the variety of ecosystem services delivered by wooded features – from wet woodlands in the Kennet Valley to the large conifer plantations around Camberley and new woodlands. Conserve soils, water, biodiversity and the sense of place and history; enhance timber and biomass production; and provide for recreation and tranquillity as appropriate.*
- *SEO 3: Enhance the sense of history and biodiversity by conserving, restoring and building the resilience of long-established habitats such as heathland, ancient woodland and meadows, and of archaeology such as hill forts. Work at a landscape scale to conserve and restore key attributes of the historic hunting forests (such as Eversley) and historic common land. Engage the public in enjoying this heritage.”*

5.2.3 The NCA is not protected by landscape designations, it includes Positive Landscape Receptors and countryside character but also Landscape Detractors, settlement areas and transport infrastructure. As such the NCA is judged to be **Medium** Landscape Value, **Low** Landscape Susceptibility (the development could be accommodated as it would be indiscernible at this national scale). As such the **Landscape Sensitivity** is judged to be **Low**.

5.3 County Landscape Character Assessment

5.3.1 The Site was in the *Berkshire Landscape Character Assessment 2003* although this is now out of date and it has been superseded by the Wokingham Landscape Assessment November 2019 (below).

5.4 Borough Landscape Character Assessment (see Appendix 3)

5.4.1 The Site is located in *Wokingham Landscape Character Assessment 2019, Landscape Character Area (LCA) N1: Holme Green Pastoral Sandy Lowland* (just inside the boundary at the south east corner) and this is summarised on page 337, as follows.

“Summary

Sandy pastoral landscape set within the context of the urban areas of Wokingham to the north and forested areas to the south. Its proximity to the built-up area has led to a variety of land uses including rough horse paddocks, pick-your-own farms and small rural business parks.

Located directly south of the town of Wokingham, and the northern boundary (for the purposes of this assessment) is defined by the settlement edge. The southern boundaries follow the perceived edge of the forested area of M1: Forested and Settled Sand, following the extent of the Gorrick Plantation and interconnected woodland areas. To the west it follows the A321 and the edge of the settled area of Finchampstead North. The borough boundary defines the eastern limits, although the small area of arable clays east of Easthampstead Road and Holme Green is more closely allied to the character of Easthampstead Park to the east (within Bracknell Forest).”

5.4.2 The LCA is not protected by landscape designations, it includes Landscape Detractors, settlement areas and transport infrastructure and the forested and countryside character are Positive Landscape Receptors. As such the LCA is judged to be **Medium** Landscape Value, **Low** Landscape Susceptibility (the development would be indiscernible at this borough scale). As such the **Landscape Sensitivity** is judged to be **Low**

5.5 Wokingham Without Parish Council

5.5.1 Wokingham Without Parish Council has not produced a Landscape Assessment.

5.6 Local Landscape Character Area (LLCA) or Study Area (GLVIA 3) (see Figure 6)

5.6.1 GLVIA 3 (see page 70, 5.2) states that a ‘Study Area’ can be defined to determine the Local Landscape Character Area (LLCA). This LLCA is the area that influences or is influenced by the Site (and its development) ie the Site and its context. The LLCA boundary follows the Zone of Theoretical Visibility (ZTV) and beyond, where perceptual qualities are likely to change as a result of the proposed development. The LLCA (or Study Area) is described in its own right for the purposes of this LVIA and also where it manifests ‘Key Characteristics’ and ‘Key Positive Landscape Attributes,’ noted in the published Landscape Assessments (above). The LLCA is described as follows.

5.6.2 Brookfield Farm and its local context are located in a generally wooded, agricultural setting with Easthampstead Road and Old Wokingham Road, two tree-lined highways running to the east and north respectively. The Site is discreetly located by the enclosing planted and wooded boundaries to the east, south and north of the Site (although vehicles on the two roads can be glimpsed and heard). In the local area the Landscape Character is strongly influenced by the open, flat farmland defined by a field pattern of wooded or hedge-lined boundaries. The character of the local area is also influenced by the light industrial working areas located to the south of the Site although these are partially screened from the main Site by existing earthworks and planting. The land uses beyond the Site are predominantly screened although they add to the traffic on the roads, these are listed as follows: a golf course and conference centre to the north east; a caravan park to the east; and an industrial estate located beyond the Site’s southern boundary. The land uses within the Site also influence the LLCA and include buildings, access tracks, storage of materials, plant and machinery, the equestrian fencing and uses.

5.6.3 Positive Landscape Receptors (also called *Special Qualities*) are discernible within the LLCA and these are listed as follows.

- The strong enclosure of the wooded areas to the south and east.
- The strong tree line along the Easthampstead Road boundary, to the north.
- Long distance views through a gap in the local tree planting, to the north west.
- The local Public Rights of Way (PRoW) BRA FP15 (Footpath) and PRoW WOK8 (Footpath).
- There is a local stream running along the south side of the Site.
- Perception of rural openness to the west along with the wooded and planted enclosure in the other directions gives some feeling of remoteness and tranquillity although this is somewhat lessened by the Landscape Detractors.

5.6.4 Landscape Detractors within the LLCA are discernible within the LLCA and these are listed as follows.

- Buildings to south and south east of the Site have evolved in a piecemeal fashion and are of different architectural styles.
- Car parking in and around the Site buildings.
- Stored materials, plant and machinery on Site.
- Local light industrial estates within and to the south of the Site.

- Telegraph poles.
- Traffic (air, noise and lighting) using Old Wokingham Road and Easthampstead Road.
- Equestrian paraphernalia including paddocks, fencing and stables.

5.6.5 LLCA as manifest in the National Character Area (NCA) Assessment

5.6.5.1 The LLCA manifests the following Key Characteristics of *Natural England, National Character Area (NCA) 129 Thames Basin Heaths*

- *“Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang.*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.*
- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.*
- *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.”*

5.6.6 LLCA as manifest at the Borough scale

5.6.6.1 The LLCA manifests the following Key Characteristics of the *Wokingham Landscape Character Assessment 2019, Landscape Character Area (LCA) N1: Holme Green Pastoral Sandy Lowland.*

“Key Characteristics (page 338)

- *Shelving to gently undulating landform which opens out to flatter areas east of Holme Green. Windlesham and Camberley Sand Formations underlain by London Clay and capped by the sandy deposits of the Bagshot Beds with localised drifts of river terraces which results in poorly draining acidic soils.*
- *The Emm Brook tributaries are a branched network of very small brooks which extend from Wokingham town, hidden within woodland and trees with a number of ford crossings. There are also small lakes and ponds.*
- *Scrubby vegetation including narrows tracts of BAP priority habitat lowland mixed deciduous woodland follow the course of small streams, broadleaved shelterbelts with gorse, bramble and bracken provide naturalistic land cover and nature conservation interest, including the woodland near Ludgrove School which forms a small area of local wildlife importance.*

- *Agricultural land is predominantly pasture set within large to medium-sized geometrically shaped fields largely divided by post and wire and rough timber fencing, including unmanaged marginal agricultural land particularly on the settlement edge.*
- *A high proportion of horse paddocks have introduced compartmentalised field units bound by horse tape and temporary-looking facilities such as caravans and sheds.*
- *Proximity to Wokingham has resulted in farm diversification including specialty farms such as pick-your-own and bird hatcheries as well as a number of farm industrial estates, workshops and retail villages with associated car parks.*
- *Linear transport corridors, including the east-west Waterloo-Reading Railway and north-south Guildford Railway which run through the landscape and create a sense of disturbance. The proposed South Wokingham distributor road will add to this disturbance although at time of writing has not been built.*
- *Recreational value in the form of a small golf course and a network of footpaths and bridleways.*
- *Open views across the flat landscape to the southern fringes of Wokingham, due to the lack of enclosing elements.*
- *A rough and ‘unmanaged’ character created by the absence of hedgerows and presence of shacks and caravans in the paddocks, rough fencing and scrubby vegetation and a variety of farm industrial and commercial units.*
- *The tranquility and rural qualities are eroded by busy roads and commuter routes in and out of Wokingham.”*

It goes on to describe the ‘Valuable Landscape attributes,’ (page 340) quoted as follows.

