



**Longwater Road,  
Finchampstead,  
Berkshire**

**Landscape and Visual  
Appraisal**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Catesby Estates Limited and  
Stonebond Properties (Guildford)  
Limited**

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| Plan EDP 3: Landscape Designations and Other Considerations<br>(edp4070_d003c 24 May 2024 (DJo/HEI) |
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## **Section 1**

### **Introduction, Purpose and Methodology**

#### **INTRODUCTION**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Catesby Estates Limited and Stonebond Properties (Guildford) Limited (hereafter referred to as ‘the applicant’) to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop a residential scheme at Longwater Road, Finchampstead, Berkshire, (hereafter referred to as ‘the site’). The site falls within Wokingham Borough Council (WBC) Local Planning Authority (LPA) area, extends to circa 2.29 hectares (ha), and is briefly described in **Section 2** of this LVA.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)). EDP is a Registered Practice of the Landscape Institute<sup>(1)</sup> specialising in the assessment of the effects of proposed development on the landscape.

#### **THE SITE AND THE PROPOSED DEVELOPMENT**

- 1.3 **Plan EDP 1** illustrates the location of the site’s boundaries and the study area for the LVA. The site is located at the southern extent of the village of Finchampstead to the east of Longwater Road, within the Wokingham Borough.
- 1.4 The site’s character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 1.5 The site lies immediately north of the Moor Green Lakes Nature Reserve extension/-proposed Blackwater Valley Country Park, which is covered by ‘Policy SAL06: Allocated Country Parks’ and can be accessed via a Public Right of Way (PRoW) entrance and gate on the north-western corner, along Longwater Road (B3016). The site itself comprises a field of species-poor grassland bordered to the north by a public footpath and residential curtilages; to the west by a mature treeline and Longwater Road; to the south by a ditch and a mature plantation hedgerow with wet gravel pits beyond; and to the east by grassland and mature trees. Land uses in the surrounding landscape are largely urban to the north and north-west, allotments and woodland to the west, and to the east is agricultural land with areas of woodland.
- 1.6 This LVA is part of a suite of documents accompanying a full planning application for the proposed development summarised in **Section 6** of this LVA. The proposed development is for the “erection of 40 no. dwellings (Use Class C3), together with associated outdoor space

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<sup>1</sup> LI Practice Number 1010.

*and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works".* The proposals are illustrated on the Landscape Strategy at **Plan EDP 5**.

## **PURPOSE AND STRUCTURE OF THIS LVA**

- 1.7 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.8 In undertaking the assessment described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 2**;
  - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 3**;
  - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 4**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 6**;
  - Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 5**);
  - In **Section 6**, assessed the landscape and visual effects in accordance with the approach described below;
  - Reached overall conclusions in **Section 7**; and
  - Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

## **METHODOLOGY ADOPTED FOR THE ASSESSMENT**

- 1.9 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 1.10 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where

possible, information about relevant landscape and other designations such as National Landscapes (NL) (formerly Area of Outstanding Natural Beauty (AONB), conservation areas and parks and gardens listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).

- 1.11 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in overcast but clear weather conditions in March 2024.
- 1.12 **Acknowledgement of any Shortcomings:** The field assessment was undertaken in winter conditions, where the lack of screening from summer vegetation affords broader views. The overcast weather conditions in which the field assessment was undertaken may limit the degree to which long range views (in particular) are available. Given the enclosed nature of the site and its surroundings, this was not seen as a constraint to the assessment. The assessment has therefore been undertaken based upon a 'worst case' scenario, informed by professional judgement.
- 1.13 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 5**.
- 1.14 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 6** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
  - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
  - As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
  - Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

## **STUDY AREA**

1.15 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 3km 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

## Section 2

### Findings of EDP Data Trawl

- 2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

#### BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 2.2 The following documents are relevant and will be discussed as appropriate later in this report:

- National Planning Policy Framework (NPPF; 2023);
- National Character Area (NCA) Profile: 129 Thames Basin Heaths;
- Wokingham Borough Landscape Character Assessment (November 2019);
- Wokingham District Landscape Character Assessment (March 2004);
- Wokingham Borough Core Strategy (2010); and
- Management Development Delivery Local Plan (2014).

#### FINDINGS OF EDP DATA TRAWL

##### Landscape-related Designations and Other Considerations

- 2.3 Landscape-related designations and policy considerations within a 3km broad study area of the site are shown on **Plan EDP 1**. In summary, the site is not located within any statutory or non-statutory national or local landscape designations.

##### Heritage Matters

- 2.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Archaeological and Heritage Assessment (prepared by EDP, report ref. edp4070\_r010).
- 2.5 Within the wider study area, the following heritage assets are components of the contemporary landscape:
- There are two conservation areas (CAs) located within 3km of the site; 'Eversley Cross' CA c.350m to the south and Finchampstead Church CA c.1km to the north of the site;

- Numerous listed buildings are located within the broad study area, most of which are clustered within the conservation areas;
- Two scheduled monuments (SMs) are located within the broad study area, the closest of which is 'Roman buildings E of Wheatlands Manor' c.1.6km north-west of the site; and
- One registered park and garden (RPG), 'Warbrook House', is a Grade II\* listed RPG located c.2km to the west of the site and is enclosed by mature woodland.

### **Ecology Matters**

2.6 A separate Ecological Appraisal (prepared by EDP, report ref edp4070\_r009) considers the ecological assets on the site and within the study area. While these are not landscape designations, as for the above referenced heritage assets, they do on occasion serve to influence the character of the landscape and can inform landscape value. Where this is the case, it is noted in the relevant assessment. The following matters are relevant to the scope of this LVA:

- Within the broad study area, there are three Sites of Special Scientific Interest (SSSI): 'Longmoor Bog' SSSI (c.2.7km north-west of the site), 'Castle Bottom to Yatley and Hawley Commons' (c.2.7km south of the site) and 'Bramshill' SSSI (c.2.8km south-west of the site);
- One Special Protection Area (SPA), the 'Thames Basin Heaths', is located within the broad study area and falls c.2.8km to the south-west of the site. No Special Areas of Conservation (SAC), RAMSAR wetland sites or National Nature Reserves are located within the broad study area; and
- One National Nature Reserve (NNR) Castle Bottom is located within the broad study area. Two Local Nature Reserves (LNR) are located within the broad study area, 'Ambarrow Court' (c.2.7km east of the site) and 'Longmoor Bog' (c.2.7km north-west of the site).

### **Arboricultural Matters**

2.7 A separate Arboricultural Impact Assessment (prepared by EDP, report ref edp4070\_r013) considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- No Ancient Woodland is located on or adjacent to the site boundary. The nearest area of Ancient Woodland, 'Fleet Copse' is located c.490m west of the site.
- 24 trees are protected by Tree Preservation Order (TPO) reference 1596/2017, and one tree is protected by TPO reference 1753/2020..

