

Landscape Visual Appraisal

Strowdes Estate, Remenham, Berkshire

The Main House

October 2025

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Stowdes Estate Landscape Visual Appraisal

Introduction

Disclaimer

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Introduction

1.1: Bradley-Hole Schoenaich Landscape Architects have been instructed to undertake a review and update of the Landscape Character Assessment and Visual Appraisal carried out by Christopher Bradley Hole Landscape in July 2017, for the proposed developments at Stowdes Estate, Remenham, Berkshire. The Planning Reference of the Main House is 213587.

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

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

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

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

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

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

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

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

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

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Introduction (Site location map - 7km)

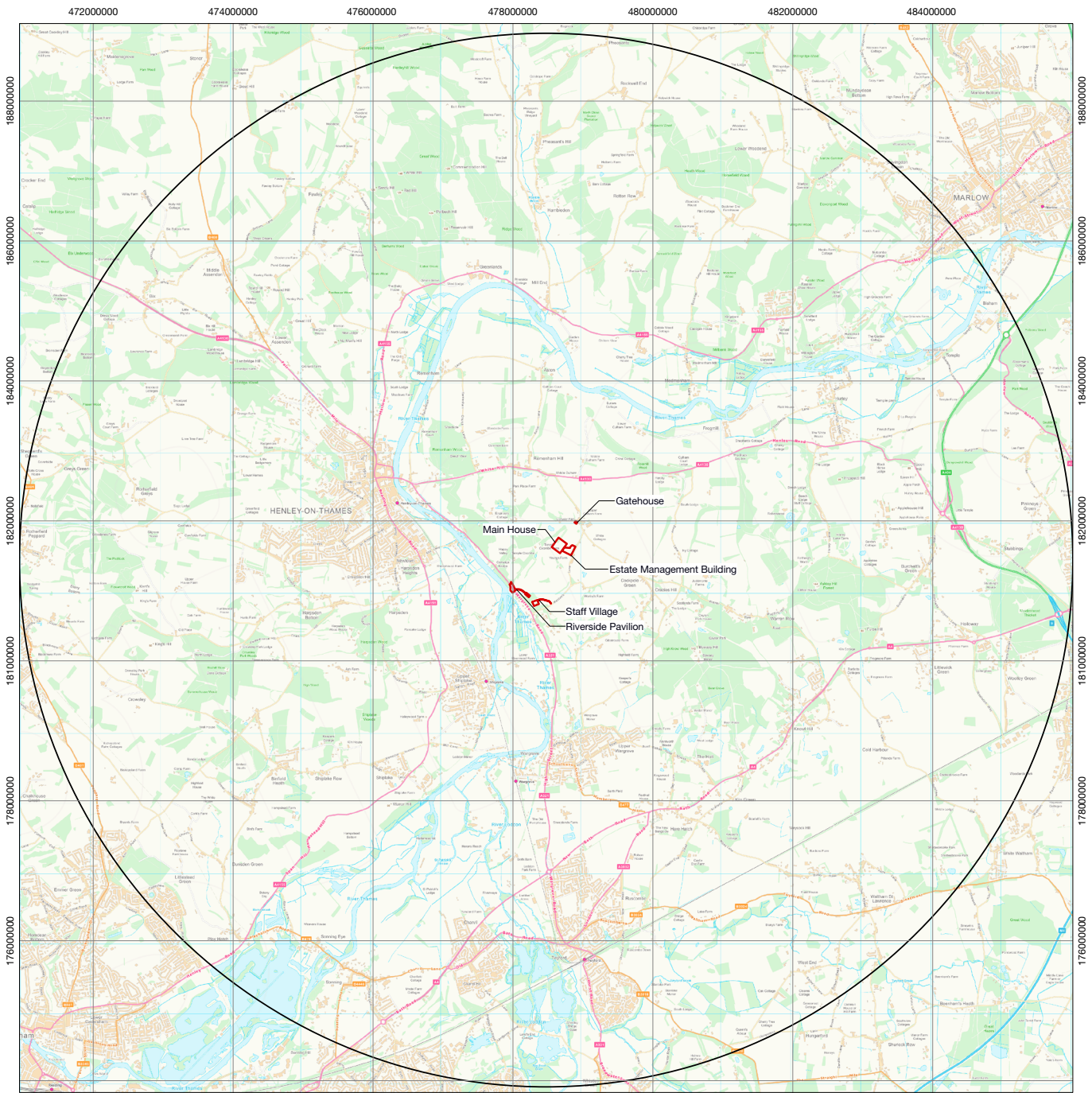


Figure 1 : Site Location and Study Area

Drawing notes

- Site Boundary
- 7km Buffer

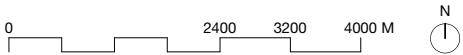


Image data sources

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