- *“The open agricultural land which provides a gap between the settlement edge of Finchampstead and Wokingham.*
- *Pastoral farmland, paddocks and sparse settlement pattern to the south of the LCA, creating a rustic feel.*
- *Small areas of valued woodland habitats including narrow wooded tributaries, shelterbelts and a small area of BAP priority habitat lowland mixed deciduous woodland near Ludgrove School, designated as an LWS.*
- *Scattered historic farm buildings and houses, pubs and mansions provide time-depth.*
- *Rural views over fields and towards Wokingham, given a sense of openness and orientation.”*

It goes on to describe the ‘Landscape Condition,’ (page 341) quoted as follows.

“The open pastoral farmland dominated by horse paddocks is intact. However, historic field patterns have virtually disappeared, and the urban fringe influences will increase due to the expansion of Wokingham through the South Wokingham SDL. This will contribute to further erosion of peaceful rural qualities, and results in a moderate condition. Temporary structures including caravans within fields leads to a sense of neglect.”

It goes on to describe the ‘Key Issues,’ (page 341) quoted as follows.

- *“Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change.*
- *Loss of traditional features such as hedgerows and hedgerow trees and introduction of post and wire fencing associated with changing agricultural land use, including conversion to pony paddocks.*
- *Pressure for more horse/pony paddocks, particularly at settlement edges leading to a decrease in rural intactness.*
- *Expansion of horticultural polytunnels across the landscape affecting the openness of the landscape.*
- *Presence of unmanaged marginal agricultural land, which is of poor visual character due to being unmanaged, being kept in hope of rising land value, particularly around settlement edges.*
- *Commercial development pressure leading to the continued conversion of farm buildings from traditional uses to commercial and industrial enterprises eroding the rural character.*
- *Pressure for large scale residential development and supporting infrastructure impacting landscape character. Rapid rate of change due to future and on-going expansion of South Wokingham including on-going development of 2,500 homes both north and south of the Waterloo rail line as part of the South Wokingham strategic development.*
- *Continuing pressure for new roads including the proposed South Wokingham Distributor Road and associated road and rail crossing which will increase the fragmentation of the landscape and visual intrusion of transport corridors.”*

It goes on to describe the ‘Landscape Strategy,’ (page 341) quoted as follows.

- *“To maintain the landscape character of the Holme Green Pastoral Sandy Lowland the following strategy is required: to conserve and enhance the existing landscape character. The key opportunities are to improve the condition, intactness and presentation of the farmed landscape – with potential for replanting and management of field boundaries, and enhancement of ecological character.*

In terms of development, the rural setting of Wokingham should be conserved and management of urban fringe activities on marginal land is also required. The appearance of the new settlement edge as part of the South Wokingham SDL should also be enhanced by extensive planting and integrated within the existing rural landscape context.”

It goes on to describe the ‘Landscape Guidelines,’ (page 341-342) quoted as follows.

- *“Conserve and manage hedgerows as important wildlife habitats and landscape features as well as the links they provide across the landscape. Reinstate or repair hedgerows with native species where there are opportunities to do so particularly where they have been lost from highly visible locations e.g. along roadsides. Plan for the next generation of hedgerow trees with a programme of tree planting.*
- *Conserve and protect pasture and encourage appropriate management of grassland by grazing. Consider re-creation of lost grassland habitats.*
- *Manage the integration of equine related activities, hobby farms and set aside into the landscape through the maintenance of existing boundaries or restoration of hedgerows to enhance the visual and ecological quality of the landscape. Control any associated built elements.*
- *Minimise visual impact of agricultural polytunnels and commercial farm enterprises through careful siting and design. Minimise visual clutter including signage.*
- *Enhance the integration of existing and proposed urban edges through wooded boundaries, new hedgerows and large-species trees to provide visual screening and a positive interface between the built up and rural areas that provides an appropriate setting for Wokingham town.*
- *Conserve and enhance the wooded character along the small brooks and increase the extent of BAP priority habitat woodland using native species to create a more mixed woodland character and provide links to existing woodland habitats.*
- *Promote woodland creation, particularly in urban fringe areas of South Wokingham SDL to enhance landscape character and provide recreational potential.*
- *Conserve the rural character of the landscape between adjacent settlement clusters, to protect their individual identity, avoiding ribbon development. In particular protect the sensitive areas of open land along the new settlement edge of South Wokingham SDL and undeveloped rural landscapes separating and defining Wokingham and Finchampstead.*

- *Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting) to minimise the impacts of any new development on valuable attributes.*
- *Use appropriate tree and hedgerow planting to help integrate new and existing roads, particularly in relation to the South Wokingham Distributor Road and associated road and rail crossings.*
- *Enhance informal recreational enjoyment of the landscape, particularly in relation to Public Rights of Way connections to new residential areas.*
- *Reduce and prevent further noise and light pollution through the sensitive siting of any new development, especially any proposed night-time lighting.”*

5.6.7 LLCA Sensitivity (LLCA Value cross referenced with LLCA Susceptibility)

5.6.7.1 LLCA Landscape Value is judged using the following (GLVIA 3, Table 5.1, page 84).

- *Landscape quality* (or condition): The landscape has intact boundary enclosure (north, east and south of the Site) although the field pattern is somewhat lost to the paddocks and the buildings to the south of the Site. The wider LLCA has both Positive Landscape Receptors and Landscape Detractors, as noted above.
- *Scenic quality*: The LLCA offers important wooded planting and open field areas with some openness and views out of the Site to the north west.
- *Rarity*: The LLCA is typical of the local countryside which includes paddocks, some industrial estate areas, some scattered housing and some well used roads.
- *Representativeness*: The LLCA is representative of the local countryside character that is influenced by other light industrial, residential and transport land uses.
- *Conservation interests*: The LLCA has a rural field pattern that may contribute to the historic field pattern.
- *Recreation value*: There are PRowS in the LLCA allowing enjoyment of walking and views.
- *Perceptual aspects*: The LLCA has some perception of remoteness and tranquillity although it is influenced by the local houses, the light industrial estates and the traffic on the local roads.
- *Associations*: There are no known associations with the Site.
- *Function*: The Site is a mixed use farm with paddocks, residential and industrial estate areas.