## **Public Access and Rights of Way**

2.8 A review of the definitive map reveals the following PRoW and open access land within the Study Area. There is an extensive network of PRoW located within the broad and detailed study areas as illustrated on **Plan EDP 2**. These include:

- One public footpath 'Finchampstead Footpath 13' runs longitudinally through the north of the site adjacent to the northern site boundary. A number of other routes are located in close proximity to the site and are illustrated on **Plan EDP 2**;
- Two long distance or promoted walking routes are located within the broad study area. The 'Blackwater Valley Path' is a 23-mile long-distance footpath which, follows the River Blackwater from its source in the Rowhill Nature reserve in Aldershot to just beyond the point where it joins the River Whitewater near Swallowfield, becoming the Broadwater. This route at its closest point to the site is located c.280m to the south;
- The 'Three Castles Path' is a 60-mile long-distance footpath that runs from Winchester Great Hall, Hampshire to Windsor Castle, Berkshire via the ruins of Odiham Castle. This route at its closest point to the site is located c.1.1km to the east; and
- No National Trails fall within the detailed or broad study area.

## **Open Access Land**

2.9 The nearest area of Open Access Land, 'Yateley Green' is located c.1.35km south-east at Moulsham Green and Yateley. This area is enclosed by urban form and woodland that contains intervisibility with the surrounding area.

## **Country Parks**

2.10 To the south of the site is the allocated 'Blackwater Valley' Country park (also referred to as the Moor Green Lakes Nature Reserve extension), which will be implemented following cessation of mineral extraction in line with the approved planning consent. This is being brought forward in phases which are ongoing. There is currently no public access to the Country Park across the restoration period.

2.11 Although not currently officially a Country Park yet, Natural England recognises Country Parks as significant places that contribute to England's accessible natural green space; they are not necessarily created in recognition of, or to protect, landscape quality. However, the attractive, green, informal, accessible character of a Country Park means that it could have future high local value.

## **PLANNING POLICY**

### **National Planning Policy Framework**

2.12 The NPPF sets out the planning policies for England and how these should be applied. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 20 outlines the strategic policies for England, which states that there should be sufficient

provision for: “d) conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure, and planning measures to address climate change”.

- 2.13 Paragraph 135 (c) highlights that development should be “sympathetic to local character and history, including the surrounding built environment and landscape setting”.

### **Wokingham Borough Core Strategy 2010-2026**

- 2.14 The adopted development plan relevant to the site comprises the Wokingham Borough Core Strategy<sup>2</sup> (adopted January 2010). This document sets out the vision for how the borough will develop in the period to 2026. A review of the local planning policy circumstances, including relevant supplementary planning documents, evidence base documents and associated guidelines relevant to this assessment is contained below. A detailed review of planning policy is undertaken within the Planning and Affordable Housing Statement accompanying this application. The following policies are of relevance to the site in landscape terms are:

- Policy CP3: General Principles for development. This is an overarching policy relating to the presumption of sustainable development and essentially outlines that any proposed development should conform to the policy framework of the NPPF;
- Policy CP9: Scale and location of development proposals. This policy states that “Affordable housing on rural exceptions sites will be permitted adjoining the Development Limits of Modest or Limited Development Locations, if a need is demonstrated for residents, workers or other people with family connections within the Parish Council’s area”. Finchampstead is a ‘Limited Development Location’ of which the site is located adjacent to; and
- Policy CP1: Proposals outside Development Limits (including countryside). This policy is relevant to the development. Proposals outside development limits, such as the site, will not normally be permitted unless the site meets one of the exception criteria. In this case, exception criteria 7 is triggered as the proposals are “Affordable housing on rural exceptions sites in line with CP9”.

### **Managing Development Delivery Local Plan 2014-2026**

- 2.15 Supporting the Core Strategy is the is the Managing Development Delivery Local Plan 2014<sup>3</sup>, which contains more detailed policies guiding development. Policies relevant to landscape include the following:

- Policy CC03: Green Infrastructure, tree and Landscaping – This policy relates to the protection and enhancement of existing green infrastructure; and
- Policy TB21: Landscape Character. This policy related to proposals in terms of “how they have addressed the requirements of the Council’s Landscape Character

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<sup>2</sup> <https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/local-plans> [Accessed 23 April 2024].

<sup>3</sup> <https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/local-plans> [Accessed 23 April 2024].

*Assessment, including the landscape quality; landscape strategy sensitivity and key issues". Proposals should also "retain or enhance the condition, character and features that contribute to the landscape".*

- 2.16 Although not specifically related to the site itself, 'Policy SAL06: Allocated Country Parks' is a consideration as the area south of the site, a former gravel and sand extraction site, is due to be remediated and restored as the 'Moor Green Lake Nature Reserve' to provide a wetland habitat with public access. This future change presents more of an opportunity for the site rather than complying with a policy test.

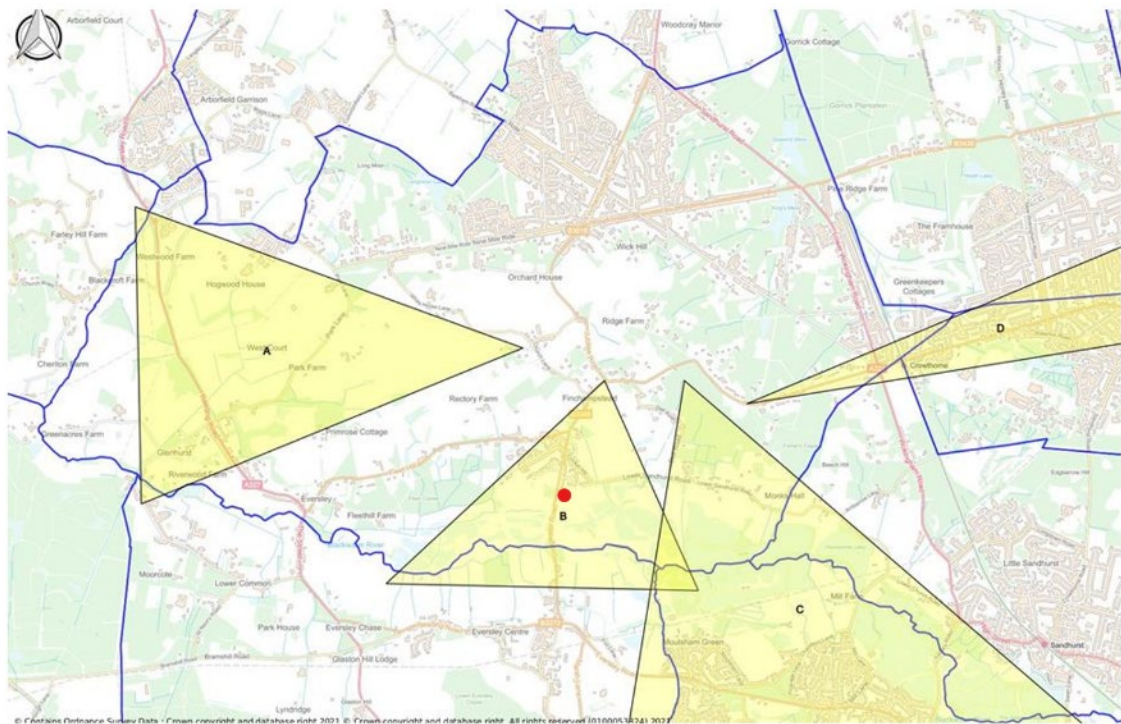
### **Finchampstead Neighbourhood Development Plan 2022-2028**

- 2.17 The Finchampstead Neighbourhood Development Plan<sup>4</sup> (FNDP) was made in September 2023 and contains several policies relevant to landscape and visual matters. Policies that are specific to the site in landscape and visual terms are summarised below:

- Policy D2: Preserving the Rural Character of the Parish. Development proposals should be located and designed to maintain the separation of settlements and to complement the characteristics of the landscape in the immediate locality;
- Policy IRS2: Protection of Outstanding Views. Development proposals should take account of the Outstanding Views shown in Annex K (see **Image EDP 2.1**). The site is located within Area B. The location of Area B is at the War Memorial on the B3348, to the north-west of Finchampstead. The view "*looks South over the Manor Farms to the Blackwater Valley and on to distant Blackbushe and Hogs Back upland areas*"; and
- Policy IRS4: Implement Strategy to Preserve the Identity of Finchampstead Parish through Informal Green Spaces. This policy requires that development proposals should preserve the distinctive character of the parish, protect and enhance the green spaces and green corridors in the parish.

