

LAND AT STANBURY HOUSE, SPENCERS WOOD

LANDSCAPE AND VISUAL APPRAISAL

APPENDIX 3

DRAWINGS

for
Cooper Estates Strategic Land Limited.

March 2025

REF: I070-LVA 2025-03-14

In the interest of sustainability, this document is intended
to be printed double sided on A3 paper.

PROJECT NO.	I070	REVISION A				
DOCUMENT REFERENCE	I070-LVA 2025-03-I4	Rev	Date	By	Chk	Description
AUTHOR(S)	Mark Gibbins and Mary Lister	A	2025-03-14	MG/ML	MG	Issued for planning
STATUS	PLANNING					

NOTES:
This drawing is subject to copyright.



- KEY:
-  Application Site
 -  Recently constructed 57 unit scheme
 -  Associated SANG land
 -  Existing Avenue of Redwood trees along Wellington Court



A	New layout	2025-03-13	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk

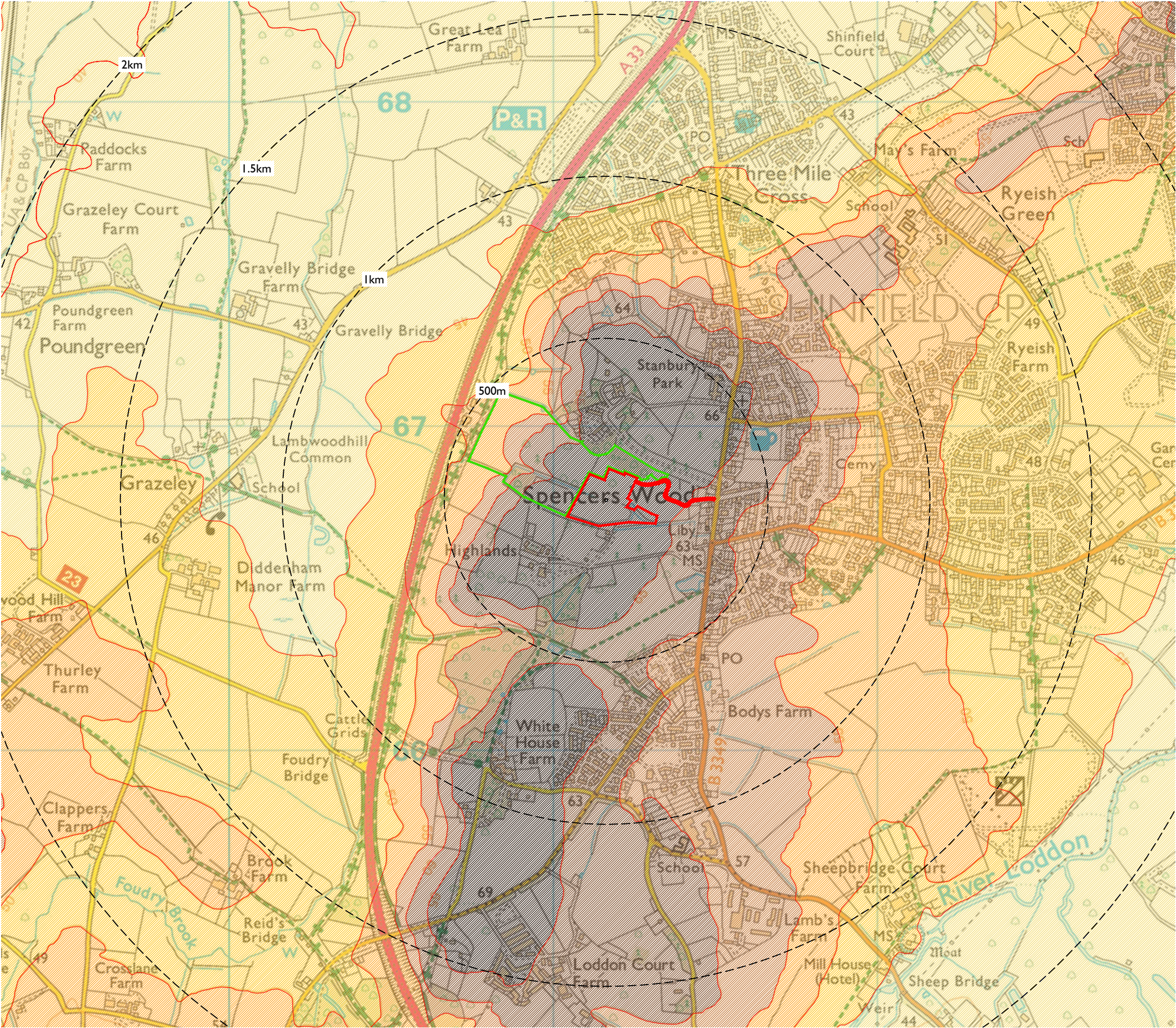
project
SPENCERS WOOD

client
COOPER ESTATES STRATEGIC LAND LTD

drawing title
AERIAL SHOWING VEGETATION AND URBAN AREAS

drawing number	revision	status	scale
1070-A-01	A	PLANNING	1:7,500@A3

NOTES:
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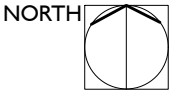
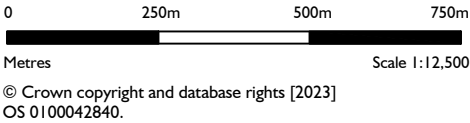


KEY:

- Application Site
- Associated SANG land

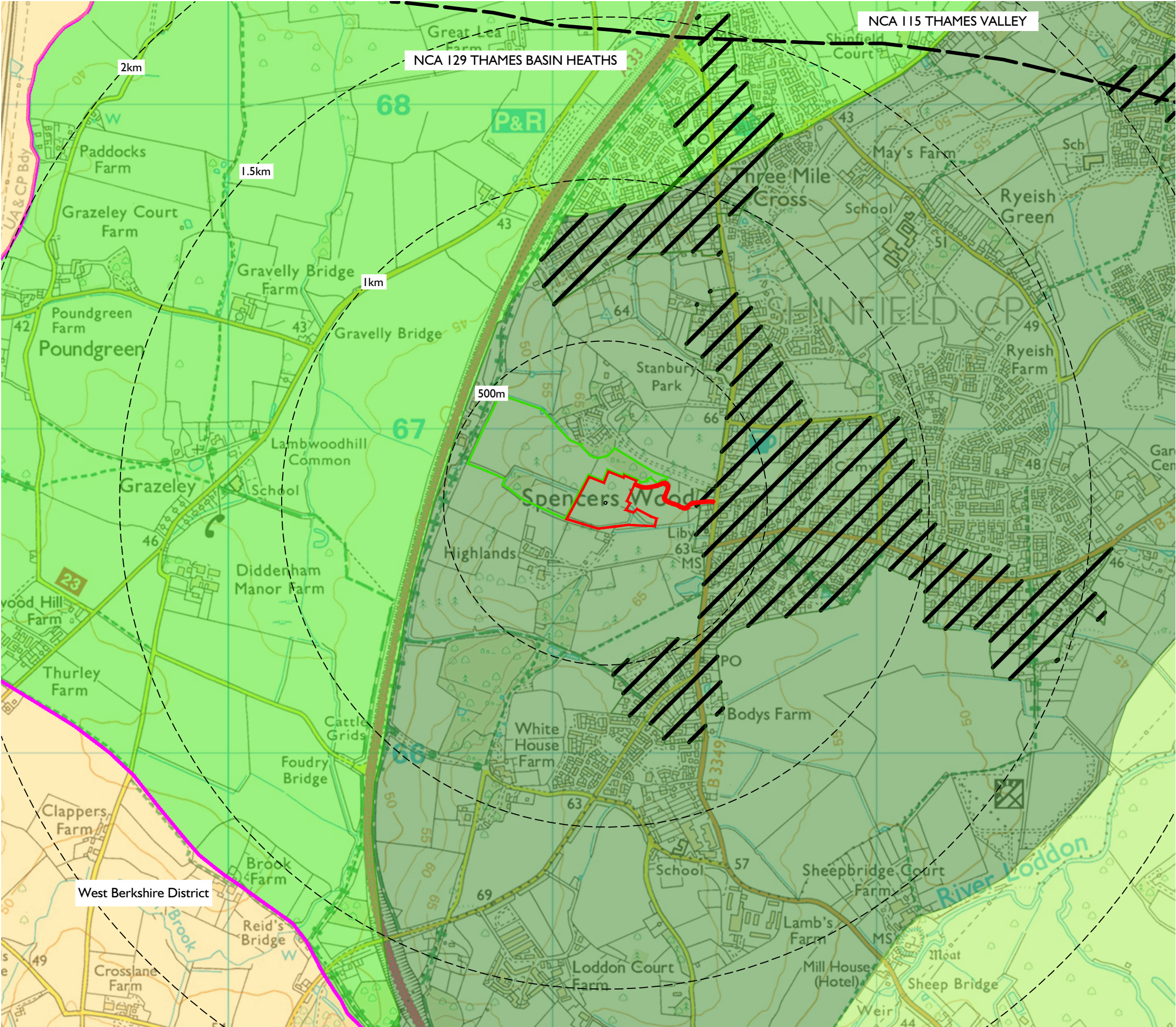
Land Height between:

- 40m and 45m AOD
- 45m and 50m AOD
- 50m and 55m AOD
- 55m and 60m AOD
- 60m and 65m AOD
- 65m and 70m AOD
- Contour lines at 5m intervals



A	New layout	2025-03-13	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk
project SPENCERS WOOD				
client COOPER ESTATES STRATEGIC LAND LTD				
drawing title TOPOGRAPHY				
drawing number 1070-A-02	revision A	status PLANNING	scale 1:12,500@A3	

NOTES:
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KEY:

- Application Site
- Associated SANG land
- District boundary
- National Landscape Character Area Boundary

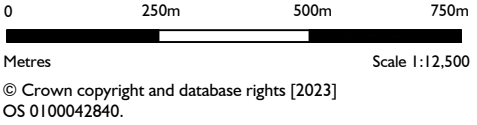
Wokingham District
Landscape Character Assessment

- A2: Loddon River Valley
- I3: Grazeley Farmed Clay Lowland
- J3: Spencers Wood Settled and Farmed Clay
- Urban areas

West Berkshire District

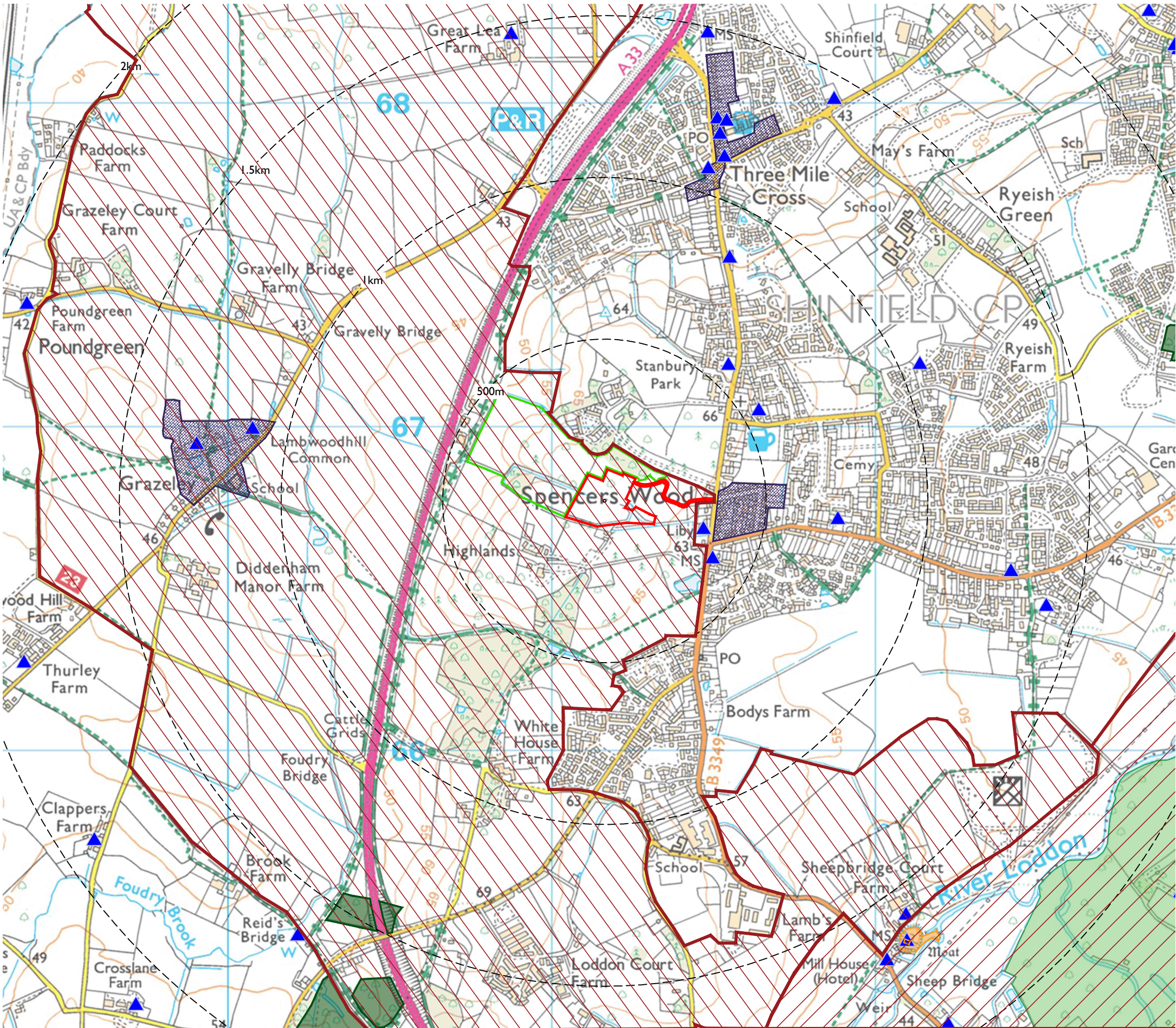
Sources:

- Wokingham District Landscape Character Assessment (April 2004).
- West Berkshire Landscape Character Assessment (2019).
- Natural England National Character Profile: 129 Thames Basin Heaths.



A	New layout	2025-03-13	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk
project				
SPENCERS WOOD				
client				
COOPER ESTATES STRATEGIC LAND LTD				
drawing title				
LANDSCAPE CHARACTER AREAS				
drawing number	revision	status	scale	
1070-A-03	A	PLANNING	1:12,500@A3	

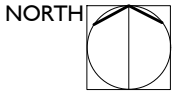
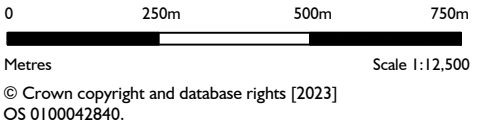
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KEY:

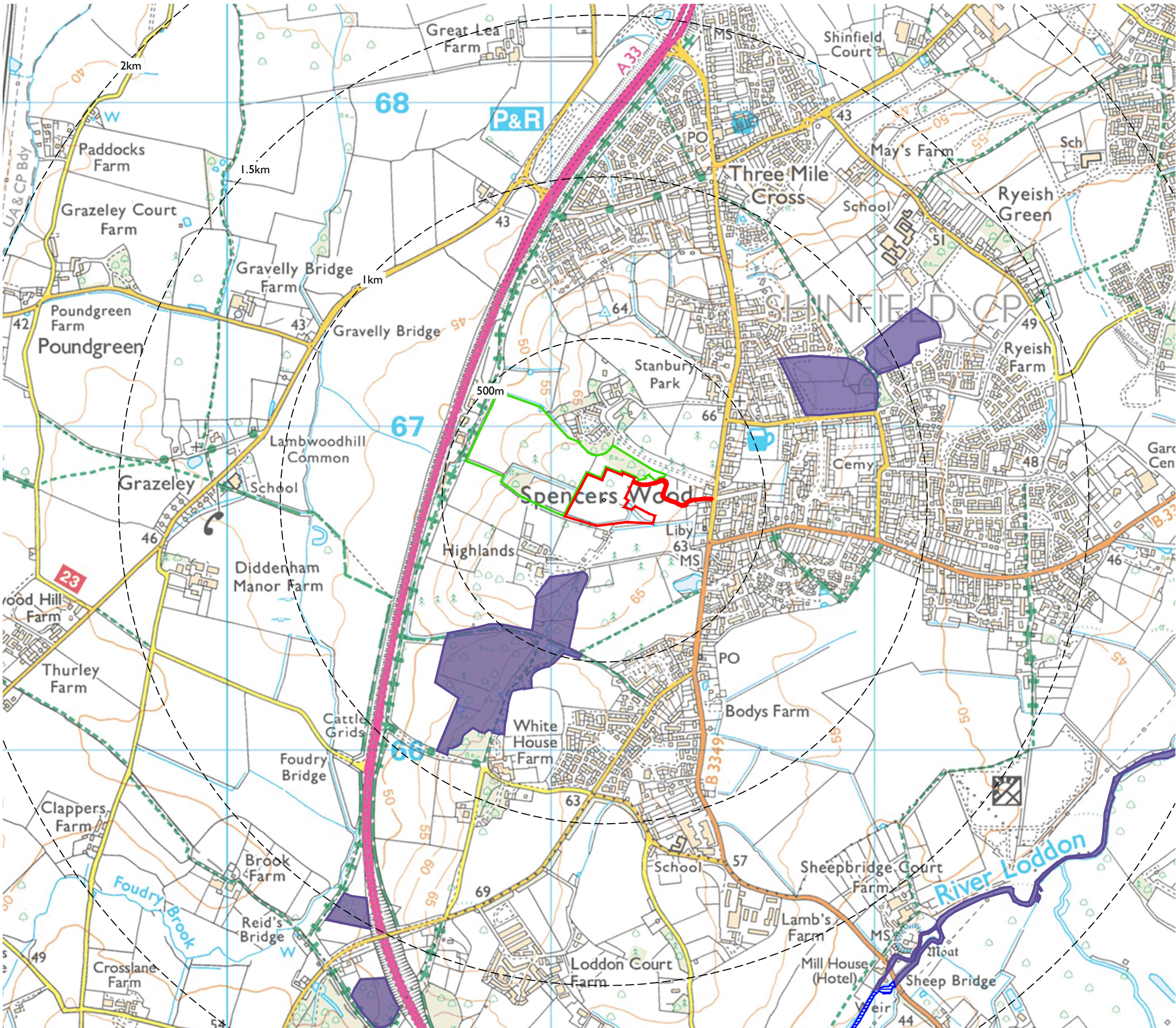
- Application Site
- Associated SANG land
- Registered Historic Parks and Gardens
- Ancient Woodland
- Scheduled Ancient Monuments
- Wokingham Local Plan Policy TB26: Area of Special Character
- Listed Buildings
- Emerging Local Plan Policy NE6 - 'Ridge and Rivers Valued Landscape'
- Emerging Local Plan Policy NE6 - 'River Loddon Valued Landscape'

Sources:
MAGiC, Historic England, and Wokingham Borough Council



A	New layout	2025-03-18	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk
project SPENCERS WOOD				
client COOPER ESTATES STRATEGIC LAND LTD				
drawing title LANDSCAPE AND HERITAGE DESIGNATIONS				
drawing number 1070-A-04	revision A	status PLANNING	scale 1:12,500@A3	

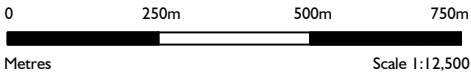
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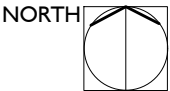
KEY:

- Application Site
- Associated SANG land
- SSSI
- Local Wildlife Sites

Sources:
MAGiC and Wokingham Borough Council



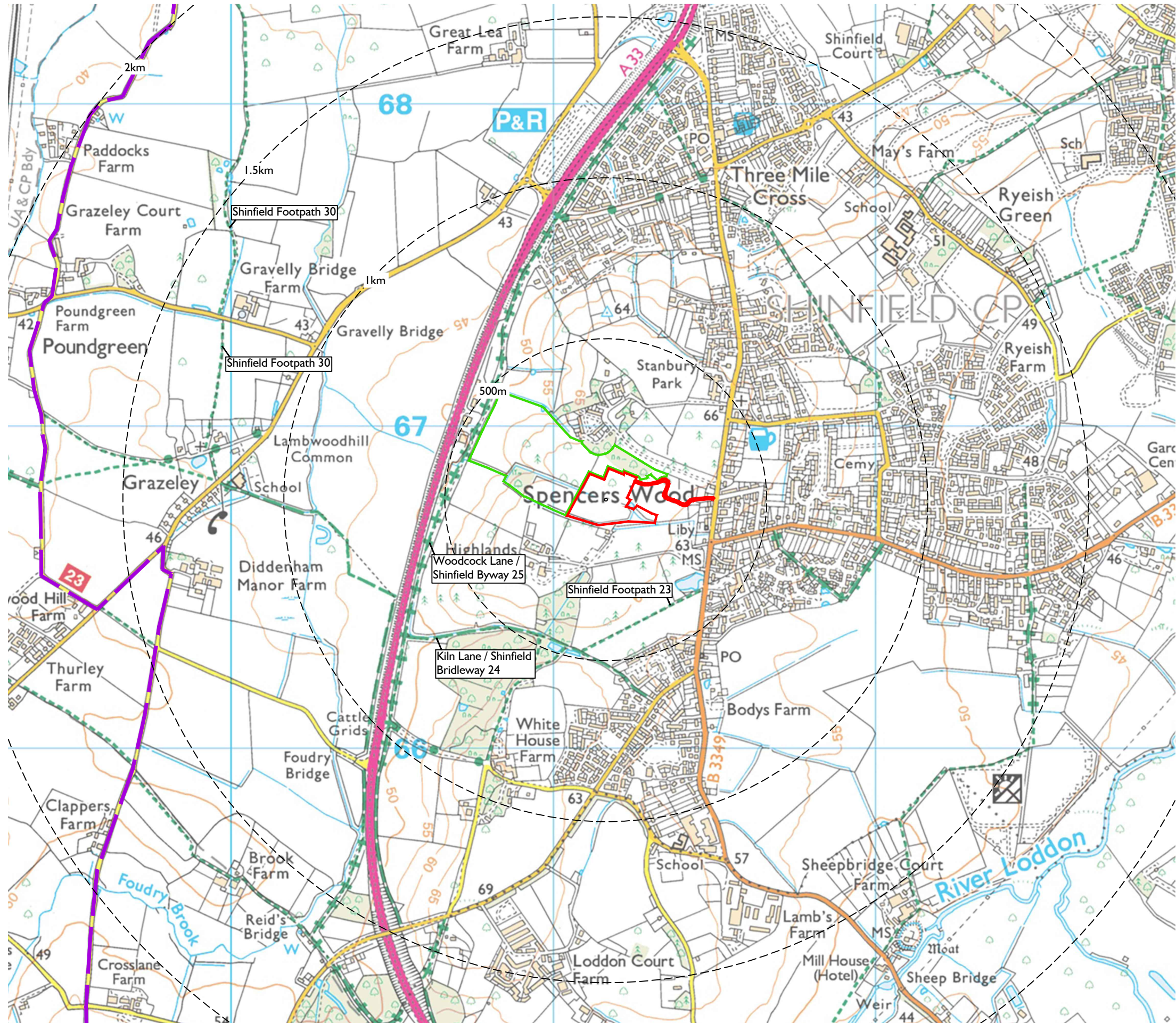
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OS 0100042840.



A	New layout	2025-03-13	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk
project				
SPENCERS WOOD				
client				
COOPER ESTATES STRATEGIC LAND LTD				
drawing title				
NATURE CONSERVATION DESIGNATIONS				
drawing number	revision	status	scale	
1070-A-05	A	PLANNING	1:12,500@A3	

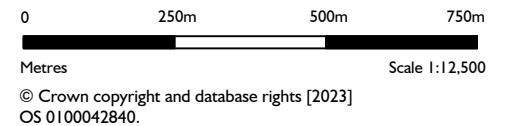
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INDIGO 



KEY:

-  Application Site
-  Associated SANG land
-  National Cycle Network
-  Public Right of Way reference number



NORTH



A	New layout	2025-03-13	ML	MG
-	FIRST ISSUE	2023-09-04	ML	MG
rev	description	date	by	chk

project
SPENCERS WOOD

client
COOPER ESTATES STRATEGIC LAND LTD

drawing title
ACCESS

drawing number	revision	status	scale
1070-A-06	A	PLANNING	1:12,500@A3

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INDIGO LANDSCAPE ARCHITECTS LIMITED