5.6.7.2 For the reasons given above the LLCA is judged to **Medium** Landscape Value.

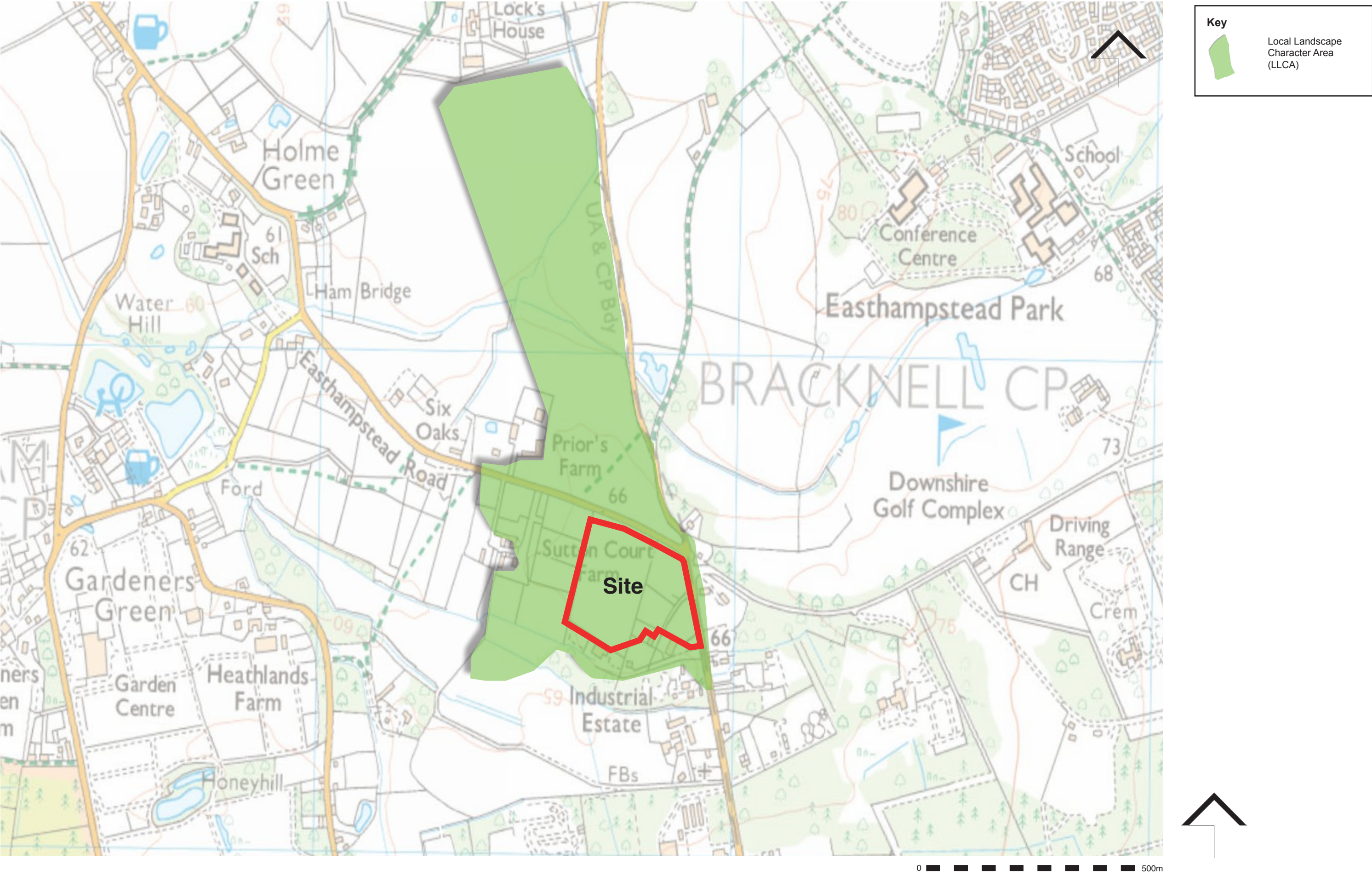
5.6.8 LLCA Susceptibility

5.6.8.1 The LLCA is able to accommodate the development as it would include elements that are already present on the Site (built forms, parking and people), the LLCA has Landscape Detractors and the proposals include benefits to the Positive Landscape Receptors. As such the Landscape Susceptibility is judged to be **Medium**.

5.6.9 LLCA Sensitivity

5.6.9.1 By cross referencing the **Medium** Landscape Value with **Medium** Local Landscape Susceptibility judgements, the Local **Landscape Sensitivity** is **Medium**.

Figure 6 Local Landscape Character Area Plan



5.7 Views (see Figure 7, and Appendix 1)

5.7.1 Visual baseline

5.7.1.1 The Zone of Theoretical Visibility (ZTV) shows that the Site is discreetly located for near distance views in from the north, east and south although there may be longer distance, glimpsed and partial winter views (from public (PRoW WOK8 (Footpath)) located to the north. To the west the land is more open and there are likely to be near to medium distance views in from the private land (including from Sutton Court Farm). Long distance views in from the west are screened by intervening woodland. There is a narrow long distance view out to the north west although there is no intervisibility.

5.7.1.2 There would no views from Viewpoint 8, a permitted path located approximately 350m to the south of the Site which is and screened by intervening woodland. The other 8 public Viewpoints are divided up as follows.

- Views from Old Wokingham Road (Viewpoints 1, 6 and 7)
 - All three Viewpoints are judged to be Low Value, Low Susceptibility and **Low Sensitivity**.
- Views from Easthampstead Road (Viewpoints 5 and 9)
 - Viewpoints 5 and 9 are judged to be Low Value, Low Susceptibility and **Low Sensitivity**.
- Views from PRoWs: BRA FP15 (Viewpoint 2); and WOK8 (Viewpoints 3 and 4).
 - Viewpoint 2 is judged to be Low Value, Low Susceptibility and **Low Sensitivity**. (Viewpoint 2 is located at the terminus of PRoW BRA FP15 where it meets the Old Wokingham Road and it is dominated its busy, fast moving traffic).
 - Viewpoint 4 is judged to be Low to Medium Value, Low to Medium Susceptibility and **Low to Medium Sensitivity** (Viewpoint 4 is located at the terminus of PRoW WOK 8 where it meets Easthampstead Road).
 - Viewpoint 3 is judged to be Medium Value, Medium Susceptibility and **Medium Sensitivity** (Viewpoint 3 is a relatively rural view from a PRoW in a field although the traffic on the Landscape Detracting roads lessen tranquillity).

6.0 Landscape Character and Visual Impacts/Effects

6.1 Overview

6.1.1 The changes to Landscape Character and Views that would occur as a result of the natural burial grounds are described as follows. The design would incorporate a new high quality pavilion of sensitive architectural style and constructed using high quality materials. Car parking is proposed to be located to the discreet northern part of the Site, so that cars would be predominantly screened from view by the new pavilion and the existing tree and hedge planting located along Easthampstead Road. New native species planting is proposed to the boundary areas (including for each garden area) to strengthen the local field pattern, create overall Site enclosure and strengthen biodiversity and Green Infrastructure and as such to be beneficial to the local Landscape Character. The proposed organically shaped layout with the new lake and new pathways constructed from sensitive high quality, hard landscape materials would offer a new green space where people could visit loved ones, in a tranquil and blended landscape with its own special sense of place.

6.2 National Character Areas Impacts/Effects

6.2.1 The national scale (*NCA 129, Thames Basin Heath*) is judged to be **Low Sensitivity**. *NCA 129* is broad in scale and the Impact/Effect of the development is judged by assessing its Landscape Character descriptions and the ‘*Statements of Environmental Opportunity*’ (SEOs 1, 2 and 4). At this scale the change as a result of the development would be perceived as indiscernible. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible Landscape Adverse Effect/Not Significant/Long Term** after the new planting would have established (15 years).