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<sup>4</sup><https://www.wokingham.gov.uk/sites/wokingham/files/2023-10/Finchampstead%20Neighbourhood%20Plan%20-%20Made%20Version.pdf> [Accessed 23 April 2024].



**Image EDP 2.1:** Figure 16 from the FNDP, showing locations of 'Outstanding Views.' The location of the site is denoted by a red dot.

- 2.18 Extracts of the above Core Strategy and management Development Delivery Local Plan policies are contained in full within **Appendix EDP 3**.

## Section 3

### Existing (Baseline) Conditions: Landscape Character

- 3.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section.

#### NATIONAL CHARACTER ASSESSMENT

- 3.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England<sup>5</sup>. The site and its surroundings fall within NCA 129: Thames Basin Heaths. Its character is described as a *“plateau of Tertiary sands and gravels in the London Basin with intervening river valleys floored by London Clay”*. Characteristics that are of relevance to the locality of the site and Finchampstead include *“a patchwork of small to medium-sized fields with woods”* and *“valley floors are wet with ditches, numerous watercourses, ponds, water-filled gravel pits, reedbeds and carr”*.
- 3.3 For the scale of the development proposed on the site, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. As such, of much greater use are the more localised assessments described in the following paragraphs.

#### LOCAL LANDSCAPE CHARACTER ASSESSMENTS

- 3.4 Wokingham Borough Council lists two Landscape Character Assessment within their evidence studies. These include the Wokingham District Landscape Character Assessment 2004 and the Woking Borough Landscape Character Assessment (2019) (WBLCA). As a result of the considerable overlap between the two assessments, this LVA only considers the most recent document; being the Wokingham Borough Landscape Character Assessment (2019) to bring forward into the assessment. Extracts of the WBLCA are included in **Appendix EDP 3**.

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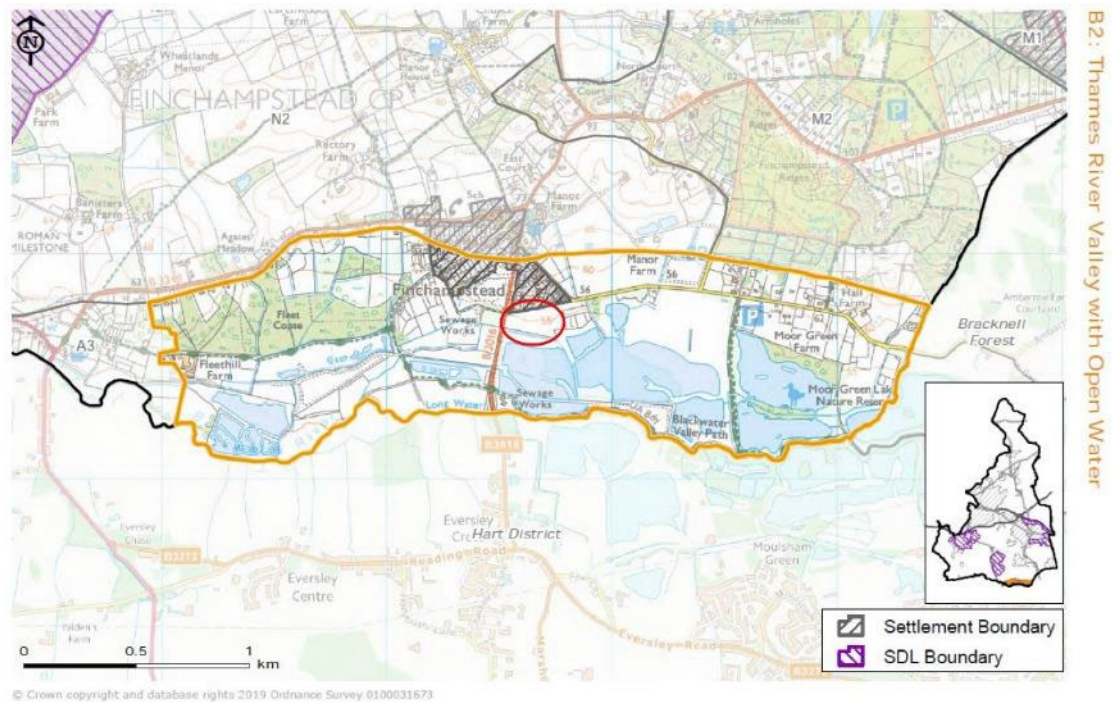
<sup>5</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles> [Accessed 23 April 2024].

### Wokingham Borough Landscape Character Assessment (2019)

- 3.5 The Wokingham Borough Landscape Character Assessment<sup>6</sup> (WBLCA) provides evidence base for the character and valuable attributes of Wokingham's landscape. The site is located in the 'B: River Valley with Open Water Landscape Character Type' (LCT). The LCT is described as being *"distinguished by a flat lowland alluvial or river terrace floodplain, where mineral extraction has had a significant and lasting impact on the character and use of the valley landscape"*.
- 3.6 Within the LCT, at a finer scale, the site is located within the 'B2: Blackwater River Valley with Open Water' Landscape Character Area (LCA) (See **Image EDP 3.1** – where the report appears to incorrectly refer to it as the Thames River Valley with Open Water area). The following key characteristics from the LCA's description have been identified that are relevant to the site and immediate surrounding area:
- *"A series of large open water bodies created from flooded gravel pits in varying stages of restoration;*
  - *Ecologically important wetland habitats have developed around the restored gravel pits, including BAP priority habitat floodplain grazing marsh, wet woodland and grassland and create an appearance of natural landscape;*
  - *Wooded and enclosed character, created by woodland planting fringing the restored gravel pits, thick overgrown hedgerows with numerous mature hedgerow trees;*
  - *Irregular fields used for small-scale agriculture including horse grazing and paddocks;*
  - *A rural linear settlement pattern along leafy lanes on the edge of the floodplain, except for post-war development on the settlement edge of Finchampstead, where buildings tend to be set back, with long drives, and are therefore not very visible;*
  - *Informal recreational landscape;*
  - *Wooded backdrop to views;*
  - *Attractive naturalistic landscape with a backwater character created by the presence of open water surrounded by wetland vegetation; and*
  - *Strong sense of tranquillity and dark night skies"*.

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<sup>6</sup> <https://www.wokingham.gov.uk/planning-policy/evidence-studies> [Accessed April 2023].