6.3 Borough Landscape Character Areas Impacts/Effects

6.3.1 At the borough scale, the Site is located in the *Wokingham Landscape Character Assessment 2019, Landscape Character Area (LCA) N1: Holme Green Pastoral Sandy Lowland*. The landscape represented by the LCA is also broad in scale and the Impact/Effect of the development is judged by assessing the ‘*Summary*,’ page 337 of the LCA as described above. At this scale the change as a result of the development would be perceived as relatively indiscernible. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible Landscape Adverse Effect/Not Significant/Long Term** after the new planting would have established (15 years).

6.4 Local Landscape Character Area (LLCA) Impacts/Effects

6.4.1 LLCA Sensitivity

6.4.2 The LLCA **Landscape Sensitivity** is judged to be **Medium**. The LLCA is focussed on the Site and it’s landscape context. The Impact/Effect of the development is judged by assessing the congruous changes to the baseline descriptions of the manifest ‘*Key Characteristics*,’ of the published Landscape Assessments and the close alignment of the new design with the ‘*Landscape Condition*,’ ‘*Key Issues*,’ ‘*Landscape Strategy*,’ ‘*Landscape Guidelines*,’ and ‘*Landscape Strategy*,’ described at the Borough LCA scale. The LLCA has both Positive Landscape Receptors, that would be largely strengthened (mainly by the new and significant areas of planting) and the Landscape Detractors would become less influential as the new planting would establish although new car parking would be an adverse intervention. As such the change would be clearly perceptible (with the benefits partially offsetting the adverse changes) and the Magnitude of Impact is judged as **Medium Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Moderate Adverse/Significant** at completion. The established new planting would blend the new building and predominantly screen the car parking so that at 15 years it would be less perceptible so that the Landscape Effect would become **Low to Medium Adverse Landscape Impact/Cusp of Minor to Moderate Adverse Landscape Effect/Cusp of Not Significant and Significant/Long Term**.

6.5 Visual impacts/Effects (see Figure7, and Appendix 1)

6.5.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be discreetly located for for the near distance, partial and just discernible views in from the north, east and south although there may be longer distance, glimpsed and partial winter views from PRow WOK8 (Footpath) when trees are not in leaf. To the west the land is more open and there are likely to be near to medium distance views from the private land (including from the Grade II Listed Sutton Court Farm). Long distance views in from the west are screened by intervening woodland although there are longer distance views out to the north west.

6.5.2 There would no views from Viewpoint 8, a permitted path located approximately 350m to the south and screened by intervening woodland. The other 8 public Viewpoints are described in three groups, as follows.

- Views from Old Wokingham Road (Viewpoints 1, 6 and 7)
 - During Construction, Viewpoints 1 and 6 are judged to be **Negligible Adverse** and Viewpoint 7 is judged to be **No Change**.
 - At completion the Magnitude of Impact, Viewpoints 1 and 6 are judged to be **Negligible Adverse** and Viewpoint 7 is judged to be **No Change**.
 - At completion the Visual Effect, Viewpoints 1 and 6 are judged to be **Negligible Adverse/Not Significant** and Viewpoint 7 is judged to be **No Change**.
 - After planting establishment (15 years) the Magnitude of Impact and Visual Effect, Viewpoints 1 and 6 are judged to be **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** and Viewpoint 7 is judged to be **No Change**.
- Views from Easthampstead Road (Viewpoints 5 and 9)
 - During Construction, Viewpoint 5 is judged to be **Negligible Adverse** and Viewpoint 9 is judged to be **Major Adverse**.
 - At completion the Magnitude of Impact, Viewpoint 5 is judged to be **Negligible Adverse** and Viewpoint 9 is judged to be **Major Adverse**.
 - At completion the Visual Effect, Viewpoint 5 is judged to be **Negligible Adverse** and Viewpoint 9 is judged to be **Moderate Adverse/Significant**.
 - After planting establishment (15 years) the Magnitude of Impact and Visual Effect, Viewpoints 5 is judged to be **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** and Viewpoint 9 is judged to be **Moderate Adverse Visual Impact/Minor Adverse Visual Effect/Not Significant/Long Term**.

- Views from PRowS: BRA FP15 (Viewpoint 2); and WOK8 (Viewpoints 3 and 4).
 - During Construction, Viewpoint 2 is judged to be **Moderate Adverse**, Viewpoint 3 is judged to be **Slight Adverse** and Viewpoint 4 is judged to be **Negligible Adverse**.
 - At completion the Magnitude of Impact, Viewpoint 2 is judged to be **Slight Adverse**, and Viewpoints 3 and 4 are judged to be **Negligible Adverse**.
 - At completion the Visual Effect, all three Viewpoints 2, 3 and 4 are judged to be **Negligible Adverse/Not Significant**.
 - After planting establishment (15 years) the Magnitude of Impact and Visual Effect, all three Viewpoints 3 and 4 are judged to be **Negligible Adverse/Not Significant**. Viewpoint 2 is judged to be **Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.

6.6 Landscape Strategy

6.6.1 Mitigation is required for the ‘*at completion*,’ Significant judgements, these are: the Local Landscape Character Area (LLCA), which becomes Cusp of Significant and Not Significant in the long term and for the fleeting views represented by Viewpoint 9 (from Easthampstead Road directly opposite the new entrance) which would become Not Significant in the long term. The Landscape Strategy, which includes mitigating the LLCA and Viewpoint 9, includes the following.

- Mixed, native species buffer and infill planting to all boundaries to strengthen the existing field pattern and screen or obscure views in (enhancing views from Sutton Court Farm Grade II Listed Building that currently may glimpse the industrial areas to the south of Brookfield Farm).
- High quality, architecture and use of building and landscape materials.
- Car park to be located to the north so as to be screened by the new building and obscured from Easthampstead Road by the planting along the northern boundary.
- New lake with shallow marginal edges for wetland habitat.
- New earthworks (with native species scrub planting) to re-use cut material (from the lake) and soften views towards the car parking area, from the private land of Brookfield Farm to the south.
- Sensitive use of low level and cowled lighting.
- Ecological enhancements: use native species; bird and bat boxes; hibernacular; wildflower meadow mixes (and management); and integrate any other proposals recommended by the ecologists..
- Protect all existing trees in line with BS 5837.
- Integrate a SUDS Strategy potentially to store water for irrigation to enhance Green and Blue Infrastructure.
- Planting proposals could include introduced species (although owners would plant their new gardens with ornamental plants) with the following predominantly native species are proposed as structure planting specifically to strengthen the weaker southern boundary, as follows.

Native mixed species planted buffer

Acer campestre
Alnus glutinosa
Cornus sanguinea
Crataegus monogyna
Fagus sylvatica
Ilex aquifolium
Ligustrum vulgare
Prunus avium
Prunus spinosa
Quercus robur
Rosa arvensis
Sorbus aucuparia
Viburnum opulus

Other native planting could include ferns, grasses, perennials and bulbs

Native Grass seed, could include Emorsgate EM2 meadow mix or similar.