**Image EDP 3.1:** Approximate site location within the LCA B2: Thames River Valley with Open Water.

- 3.7 The defined LCA of the B: Blackwater River Valley with Open Water is of relevance to the site and the surrounding area. The site itself is a characteristic small agricultural parcel located approximately 200m east of the Longwater Lane Meadow LNS.
- 3.8 The LCA further identifies 'Key Issues' that underline the LCA. The key landscape issues of relevance to the site are stated below:
- *"Loss of landscape features such as hedgerows and hedgerow standard trees;*
  - *Changes in management that could result in loss of fragmentation of wetland habitats as a result of scrub encroachment;*
  - *Demands for upgrading the winding network of rural lanes with new signage, line painting and widening threatens the intimate rural character of the lanes".*
- 3.9 In addition, the LCA sets out a 'Landscape Strategy' and 'Landscape Guidelines' so that the LCA can be affirmed through future development and landscape management projects. Those of relevance to the site and study area are included below:
- *"Conserve and enhance wetland and woodland habitats;*
  - *Conserve, protect and enhance the scenic quality and naturalistic character of the river corridor and restored gravel pits;*
  - *Reinstate or repair hedgerows with native species of hedgerow trees and shrubs to create a connected landscape pattern;*

- *Conserve, enhance and manage wetland habitats, particularly in newly restored areas of former gravel pits;*
- *Enhance informal recreational enjoyment of the landscape;*
- *Maintain the sparse linear settlement pattern; and*
- *Conserve and enhance the perception of tranquillity and remoteness in the landscape.”*

3.10 Although defining the landscape character area as a whole, the descriptions provided relate well to the site’s context at the local level, especially the characteristic *“irregular fields used for small-scale agriculture”* and *“wooded and enclosed character”*. The LCA further states the landscape condition as being ‘good’ as a result of the *“perceptual characteristics of a calm, quiet character and new ‘natural’ landscape of open water”*. However, the WBLCA does not identify a sensitivity for the respective LCT or LCAs. Although the LCA description related well to the character of the site, the immediate presence of the Finchampstead settlement edge adjacent to the northern site boundary serves to moderate perceptions of *“tranquillity and remoteness”*.

3.11 The proposed development would convert the land-use to residential built form. However, it would serve as an opportunity to enhance the characteristic features within the LCA and ensure that any development on the site would conserve and strengthen the green infrastructure networks within and around the site.

## **LANDSCAPE DESIGNATIONS**

3.12 Landscape related designations and policy considerations within a 3km broad study area of the site are shown on **Plan EDP 3**. In summary, the site is not located within any statutory or non-statutory national or local landscape designations.

## **REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION**

3.13 Whilst the above-published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to provide a suitable baseline against which to assess the site. In particular, published assessment tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken and is described below and should be read in conjunction with **Plan EDP 2**.

3.14 A site visit took place in March 2024 in clear but cloudy weather conditions. The site visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).

- 3.15 The site is located on the southern extent of the village of Finchampstead and comprises an area of 2.29ha. Spatially, the site sits adjacent to the southern extent of Finchampstead, bounded by recent (last 50 years) residential development at Wood Moor, Longwater Road and Lower Sandhurst Road.
- 3.16 An aerial photograph of the site is provided as **Plan EDP 2**, and a photograph of the site in its current form provided as **Image EDP 3.2**.



**Image EDP 3.2:** The site in its current form.

- 3.17 The site has a gradual slope from north to south, with the highest point on the northern boundary at approximately 58m above Ordnance Datum (aOD), and the lowest point on the southern boundary at c.55m aOD. Generally, the site is at grade with adjacent residential development and other undeveloped land to the west, east and south. In terms of hydrology, there is a drainage ditch that runs along the entirety of the southern boundary.
- 3.18 The site comprises a single field, which is currently pasture grassland, enclosed by mature hedgerows interspersed with mature trees on its western boundary with Longwater Road and on its southern boundary with a former mineral workings site, allocated to be a country park. The eastern boundary remains open with few, relatively evenly spaced mature oaks whilst the northern boundary comprises a mature hedgerow that becomes less dominant to the east, which is backed onto by residential development that overlooks the site.
- 3.19 As a result of these features, together with the flat, mature wooded context of the site and the local area, the site has a relatively contained visual envelope with views to the wider area being possible only out to the east due to the open boundary. These are, however, soon halted by other mature field boundaries and woodland blocks.
- 3.20 The Ecological Appraisal, also undertaken by EDP (report no. edp4070\_r009), has found: a field of species-poor semi-improved grassland of only site level value bounded by hedgerows, scattered mature trees and plantation woodland of up to local value.
- 3.21 GLVIA3 and the 2021 LI Technical Note TGN 02-21 assist in delivering a framework for an objective landscape assessment of value. The criteria defined within TGN 02-21 is reproduced in **Table EDP 3.1**, with EDP's observations alongside, based on published material and from EDP's field assessment. For each of the nine criteria, the site and local area is judged on the basis of a range from 'good', through 'ordinary' to 'poor' in terms of the performance against these criteria.

**Table EDP 3.1:** Consideration of Landscape Value

| GLVIA/TGN Factor                                                                                                                                                           | The Site and its Context                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Heritage:</b> Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. | Ordinary. The site does not fall within a historic or wildlife designation and nor are any of the trees located on-site protected by a TPO. There are, however, three category A oak trees located on site that are considered worthy of retention. |
| <b>Cultural Heritage:</b> Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.                   | Ordinary. The site itself contains no cultural heritage importance. However, the Moor Green Lakes Nature Reserve extension will provide future recreational and cultural interest once completed.                                                   |

| GLVIA/TGN Factor                                                                                                                                    | The Site and its Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape Condition:</b><br>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. | Ordinary/Good. The vegetation on the site boundaries comprises mature well-treed features while the eastern boundary is open with the exception of a few large mature oak trees which are relatively evenly spaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Associations:</b> Landscape which is connected with notable people, events and the arts.                                                         | Poor. There are no landscape associations relating to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Distinctiveness:</b> Landscape that has a strong sense of identity.                                                                              | Poor/Ordinary. Beyond being an open area of pastoral land in close proximity to a settlement, with public access in the form of a PRow, the site has no particularly strong sense of identity or distinctiveness and comprises of unremarkable pastoral land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Recreational:</b> Landscape offering recreational opportunities where experience of landscape is important.                                      | Ordinary. The majority of the site is private whilst the area adjacent to the northern boundary is a public footpath. There are no other rights of way or access land that cross or are adjacent to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Perceptual (Scenic):</b><br>Landscape that appeals to the senses, primarily the visual sense.                                                    | Ordinary. The site is well enclosed from publicly accessible locations but is perceived as an area of pasture in close proximity. The site is representative of the wider 'small-scale' pastoral farmland landscape around Finchampstead and in this sense is an entirely 'ordinary' parcel of pastoral land in topographical, land use and hydrological terms. The residential development adjacent to the north exerts a suburban influence over the site, particularly with the presence of the main road adjacent to the western boundary and use of horse paddocks just beyond the eastern boundary. The scarred landscape of the mineral workings site to the south also exerts an influence of ongoing change over the site. |
| <b>Perceptual (Wildness and tranquillity):</b> Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.           | Ordinary. The extent of boundary vegetation in the immediate surrounding area that screens the site from much of the wider context, in addition to the presence of the Moor Green Lakes Nature Reserve restoration to the south suggests an extent of wilderness and tranquillity. However, the settlement edge abutting the north site boundary highly limits these perceptions.                                                                                                                                                                                                                                                                                                                                                   |

| GLVIA/TGN Factor                                                                                                                                    | The Site and its Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Functional:</b> Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. | Poor/ordinary. The site is a field of pastoral grassland bordering the settlement of Finchampstead. The site is accessible to the public in the form of a PRow footpath within the northern boundary. The vegetation present in the site provides a contribution to the wider Green and Blue Infrastructure, with established treed hedgerow boundaries to the north, west and south, in addition to a ditch along the southern boundary. However, the site does provide an extension to the wooded and enclosed character of the local area and is typical to the character of the B2: Blackwater River Valley with Open Water'. While the mature tree boundary surrounding much of the site's perimeter contributes to the well-treed context of the immediate area, the arboricultural resource is neither rare nor unusual. |