Figure 7 Viewpoints 1 to 9 Plan

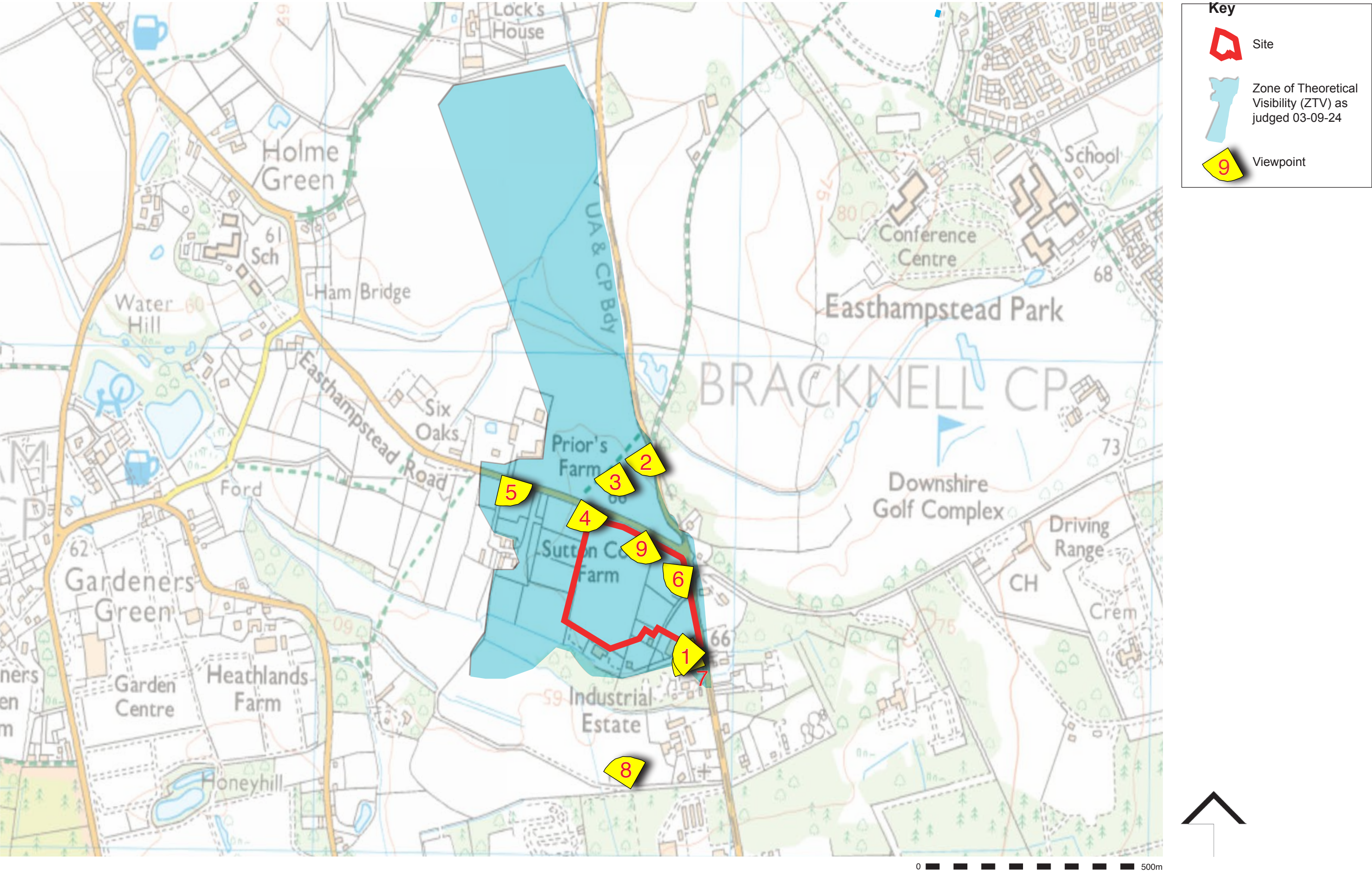


Table 6a Landscape Character and Visual Impacts and Effects Summary Table - Landscape Character

	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	During construction: Magnitude of Landscape Character Impact	At completion: Magnitude of Landscape Character impact	At completion: Landscape Character Effect/Significance	After planting establishment (15 years): Landscape Character Impact/Landscape Character Effect/Significance
Landscape Character Impact							
Landscape Character Area Descriptions							
Local: Local Landscape Character Area (LLCA) as described in the LVIA (reference: hla 601 R01)	Medium	Medium	Medium	Medium Adverse	Medium Adverse	Moderate Adverse/Significant (Mitigation native species planting(with a high percentage of evergreens) to offset the built forms seen)	Low to Medium Adverse Landscape Impact/Cusp of Minor to Moderate Adverse Landscape Effect/Cusp of Not Significant and Significant/Long Term
National: Natural England, National Character Area (NCA) 129, Thames Basin Heath	Medium	Low	Low	Low Adverse	Low Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Low Adverse Landscape Impact/ Negligible Landscape Adverse Effect/Not Significant/Long Term
Borough: Wokingham Landscape Character Assessment 2019, Landscape Character Area (LCA) N1: Holme Green Pastoral Sandy Lowland	Medium	Low	Low	Low Adverse	Low Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Low Adverse Landscape Impact/ Negligible Landscape Adverse Effect/Not Significant/Long Term



Table 6b Landscape Character and Visual Impacts and Effects Summary Table - Views

	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual impact	At completion: Magnitude of Visual impact at completion	At completion: Visual Effect/ Significance	After planting establishment (15 years): Visual Impact/Visual Effect/ Significance
Viewpoints Impact							
Viewpoint 1: Looking west, from Old Wokingham Road, grass verge, in close proximity to the Farm entrance, located approximately 10m from the Site. GL: 66m AOD	Low	Low	Low	Negligible Adverse	Negligible Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term
Viewpoint 2: Looking south from PRow BRA FP15 (Footpath), at junction with Old Wokingham Road, approximately 250m north of Site. GPS ref: 51.39439 W, 0.79701 W GL: 64m AOD	Low	Low	Low	Moderate Adverse	Slight Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term
Viewpoint 3: Looking south from PRow WOK8 (Footpath), in field west of Old Wokingham Road, approximately 125m north of Site. GPS ref: 51.39340 N, 0.79399 W GL: 66m AOD	Medium	Medium	Medium	Slight Adverse	Negligible Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term
Viewpoint 4: Looking south from junction of PRow WOK8 (Footpath) and Easthampstead Road, approximately 10m north of Site. GPS ref: 51.39335 N, 0.79960 W GL: 66m AOD	Low to Medium	Low to Medium	Low to Medium	Negligible Adverse	Negligible Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Negligible Adverse Visual Impact/ Negligible to Minor Adverse Visual Effect/Not Significant/Long Term
Viewpoint 5: Looking south east, from Easthampstead Road located approximately 200m north west of the Site. GPS ref: 51.39355 N, 0.90103 W GL: 63m AOD	Low	Low	Low	Negligible Adverse	Negligible Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term
Viewpoint 6: Looking west from entrance on Old Wokingham Road at entrance to Downshire Golf Complex, located approximately 10m from the Site. GPS ref: 51.39207 N, 0.79546 W GL: 66m AOD	Low	Low	Low	Moderate Adverse	Slight Adverse	Negligible Adverse/Not Significant (Mitigation is not required/Landscape Strategy incorporated)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term
Viewpoint 7: Looking north west on east side of grass verge on Old Wokingham Road, located in front of Haywire cottage, approximately 25m south east of the Site. GPS ref: 51.39270 N, 0.79546 W GL: 66m AOD	Low	Low	Low	No Change	No Change	No Change	No Change
Viewpoint 8: Looking north from permitted path, (Not Public Right of Way) located approximately 350m south of the Site. GPS ref: 51.38805 N, 0.79810 W GL: 62m AOD	Medium	Low	Low	No Change	No Change	No Change	No Change
Viewpoint 9: Looking south from grass verge, north side Easthampstead Road, approximately 10m north of Site. GPS ref: 51.39296 N, 0.79771 W GL: 66m AOD	Low	Low	Low	Major Adverse	Major Adverse	Moderate Adverse/Significant	Moderate Adverse Visual Impact/ Minor Adverse Visual Effect/Not Significant/Long Term

7.0 Conclusions

7.1 General

- 7.1.1 Brookfield Farm and its local landscape is located in generally open flat farmland within a wooded, and agricultural setting. The Site is discreetly located for views in from the north, east and south although there may be glimpsed, just discernible and partial views from two PRowWs located to the north, as seen in the winter when trees are not in leaf. To the west the land is more open and there are likely to be near to medium distance views in from the private land (including from the Grade II Listed Sutton Court Farm, above ground floor). The local area includes both: *Positive Landscape* (strong boundary planting to the north, east and south, some medium distance views through the more open western boundary especially to the north west and there are two local PRowWs (noted above)), all of which slightly elevate the baseline Sensitivity; and Landscape Detractors (piecemeal, light industrial and other buildings with associated land uses across Brookfield Farm and beyond, car parking, stored plant, materials and machinery, telegraph lines, traffic on Old Wokingham Road and Easthampstead Road, and equestrian uses), all of which adversely influence the baseline Sensitivity. This has led to: Low (national and borough scale) and Medium (LLCA), Landscape Character Sensitivity; and 7 Low, 1 Low to Medium and 1 Medium Sensitivity for the 9 Viewpoints.
- 7.1.2 The changes to Landscape Character and Views that would occur as a result of the natural burial grounds include: a new high quality pavilion; new car parking to be located to the discreet northern part of the Site, so that cars would be predominantly screened by the new building and the planting along Easthampstead Road; new mixed, native species buffer planting to the boundaries and for each garden area to create overall Site enclosure, create specific sense of place and to strengthen biodiversity; along with the new planting, a new lake would also enhance the Green and Blue Infrastructure; and new biodiversity interventions (bird and bat boxes, hibernacular and proposals from the ecologists) would also strengthen existing habitats.

7.2 National, borough and Local Landscape Character Areas (LLCA) Impacts/Effects

- 7.2.1 The Magnitude of Impacts are judged as **Low** (national and borough) and **Medium** (LLCA) **Adverse** during construction and at completion. The Landscape Effects are judged as **Negligible Adverse/Not Significant** (national and borough) and **Moderate Adverse/Significant** (LLCA), at completion. The Landscape Impacts and Effects, after planting establishment (15 years), are judged as **Low Adverse Landscape Impact/Negligible Adverse/Not Significant/Long Term** (national and borough) and **Low to Medium Adverse Landscape Impact/Cusp of Minor to Moderate Adverse/Cusp of Significant and Not Significant/Long Term** (LLCA).

7.3 Visual impacts/Effects

- 7.3.1 There would no views from Viewpoint 8. The other 8 public Viewpoints are divided in to three groups: Views from Old Wokingham Road (Viewpoints 1, 6 and 7); Views from Easthampstead Road (Viewpoints 5 and 9); and Views from PRowWs BRA FP15 (Viewpoint 2), and WOK8 (Viewpoints 3 and 4). Views from Old Wokingham Road and the PRowWs would result in **Not Significant** judgements at completion and in the long term. Views from Easthampstead Road would generally also be **Not Significant** (Viewpoint 5) although at the Site entrance (Viewpoint 9) views would be more open (somewhat screened by existing and new planting) towards the new entrance, the car parking and the new pavilion beyond. Viewpoint 9 represents a short distance for drivers (and their passengers as they fleetingly pass the Site entrance) and this should carry little weight in the overall decision.

7.4 Final statement

- 7.4.1 The new development would result in some adverse change (specifically at the LLCA scale and for the fleeting views on Easthampstead Road) but this would be offset by the many beneficial changes as a result of: new mixed, native species including the buffer planting to the boundaries to strengthen the local field patterns and Site enclosure; a new lake and enhanced Green and Blue Infrastructure; and new biodiversity interventions. For these reasons it is recommended that this development is not in conflict with Landscape Planning Policy and there are strong grounds for granting planning consent in terms of Landscape Character and Views.

APPENDIX A

1.0 Landscape Character and Visual impact methodologies

1.1 Introduction

- 1.1.1 This section addresses the Landscape Character and Visual impacts. This section addresses how Landscape Character and Visual, baseline conditions are judged to be impacted by development.

1.2 Landscape and Visual Impact Assessment Methodology, general

- 1.2.1 Landscape and Visual impact judgements proposed in this report, are based upon professional experience and by utilising the principles as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment and by reference to the Technical Guidance Note, Assessing Landscape Value outside National Designations (TGN 02-21).

1.3 Landscape Character Impact Methodology

1.3.1 General

- 1.3.1.1 Landscape Character impacts relate to the effects of the proposals on the physical resources and other characteristics of the landscape and its resulting character and quality. Landscape resources and character are considered to be of importance in their own right and valued for their intrinsic qualities regardless of whether they are seen. Landscape receptors are defined as aspects of the landscape resource that have the potential to be affected by a proposal.

- 1.3.1.2 There is no standard methodology for the quantification of the scale or magnitude of relative effects for Landscape Character although there is guidance in GLVIA 3 and TGN 02-20. As such the following definitions are proposed so that Landscape Character judgements can be made. Landscape Character is assessed by assessing the effects of the development at different scales. The term 'Local' is used to define the area within or influenced by the Appeal Site and is likely to closely follow the extent of the Zone of Theoretical Visibility (used in the Visual section).

- 1.3.1.3 The methodology sets out how to make Landscape Character impact judgements. Sensitivity is determined by cross referencing Landscape Value with Landscape Susceptibility (see Table 1). The Magnitude of Impact of the development is then judged at local to national scales. The Significance of Landscape Effect is determined by cross referencing the judgements made for, the Sensitivity of the Landscape Receptor and the Magnitude of Change (see Table 2).

1.3.2 Landscape Value

- 1.3.2.1 Landscape Value is the relative value or importance attached to different landscapes by society on account of their landscape qualities. It is inherent and independent of the proposed development. Landscape qualities are characteristics or features of a landscape that are valued, usually referred to as special qualities in relation to nationally designated landscape. Landscape characteristics are elements which make a particular contribution to landscape character. Landscape Value is assessed using the following range of factors (in oblique, referenced from GLVIA 3, item 5.28, Box 5.1 with some minor changes with the issue of TGN 2/21, as noted).

- *Scenic quality.* 'The term is used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).'
- *Distinctiveness (combines *Rarity and Representativeness*).* *Rarity* is 'The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.' *Representativeness* is whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'
- *Conservation* (natural heritage factors (TGN 2/21) interests. 'The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.'
- *Recreation value.* 'Evidence that the landscape is valued for recreational activity where experience of the landscape is important.'
- *Perceptual aspects.* 'A landscape may be valued for its perceptual qualities, notably wildness, remoteness and/or tranquillity.'
- *Associations.* 'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'
- *Function (TGN 2/221).* 'The value attached to landscapes which perform a clearly identifiable and valuable function.'

- 1.3.2.2 Landscape Value judgements are made using the following (linked to the GLVIA 3 categorisations on page 39).