- 3.22 Having assessed the site and its context in accordance with TGN 02-21, overall, it is considered no more than 'ordinary' landscape value when considered in the round, which equates to a medium value. Moreover, there exists no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value of the site derived from the use or enjoyment of this area by local residents (beyond that considered above), or as expressed by any other stakeholder.
- 3.23 The description of the host LCA B2: Blackwater River Valley with Open Water from the WBLCA is broadly consistent with the landscape context with features that can be found on site and the immediate area that have been identified within the LCA. These features largely relate to the *"irregular fields used for small-scale agriculture"*. Further features that are present within the site and synonymous with the character of the LCA include the *"wooded and enclosed character, created by woodland planting fringing the restored gravel pits, thick overgrown hedgerows with numerous mature hedgerow trees"*. However, the site itself does not correlate to the *"ecologically important wetland habitats"* and *"a series of large open water bodies created from flooded gravel pits."* These characteristics are more typical of the surrounding restored reserves to the south.
- 3.24 Furthermore, the LCA draws focus to the underlying natural characteristics of the area, whereby indications of settlement or industrial patterns and character are not extensively discussed. The site itself abuts the settlement edge of Finchampstead.
- 3.25 Key strategies are identified within the LCA B2: Blackwater River Valley with Open Water, these opportunities centre on the maintenance and enhancement of existing features, particularly those of *"hedgerows with native species"* and *"wetland and woodland habitats"*. Whereby the proposed landscaping on the site can emphasise the wooded character of the LCA, adding value to the local Green Infrastructure network through improved boundaries and consideration of the future relationship with the Moor Green Lakes Nature Reserve extension.
- 3.26 The site is broadly reflective of the wider LCA. However, the site's connection to the immediate wider character is visibly dissociated by the contained nature of the site by the

surrounding matured boundary vegetation. The continuity of the LCA's additional features are evident directly south, within the Moor Green Lakes Nature Reserve extension. These primarily include *"a series of large open water bodies created from flooded gravel pits"* and *"ecologically important wetland habitats have developed around the restored gravel pits"*. Proposals would have the opportunity to enhance the existing characteristics and fulfil the relevant statements addressed in the WBLCA 'Landscape Strategy' and 'Landscape Guidelines' to promote the continuity of identity of the LCA.

- 3.27 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 3.28 Due to the contained nature of the site, afforded by dense mature boundary vegetation that halts distant views north, east and west, visible residential development bounding the site to the north certainly exerts a suburban influence over the side. Mineral workings and restoration of the land to the south of the site also erode any sense of *"tranquillity"* as stated within the key characteristics of the LCA.
- 3.29 On the basis of this consideration of susceptibility factors, the landscape of the site is considered to be of low susceptibility to the type of change proposed.

## **INTERIM CONCLUSIONS: LANDSCAPE CHARACTER**

### **Overall Sensitivity of the LCA B2: Blackwater River Valley with Open Water**

- 3.30 On the basis of the above consideration of susceptibility factors for the B2: Blackwater River Valley with Open Water host LCA, it is considered that the site makes some contribution to the representation of the characteristics of the area. This is based on some scenic value and higher quality features present within the site, such as the matured vegetated boundaries, and flat lowland landform, which creates an intimate and postural landscape, typical of the LCA. Furthermore, the adjacent gravel pits and associated features a part of the Moor Green Lakes Nature reserve extension restoration, further conform to the key characteristics as outlined within the LCA. Therefore, it is considered that the overall value of the LCA B2: Blackwater River Valley with Open Water is medium. Presently, landscape detractors are noted within the LCA in the form of the gravel extraction and restoration activities within the Moor Green Lakes Nature Reserve extension itself. However, upon completion of restoration works, this landscape detraction will diminish and serve to improve the overall landscape quality within the locality. On the basis that the site itself does correlate in part to the *"wooded and enclosed"*, *"irregular fields used for small-scale agriculture"* and *"informal recreational landscape"* character of the LCA. The LCA is therefore considered to be of 'medium' susceptibility to the type of development proposed, resulting in overall **medium** sensitivity.

### Overall Sensitivity of the Site Character

- 3.31 In summary, the main character and valuable fabric of the site is the presence of matured boundary vegetation and grassland, in addition to the neighbouring Moor Green Lakes Nature Reserve extension, that is currently in restoration phases; typical characteristics of the host LCA. This area is defined for its seeming pastoral land use associated with the edge of the Finchampstead settlement. The site has no features that could be described as rare in the landscape; biodiversity is considered consistent with the pastoral landscape. Whereby the boundary vegetation visibly dissociates it from the wetland and gravel pit character of the wider character setting to the south. The site itself does not form a prominent part of the appreciation of the wider landscape due to its small-scale and enclosed features. The existing main site characteristics of the mature tree, hedgerow boundaries and public footpath within the north of the site, would be mostly retained and enhanced, or mitigated through additional planting. The value of the landscape fabric of the site is therefore considered to be 'medium', with the susceptibility of the site itself assessed as 'low' with regard to the proposed residential development. This equates to an overall **medium** sensitivity.
- 3.32 The landscape character receptors to be assessed within this LVA have been summarised here for convenience:

**Table EDP 3.2:** Landscape Character Receptor Summary

| Receptor                                        | Value  | Susceptibility | Overall Sensitivity |
|-------------------------------------------------|--------|----------------|---------------------|
| The Site and its Context                        | Medium | Low            | Medium              |
| LCA B2: Blackwater River Valley with Open Water | Medium | Medium         | Medium              |

## Section 4

### Existing (Baseline) Conditions: Visual Amenity

#### INTRODUCTION

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

#### STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 4.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 4.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken in wintertime on 28<sup>th</sup> March 2024 in overcast, but clear weather conditions.
- 4.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 4.6 **Plan EDP 4** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:
- To the north: The settlement edge of Finchampstead abuts the site and limits intervisibility to other areas of the settlement. There may be framed views from taller buildings set back within the settlement, although such views would be seen in the context of relatively modern residential in the foreground;
  - To the south: The southern boundary comprises a mature hedgerow with trees that limit views to the site. There may be increased intervisibility with the south during winter months; however, views are not expected to be far-reaching as mature

vegetation within the allocated country park and following the Blackwater Valley Path continue to contain views locally;

- To the east: Views out of the eastern boundary comprise pastureland grazed by horses; however, views are still locally contained to within 100m by a strong, mature hedgerow boundary that encloses the adjacent fields; and
- To the west: Mature vegetation along the western boundary and along Longwater Road screens and filters views from the west. Mature vegetation within the layers of the landscape further to the west also serve to contain views in winter months.