- **Very Low** (which could be categorised as a landscape significantly influenced by a dominant landscape detractor).
- **Low** (which could be categorised as Local Community or a landscape which is not designated or protected, which does not make a positive contribution, which is in poor condition, and/or which has been residually altered by detrimental man-made activity, possibly at a small scale)
- **Medium** (which could be categorised as Regional or Local Authority (GLVIA) or an undesignated landscape judged to have a higher (than the Low) value as a result of assessment carried out in accordance with TGN 02-21) or a landscape which may be part of a local designation or other value, that makes a moderately positive contribution, which is in moderate condition, and/or which may have some detrimental activity as a result of man-made intrusion. These may include Local Plan Landscape designations or other undesignated landscapes that have some other medium landscape value.
- **High** (which could be classed as regional, international or national): a landscape which is covered by an international, national designation or in some cases is of regional interest or other important value, that makes an important and positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, Heritage Coasts, Registered Parks and Gardens, including the setting of these.
- **Very High** (which could be classed as international or national): a landscape which is covered by an international or national designation that makes an highly important and significantly positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, or Heritage Coasts.

1.3.2.3 In respect of a test for judging a ‘valued landscape,’ (outside national designations), as referred to in NPPF, Paragraph 174 part a) the following definition is given on page 42 of LI TGN 02/21, Appendix 6, titled ‘The valued landscape policy test’ in England,’ item A4.2.11.

“A ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.”

The TGN (also page 42) notes that ‘Everyday’ landscapes may nevertheless have value to people. GLVIA 3, item 5.28, Box 5.1 TGN 2/21, is also relevant, as noted at 1.4.2.1, below.

1.3.3 Landscape Susceptibility

1.3.3.1 Landscape Susceptibility judgements are based on the physical state of the landscape and influential elements (Landscape Receptors) within it. It is development. specific It is about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place. Judgements are made to assess the ability of Landscape Receptors to accommodate change as a result of proposed development in relation to the baseline. Landscape Receptors can include overall character, key characteristics, individual elements or features and specific aesthetic or perceptual aspects. Landscape Susceptibility judgements are made using the following.

- **Low:** a landscape where Receptors are likely to make a minimal positive contribution so that it could accommodate the type of development being proposed without causing a detrimental change to the baseline condition.
- **Medium:** a landscape where Receptors are likely to make a moderately positive contribution so that it could accommodate partial development or there is potential for effective mitigation to offset detrimental change to the baseline condition.
- **High:** a landscape where Receptors are likely to make a highly positive contribution so that it is unlikely that it could accommodate the type of development being proposed (even with mitigation) and would cause a detrimental and residual change to the baseline condition.

1.3.4 Landscape Sensitivity (see Table 1.)

1.3.4.1 Landscape Sensitivity is the degree to which the Landscape can accommodate change without adverse impact on its character and is judged by cross referencing value with susceptibility.

Table 1 Determining Landscape Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
		Very Low	Low	Low	Medium	Medium
		Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.3.4.2 Landscape Sensitivity is described as follows.

- **Very Low** is defined as a Landscape that has Very Low Value (likely to be significantly influenced by a dominant landscape detractor) with Low Susceptibility so that it would be tolerant of the type of change envisaged.

- **Low** is defined as a Landscape which is unlikely to include Local Plan landscape designations and which is likely to be a landscape that has poor or damaged landscape characteristics. It is likely to be tolerant of the type of change envisaged.
- **Medium** is defined as a landscape which is likely to include Local Plan Landscape designations or other undesignated Landscape characteristics and to be of local or district (borough) scale or community importance. It is likely to be a landscape that contributes positively to the character of an area, and it may have capacity to accommodate a degree (potentially with mitigation) of the type of change envisaged and
- **High** is defined as a Landscape likely to protected by a regional, national or international designation and/or widely acknowledged for its Medium to Very High value and/or its Medium to High Susceptibility. It is a Landscape with distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation.
- **Very High** is defined as a Landscape protected by a national or international designation and/or widely acknowledged for its Very High value and High Susceptibility. It is a Landscape with a significantly distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation..

1.3.5 Magnitude of Landscape Effect

1.3.5.1 Magnitude of Landscape Effect refers to the extent to which proposed development would alter the existing characteristics of a landscape and combines judgements on; size or scale of effect, geographical extent influenced; the duration; and the reversibility.

1.3.5.2 Magnitude of Landscape change is described using the following terms,

- **Low** is defined as just perceptible, long term change in components of a landscape or more noticeable temporary and reversible changes.
- **Medium** is defined as clearly perceptible, long term changes or loss of important features in a Character Area but which result in only relatively subtle changes in Character; or changes in a small part of a Character Area which will have a clear effect on the immediate locality. Clearly perceptible change in setting to a neighbouring Character Area which is sufficient to influence its own character, and
- **High** is defined as clearly perceptible changes, for example the loss of features which make an essential contribution to a character area, or the introduction of new large-scale features in to a character area where these are not typical, or change exerted by an overriding influence on a neighbouring character

1.3.5.3 Duration of Landscape Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the existing baseline Landscape would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment becomes effective (10 to 25 years).
- **Long term or not reversible:** (permanent effects).

1.3.6 Significance of Landscape Effect (see Table 2)

1.3.6.1 The Significance of Landscape Effect determines how important the changes might be for the landscape in terms of mitigation and the long term residual effects. It is judged using Table 2.

Table 2 Determining Significance of Landscape Effects				
Sensitivity of receptor	Magnitude of change (Adverse or Beneficial)			
	Very Low	Low	Medium	High
		Negligible/Not Significant	Negligible/Not Significant	Minor/Not Significant
		Negligible/Not Significant	Minor/Not Significant	Minor/Not Significant
		Minor/Not Significant	Moderate/Significant	Moderate/Significant
		Minor/Not Significant	Moderate/Significant	Major/Significant
	Very High	Minor/Not Significant	Moderate/Significant	Major/Significant
Key to Table 2				
Negligible	Not significant			
Minor	Mitigation should be explored but the effect would be a consideration of only limited Significance in the judgement			
Moderate	Every effort should be made to mitigate the impact and if moderate residual effects remain these would be Significant			
Major	Every effort should be made to mitigate the impacts/effects and if residual major effects remain these would be Significant			

1.4 Visual Impact Methodology

1.4.1 General

1.4.1.1 Visual impacts relate to the effects on the existing visual amenity and the impact on Visual Receptors. Visual Receptors are people with views that may be altered by new development. Effects on visual amenity, as perceived by Landscape Receptors, are therefore clearly distinguished from, although they can be linked to Landscape effects.

1.4.1.2 Viewpoints 1 to 9 and visual impacts are described in Appendix 1 hla 601 R02. Near distance views are defined as being under 200m from the site, medium distance, 200m to 1km, and long distance, as over 1km.

1.4.2 Photographic Methodology (see Appendix 8)

1.4.2.1 In demonstrating photographic evidence to support Viewpoint descriptions and impact judgements it is important to have a photographic methodology that can be repeated by any other party. As such this LVIA uses the Landscape Institute Advice Note 06/19 Visual Representation of Development Proposals 17-09-19 (Appendix 8) as the basis for Viewpoint Photography.

1.4.2.2 Photographic viewpoints are selected to give typical or representative views from a variety of locations and from near, middle and long distance locations. All Viewpoints are publicly accessible locations in the landscape.

1.4.2.3 Each photograph is taken from a height approximately 1.5m (eye level) above ground level.

1.4.2.4 The camera used for the viewpoints was a Canon EOS 70D digital single lens reflex camera with a 18-55mm lens on a focal distance of 50. Suppliers of cameras of this type prescribe this as the set-up which most closely resembles the image as seen by the human eye.

1.4.2.5 All photographs were taken at a time when views were clear and during the day. These photographs can be used for photomontage presentations although this is not the case with this LVIA.