## STEP TWO: DEFINING RECEPTOR GROUPS

- 4.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

### Rights of Way Users

- 4.8 The PRoW network within the immediate locality is sparse and is largely focused in the east-west traverse direction within the Moor Green Lakes Nature Reserve. It was found that only a single route affords clear views of the site – Finchampstead Footpath 13, which passes through east-west within the site at its northern extent (**Photoviewpoint EDP 1**). PRoW are typically given a high sensitivity due to their use as recreational routes. The following PRoW routes have been considered as part of this appraisal:

- From the west of the site, views from PRoW are heavily filtered by mature tree cover both within the local context, but specifically as a result of the heavily vegetated line of the B3016 (Longwater Road) which forms the site's western boundary (evidenced by **Photoviewpoint EDP 4**);
- To the south, views are similarly heavily screened and filtered by mature tree cover within the local context and as a result of the heavily vegetated southern boundary. This is evident from the 'Blackwater Valley Path', a long-distance route covering 23 miles which falls at its closest c.360m to the south of the site (as Finchampstead Footpath 54). Filtered views are possible across the former minerals site (to be restored as a Nature Reserve/Country Park) (**Photoviewpoint EDP 5**). South of this route, which travels generally east to west across the study area, additional mature vegetation following this route halts the potential for views from PRoW further south;
- To the north, adjacent built development at the southern extent of Finchampstead observes views of the site from PRoW within and beyond the built extent of the village (**Photoviewpoint EDP 3**). North of Finchampstead itself, the mature wooded context of the area continues, with PRoW often running adjacent to mature field boundaries;
- From the east of the site, views again are contained very locally, despite the site's open eastern boundary (evidenced by **Photoviewpoint EDP 2**). This is due to a woodland block located in close proximity (see **Plan EDP 3**) and the maturing vegetation with the former minerals site. This is particularly evident from Footpath

Finchampstead 17 and Bridleway Finchampstead 49, which are located adjacent to each other c.810m to the east and travel southwards from Lower Sandhurst Road to the north, to where they meet the Blackwater Valley path (**Photoviewpoint EDP 6**). These routes themselves comprise mature trees and hedgerows which serve to enclose the routes, offering only occasional opportunities for views westwards; and

- Generally, there is limited visibility from PRow within the wider study area due to the well-wooded context, topography and built form, such that views of the site, and any development within it, are likely to be glimpsed and in many cases barely perceptible. As illustrated in all Photoviewpoints, but particularly **Photoviewpoint EDP 5** and **6**, views are categorised by a well-treed, flat landscape, with the settlement of Finchampstead nestled within this.

## **Road Users**

### **Main Roads**

- 4.9 One main road, the B3016 runs adjacent to the western site boundary, connecting Finchampstead to the north and Eversley Cross to the south. As the access is proposed off this route, it has the potential to be affected by the proposed development as it passes in close proximity (**Photoviewpoint EDP 4**). The majority of this route between Finchampstead and Eversley Cross is however enclosed by mature hedgerows and trees. In accordance with the methodology (**Appendix EDP 2**) this route is afforded a low sensitivity.

### **Minor Roads**

- 4.10 Only one minor road, Lower Sandhurst Road has the potential to have views of the site as it passes in close proximity to the north of the site. Views are generally screened by mature vegetation south of this road. In accordance with the methodology (**Appendix EDP 2**) this minor route is afforded a medium sensitivity.

## **Residential Dwellings/Groups**

- 4.11 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view (reducing to high to medium for properties within settlement), are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change. Notwithstanding careful site design and consideration of residential views, one group of residential receptors remain likely to experience some views towards the site from within the curtilages of their properties, and this group is summarised below and illustrated on **Plan EDP 4** under 'Group A Residential Receptor':

- The only group of residential receptors considered to have potential to be affected by the proposals are those closest to the site along Longwater Road, Wood Moor, Lower Sandhurst Road and Cricket Hill. Views will generally be limited to upper storey rooms whilst from ground level, views will be screened or filtered due to mature vegetation and fencing forming the northern boundary of the site.

## Outstanding Views

- 4.12 As shown on **Image EDP 2.1**, the FNDP specifies several ‘Outstanding Views’ in the local area. The site is located within the view cone of location B, which is found at the previous location of the War Memorial on a grass island next to the B3348, approximately 850m north-east of the site. However, views towards the site from this location are screened by the settlement of Finchampstead and intervening field boundary vegetation. The site does not form part of the important view that *“looks South over the Manor Farms to the Blackwater Valley and on to distant Blackbushe and Hogs Back upland areas”*.

## STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 4.13 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the ‘worst case’ scenario, and in selecting these viewpoints, EDP has sought to include:
- A range of viewpoints from all points of the compass, north, south, east and west;
  - A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 1km from the site; and
  - Viewpoints from all the above receptor groups.
- 4.14 The representation of views is supported by seven photoviewpoints (PVPs). Their locations are illustrated on **Plan EDP 4**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

**Table EDP 4.1:** Summary of Representative Photoviewpoints

| PVP No. | Location                                                                                            | Grid Reference | Distance and Direction of View | Reason(s) for Selection and Sensitivity of Receptor |
|---------|-----------------------------------------------------------------------------------------------------|----------------|--------------------------------|-----------------------------------------------------|
| 1       | View from PRoW FINC13 along the northern edge of the site, looking south across the site.           | 479606, 162743 | 0m; south                      | PRoW users – High Sensitivity                       |
| 2       | View from Lower Sandhurst Road, to the north-east of the site, looking south-west towards the site. | 479897, 162805 | 173m; south-west               | Road Users – Low Sensitivity                        |

| PVP No. | Location                                                                                                                     | Grid Reference | Distance and Direction of View | Reason(s) for Selection and Sensitivity of Receptor                                                 |
|---------|------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------|-----------------------------------------------------------------------------------------------------|
| 3       | View from PRoW FINC13 at the junction with the B3016 Longwater Road, to the west of the site, looking east towards the site. | 479527, 162734 | 5m; east                       | Road Users – Low Sensitivity<br>PRoW Users – High Sensitivity<br>Local Residents – High Sensitivity |
| 4       | View from the B3016 Longwater Road, to the south of the site, looking north towards the site.                                | 479501, 162579 | 88m; north                     | Road Users – Low Sensitivity                                                                        |
| 5       | View from PRoW FINC54, adjacent the sewage works to the south of the site, looking north towards the site.                   | 479682, 162275 | 355m; north                    | PRoW Users – High Sensitivity                                                                       |
| 6       | View from PRoW FINC17a, within the Moor Green Lake Reserve to the east of the site, looking west towards the site.           | 480532, 162426 | 797m; west                     | PRoW Users – High Sensitivity                                                                       |
| 7       | View from PRoW 080/23/1 to the north of the site, looking south towards the site.                                            | 479897, 161710 | 921m; south                    | PRoW Users – High Sensitivity                                                                       |

## **Section 5**

### **The Proposed Development and Mitigation**

- 5.1 Having defined the baseline conditions in **Sections 3** and **4**, this report now reviews the proposed development and (in **Section 6**) undertakes an assessment of the likely effects in landscape terms.

#### **THE PROPOSED DEVELOPMENT**

- 5.2 The proposed development is illustrated in **Appendix EDP 1**. In summary, the proposals are the erections of 40 no. residential dwellings, together with associated parking, landscaping and open space at Longwater Road, Finchampstead, Berkshire. To summarise, these comprise:

- Up to 40 residential dwellings;
- Dwellings will not exceed 2 storeys;
- Enhancement of the PRow footpath FINC 13;
- Public open space for informal rest and recreation;
- Soft landscaping to frontages of dwellings and within street layout; and
- Considerable areas of structural landscape proposals as described below.

#### **OVERALL LANDSCAPE STRATEGY**

- 5.3 The Landscape Strategy (**Plan EDP 5**) demonstrates how the published guidelines that are relevant to the site and its local context can be addressed and illustrates how the proposed development can contribute towards the future of the B2: Blackwater River Valley with open Water.
- 5.4 In developing the Landscape Strategy, the site has taken into consideration relevant guidelines associated with the B2: Blackwater River Valley with Open Water contained within the WBLCA which are detailed below:
- *“Conserve and enhance the intrinsic character and beauty of the riverine landscape corridor and the restored gravel pits;*
  - *Conserve and enhance the wooded character of the landscape. [...] particularly surrounding the large lakes where it provides ecological habitats and creates an enclosed and secluded character;*

- *Conserve and enhance the scenic value and rural character of the riverside villages and features;*
- *Enhance informal recreational enjoyment of the landscape;*
- *Actively seek sympathetic integration of new recreational facilities;*
- *Conserve and enhance the integration of urban edges on the edge of the floodplain through hedges, wooded boundaries, occasional scrub planting, and large-species trees to provide visual screening; and*
- *Reduce and prevent further noise and light pollution”.*

5.5 The Landscape Strategy (**Plan EDP 5**) demonstrates how the published guidelines that are relevant to the site and its local context can be addressed and illustrates how the proposed development can contribute towards the future of the B2: Blackwater River Valley with Open Water and is explained in detail below.

#### **PROPOSED LANDSCAPE MITIGATION**

5.6 It is assumed that the construction of the proposed development (both northern and southern areas) would be phased and would take up to three years upon grant of approval.

5.7 The details of construction methods, timing and phasing are not known at this stage and therefore this appraisal has assumed a reasonable worst-case scenario. The following measures should be implemented and adhered to during the temporary construction phase:

- An approved Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard (BS) 5837:2012 Trees in Relation to Design, Demolition and Construction should be adopted, which would ensure retained trees and other vegetation are not adversely affected during the construction process;
- Visual screening, such as hoarding, should be adopted around sections of the site boundary to protect more sensitive visual receptors in close proximity, including residential receptors on Longwater Road, Wood Moor and Lower Sandhurst Road who have the greatest potential to be affected by the proposals;
- Construction works that create dust would be kept to a minimum within proximity of residential receptors and receptors in close proximity to the site. Particularly the eastern and southern boundaries; and
- Existing residents who live near to the site would be more sensitive to construction lighting. Mitigation measures for construction lighting are likely to include directional fittings and restricted hours of operation and would be outlined within the Lighting Strategy for the project.

## PROPOSED LANDSCAPE ENHANCEMENT

5.8 The landscape and visual sensitivities of the site have influenced the masterplanning process through an iterative process and is supported by a more detailed Landscape Strategy (**Plan EDP 5**). Thus, the scheme proposals incorporate a degree of integral (or embedded) mitigation designed by EDP to avoid or reduce potential landscape and visual effects. These measures can be summarised as follows:

- Except for site access, existing boundary hedgerows and trees will be retained (with buffers to development), reinforced and brought into regular, long-term management. This will protect visual amenity and landscape character of the B2: Blackwater River Valley with Open Water LCA as well as continuing to offer commuting and foraging opportunities for protected species;
- Some vegetation removal will be required, notably the removal of a section of hedgerow at the entrance of the site, to allow for installation and maintenance access;
- Tree and hedge removal to be kept to a minimum using existing access points and gaps wherever possible. Temporary access points required for construction to be reinstated to original width and removed vegetation replaced. Any removed trees to be replanted elsewhere and hedge to be made good so that they tie-in with the adjacent hedgerow and re-establish an intact linear feature;
- Existing trees adjacent to the site to be retained as key features of the landscape; with the implementation of physical protection measures to safeguard the retained trees and hedgerows, including robust protection in the form of a barrier in accordance with BS 5837:2023;
- Provision of structural landscaping, native trees and shrubs, including additional planting within proposed public open space and within the main body of the development to soften the appearance and aid integration;
- The landscape strategy will include native plant species of local provenance and characteristic of the B2: Blackwater River Valley with Open Water LCA to enhance the landscape and ecological value of the proposed development green infrastructure;
- The location of public open space, public footpaths and the street alignment has been designed to protect and reflect local character and to provide an aesthetic development that responds to local vernacular;
- The management and maintenance of all the public open space, amenity areas, soft and hard landscaping will be agreed with the local planning authority; and
- Minimise artificial lighting where possible, and where required, minimise light spill through the use of timers and directional lighting.

5.9 In addition to these extensive mitigation measures, which are inherent in the land choice and within the proposals as shown on the masterplan, the proposal would provide significant benefits for the local community including: the provision of housing to meet the

needs of Wokingham Borough; a new community play area, and informal public open space (POS), with new areas of attractive, accessible, linked POS across the site which will be enhanced by sustainable drainage scheme (SuDS) features. The detailed design of these areas will be crucial to maximising their value for informal recreation, visual and wildlife amenity.

## Section 6

### Assessment of Effects

#### INTRODUCTION

- 6.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

#### CONSTRUCTION EFFECTS

- 6.2 Within the site in a general sense, the construction of residential development will result in a very high magnitude of change to the existing character of the land and the settlement edge character of the site as a discrete geographical unit of the wider landscape.
- 6.3 The existing field boundary vegetation will be retained with the exception of a small length of hedgerow proposed to be removed to accommodate the proposed new access point along Longwater Road, and another small length facilitating public access to the Allocated Country Park/Moor Green Lakes Nature Reserve extension to the south. The magnitude of change will, however, be very high (on both the site itself and immediate context) and when combined with the medium sensitivity of the site, will result in a **major** adverse level of effect. The effect will, however, be temporary and extend only for the duration of the construction process.

#### PREDICTED EFFECTS ON THE LCA B2: BLACKWATER RIVER VALLEY WITH OPEN WATER

- 6.4 The area within and immediately surrounding the site will be subject to the greatest change to the defined LCA B2: Blackwater River Valley with Open Water and this is predicted to diminish due to distance and intervening landform and features. The overall sensitivity of the LCA examined in the baseline was judged to be medium, increasing to high for the wider character area.
- 6.5 The development proposals would inevitably change the character of the landscape within the site. Critically, and owing to the mature landscape boundaries and neighbouring residential development north of the site (and the limited ZPV illustrated on **Plan EDP 4**), the change would not be experienced within the wider area and the most obtrusive elements (noise, etc.) would cease upon completion of the development.
- 6.6 The proposed development is relatively small in relation to the wider LCA as illustrated earlier, whilst there would be some change to its key characteristics, the quality of the proposed buildings and the public realm would be of high quality, reflecting that of the local

area, and would not adversely affect the quality of the natural and built environment nor its visual attractiveness. Over time, as the materials weather and the landscape mitigation matures, the development would be fully integrated into the surroundings and read as the southern edge of Finchampstead and an existing feature of the local landscape.