1.4.3 Visual Baseline

1.4.3.1 Views to the Appeal Site were selected by desktop and on Site assessment as the most likely public locations that views of the development might experience a change. As such they demonstrate highest impact or worst case scenario views, as seen on the 3rd September 2024.

1.4.4 Visual Impact Assessment structure

1.4.4.1 The methodology sets out how to make Visual impact judgements. Sensitivity is determined by judging and then cross referencing Visual Value with Visual Susceptibility using Table 3. The Magnitude of Impact for each Viewpoint is determined using Table 4 and the Significance of Visual Effect as a consequence of the development is put forward using Table 5 which cross references the judgements for Visual Sensitivity and Magnitude of Change. The judgements also consider seasonal variations (when there are no leaves on the trees) and at night time.

1.4.5 Visual Value

1.4.5.1 Visual Value judgements relate to the value attached to the view (not the visual receptor). The Value judgements are made using the following criteria.

- **Very Low:** Views which are undocumented, not protected by any designation and dominated by a significant landscape detracting element or significant detrimental man-made intrusion.
- **Low:** Views which are not documented or protected by any designation or do not have any other cultural, historic, ecological or that have some detrimental man-made intrusion.
- **Medium:** Views which have a moderate level of visual interest and where the elements within the view are relatively intact for example local open space and local footpaths or which might be protected by: County; District (or Borough) and Parish designations; or where there is a moderate level of interest for cultural, historic, ecological, or other moderately important reasons, that may influence the view.
- **High:** High quality views where the attention or interest is prolonged and focused on the visual surroundings, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have limited or positive man-made intervention (unless of cultural value).

- **Very High:** Proprietary views where the attention or interest is prolonged and focused on the visual surroundings at an: international (World Heritage Sites); national (National Parks, AONBs and Heritage Coasts); county; regional or district scale, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have extremely limited or positive man-made intervention (unless of cultural value).

1.4.6 Visual Susceptibility

- 1.4.6.1 Visual Susceptibility is the ability of a view to accommodate the type of development being proposed without undue consequences for the maintenance of the baseline situation and judgements are made using the listed criteria as follows.
- **Low:** Views where the Visual Receptor’s attention is not on their surroundings and where setting is not important to the quality of working life. Receptors might include drivers, people who are engaged in work tasks or people engaged in sport where the view is not an integral part of the experience.
 - **Medium:** Views where the Visual Receptors may have a moderate level of interest for example local open space users, local people walking in community areas or engaged in sport where the view is not an integral part of the experience (cycling, walking, jogging etc) and passengers in vehicles.
 - **High:** Views where the Visual Receptors have a high level of interest or where views are recorded in Management Plans or guide books or Views associated with nationally designated landscapes: notable views from a National Trail or promoted route; or designed views (vistas) recorded in citations for historic parks and gardens/scheduled monuments etc. Local residents who have high quality views where they may have limited access to the wider countryside.1.47 Visual Sensitivity (see Table 3)
- 1.471 Visual Sensitivity is the degree to which the landscape can accommodate change without adverse impact on its composition and the ability to enjoy the view. It is determined by cross referencing Visual Value with Visual Susceptibility.

Table 3 Determining Visual Sensitivity

		Value				
		Very Low	Low	Medium	High	Very High
Susceptibility	Low	Very Low	Low	Low	Medium	High
	Medium	Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.4.8 Magnitude of Visual change (see Table 4)

- 1.4.8.1 Magnitude of Visual Effect refers to the extent to which proposed development would alter the existing characteristics of a visual composition and the ability to enjoy the view. Judgements combine the size or scale of effect, the geographical extent and the duration and reversibility. Consideration is given to the loss, gain, deterioration or enhancement of existing landscape visual elements as well as the scale, materiality and design style, and the completeness of a view (open, enclosed, framed, partial, momentary, zoetropic etc), and the extent (see also the Zone of Theoretical Visibility) which includes the area impacted and the numbers and types of Visual Receptors.
- 1.4.8.2 Duration of Visual Effect is judged as follows.
- **Short term or reversible:** (effects have no influence and the visual baseline would be returned).
 - **Medium term or partially reversible:** (effects that would last until planting establishment is becomes effective (10 to 25 years)).
 - **Long term or not reversible:** (permanent effects).

Table 4 Determining Magnitude of Visual Impact

Visual impact magnitude	Description
Major adverse visual impact or benefit	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view
Moderate adverse visual impact or benefit	The proposals would cause a clearly noticeable change to the the view, which would affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Slight adverse visual impact or benefit	The proposals would cause a perceptible change to the the view but which would not materially affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Negligible adverse visual impact or benefit	The proposals would cause a barely perceptible change to the the view, but which would not affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
No change	The proposals would cause no change to the view
Neutral	There would be a change to the view but it is not possible to judge whether this change is an adverse or beneficial impact

- 1.4.9 Significance of Visual Effect (see Table 5)
- 1.4.9.1 The Significance of Visual Effect determines how important the changes might be for the View and the appreciation of the View, in terms of the requirements for mitigation and the long term residual effects. It is judged using Table 5.

Table 5 Determining Significance of Visual Effect

				Magnitude of Impact		
		Major Visual Impact (Adverse or Beneficial)	Moderate Visual Impact (Adverse or Beneficial)	Slight Visual Impact (Adverse or Beneficial)	Negligible Visual Impact (Adverse or Beneficial)	Neutral impact
	Very High	Major Visual Effect/ Significant	Major Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Minor Visual Effect/ Not Significant
	High	Major Visual Effect/ Significant	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant
Sensitivity of receptor	Medium	Moderate/Visual Effect/Significant	Moderate/Visual Effect/ Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Low	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Very Low	Minor Visual Effect/Not Significant	Negligible Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant

Key to Table 5

Visual effect (VE)

- Negligible

The proposals would result in a change to the view that may be barely discernible and/or it would not be possible to make beneficial or adverse judgement irrespective of the Sensitivity. The effects are likely to be short term or reversible and/or they would be very small and lead to Not Significant judgement.
- Minor

The proposals would result in a change to the view that would be barely discernible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be short term or reversible and/or would be minimal and lead to Not Significant judgement.
- Moderate

The proposals would result in a change to the view that would be perceptible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be long term and irreversible and/or would be Significant in all cases.
- Major

The proposals would result in a change to the view that would be a dominant or complete change where the impact is Major and the Sensitivity is High. The effects would be Long Term, irreversible and Significant in all cases.

Significance

- Not Significant

Mitigation should be explored but the impact should be a consideration of only limited weight
- Significant

Every effort should be made to mitigate the impact and if residual impacts remain these should feature in the balance of considerations.

Bibliography

Appendix 2 National Character Area 129 Thames basin Heaths

<https://publications.naturalengland.org.uk/publication/4685559624630272#:~:text=The%20Thames%20Basin%20Heaths%20National,the%20rivers%20Wey%20and%20Mole.>

Appendix 3i Wokingham Borough Landscape Assessment November 2019, Part 1

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Wokingham%20Borough%20LCA%20Part%201.pdf>

Appendix 3ii Wokingham Borough Landscape Assessment November 2019, Part 2, Landscape Character Area N

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Wokingham%20Borough%20LCA%20Part%202%20Area%20N.pdf>

Appendix 4 Wokingham Borough Council, Borough Design Guide, Supplementary Planning Document, June 2012

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/CD13.03%20Borough%20Design%20Guide%20Interactive%20SPD%20%281%29.pdf>