- 6.7 Wildlife and ecological features of value would be retained and improved. Quiet enjoyment of the countryside would remain possible from PRow within the local context due to very little intervisibility with the proposed development.
- 6.8 The magnitude of change to the LCA within the site is considered to be low at Year 1, resulting in a **moderate** adverse level of effect on the LCA within the site, reducing to moderate/minor adverse effects on the wider LCA. At Year 15, the landscape mitigation would have established, reducing the magnitude of change to very low, resulting in **moderate/minor** adverse effects on the LCA at Year 15.

#### **PREDICTED EFFECTS ON THE SITE**

- 6.9 The sensitivity of the site character was assessed in the baseline section as medium as there is no reason to conclude that the site has any elevated landscape value or importance above the rest of the B2: Blackwater River Valley with Open Water LCA.
- 6.10 The site layout shown within the Landscape Strategy (**Plan EDP 5**) indicates that, while the proposed development will result in the loss of a single pasture field, it can be done with minimal loss of the key landscape features along the site boundaries. In addition, the site is already bounded and influenced by residential development to the north and has been bounded by sand and gravel extraction works to the south until recently, which has been under constant change.
- 6.11 In terms of the topography and hydrology of the site, the proposals would result in some localised land regrading to facilitate the development and would introduce new Sustainable Drainage Systems (SuDS) features to the site. The magnitude of change to topography and hydrology is expected to be low, resulting in **moderate/minor adverse** effects on the topography and hydrological character of the site at Year 1 and Year 15.
- 6.12 The landscape fabric and habitats of the site (existing trees and boundary hedgerows) would be retained where possible, strengthened and enhanced with further planting to infill gaps and increase diversity. Some loss of the western boundary vegetation would occur to accommodate the new site access, but this would be fully mitigated by enhancement to existing vegetation, as well as the addition of hedgerow planting and trees around the new access point. Internally, there would be an entire loss of the agricultural land and field margins (with exception to the southern boundary) to accommodate the residential development. This would be replaced by built form, hardstanding and private gardens, as well as areas of soft landscaping formed of grassland, shrub planting and trees. The magnitude of change to the landscape fabric is expected to be high, resulting in a **Major/Moderate adverse** effect on the landscape fabric and habitats of the site at Year 1. Following establishment of the Landscape Strategy, this effect is expected to reduce to a **moderate beneficial** effect by Year 15.

- 6.13 The sensitivity of the site examined in the baseline is considered to be medium. The introduction of built form and POS to replace agricultural land would change the character of the site and indirectly impact its context; on a site that is located on the urban fringe and heavily influenced by surrounding urbanised features, the type of development proposed is not entirely out of character for the site. Therefore, the magnitude of change as a result of the proposed development at Year 1 is considered to be high for the site and immediate context, resulting in a **major/moderate adverse** effect on the site and immediate context.
- 6.14 Generally, the change of a greenfield site, such as this, to residential development is perceived to be an adverse change. However, proposals put forward in this instance would have beneficial effects on the landscape habitats, sensory aspect and accessibility of the site. This will be achieved through the retention and reinforcement of existing vegetation and the addition of trees, hedgerows, planting and seeding across the site. The magnitude of change at Year 15 would decrease as the landscape mitigation establishes and the character of the site evolves to provide these beneficial effects. Therefore, the magnitude of change is considered medium for the site and low for the immediate context, resulting in a **moderate adverse** effect on the site and a **moderate/minor** adverse effect on the immediate context at Year 15.

#### Summary of Landscape Effects

- 6.15 In summary, the effects of the proposed development on the landscape features of the site and the landscape character are set out in **Table EDP 6.1**.

**Table EDP 6.1:** Summary of Landscape Effects

| Landscape Receptor                                                     | Sensitivity | Magnitude of Change at Year 1 | Level of Effect at Year 1 | Magnitude of Change at Year 15 | Level of Effect at Year 15           |
|------------------------------------------------------------------------|-------------|-------------------------------|---------------------------|--------------------------------|--------------------------------------|
| The Site and its immediate context                                     | Medium      | High                          | Major/- Moderate adverse  | Medium to Low                  | Moderate to Moderate/- Minor adverse |
| LCA B2: Blackwater River Valley with Open Water – Within the Site      | Medium      | Low                           | Moderate/- Minor adverse  | Very Low                       | Minor adverse                        |
| LCA B2: Blackwater River Valley with Open Water – Wider character area | High        | Very Low                      | Moderate/- Minor adverse  | Very Low                       | Minor adverse                        |

## PREDICTED EFFECTS ON VISUAL AMENITY

- 6.16 The baseline visual amenity of the application is described in **Section 4** of this report. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experience and through this, the change to the overall visual amenity of the study area as brought about by the proposed development.
- 6.17 As a consequence of intervening vegetation and built form it was found that only limited intervisibility between the site and publicly accessible areas (visual receptors) was available. Representative views are represented by **Photoviewpoints EDP 1-7**. These views do not represent the only areas from which there will be an effect, rather they provide a representative assessment that is used as a benchmark to understand the wider potential effects.
- 6.18 In addition, within the below analysis on the predicted effects on visual amenity the magnitude of change from Year 15 is expected to be consistent with the magnitude of change experienced from Year 1. This is due to the retainment of existing landscape features. As described in **Section 4**, that already provides significant screening of the site and contains the site visually from the surrounding area and key receptors. Of which, the extent of effect on these key receptors are discussed below.

### Rights of Way Users

- 6.19 There will be limited, filtered views into the site from PRoW within the detailed study area with the only material effect on views being on those from the PRoW Footpath Finchampstead 13 running through the north of the site (**Photoviewpoint EDP 1**). While the effects of the proposals on these views are mitigated to some degree by the sensitive layout and building design, the view will be changed by an alteration in land use to the south. The change will be prominent but perceived in the context of settlement to the north, resulting in a high magnitude of change. When combined with a sensitivity of high afforded to PRoW receptors, the overall level of effect is expected to be **major** adverse, which is unavoidable and unsurprising given the proximity (internal) to the site.
- 6.20 The passage of time will not alter the principal effects of the proposed development, which will result in a limited change to a view of generally high sensitivity. It is likely that the view will be softened by planting integral to the proposed development, which will reduce the magnitude of change to medium, resulting in an overall effect of **moderate** adverse at Year 15.

### PRoW Footpath Finchampstead 54

- 6.21 Footpath Finchampstead 54 (**Photoviewpoint EDP 5**) lies within close proximity to the south of the site (c.360m) and forms part of the Blackwater Valley Path long distance route, from which views are generally obscured by mature vegetation following this route, lining Longwater Road, within the gravel extraction site (allocated County Park area) and strong southern site boundary. The change at most is expected to be low, meriting an overall effect of **moderate** adverse level of effect at Year 1. Following maturation of the landscape

strategy and evolution of the allocated Country Park area, the change is expected to reduce as visibility of the site decreases to very low, with an overall effect of **moderate/minor** adverse level of effect at Year 15.

- 6.22 The level of the containment of the site through boundary and external mature vegetation within the wider landscape is evident from Footpath Finchampstead 17 and Bridleway Finchampstead 49, which are located adjacent to each other c.810m to the eastern (**Photoviewpoint EDP 6**), and from where all visibility to the site is obscured. Views from PRoW within the surrounding detailed study area are also similarly screened by existing mature vegetation in combination with gently undulating topography and built form. Therefore, the proposals would have **no effect** on this receptor.

### **Major Roads**

- 6.23 One major road, Longwater Road (B3106) has the potential to be affected by the proposed development. The views are likely to be short, glimpsed views as road receptors travel past the new site entrance along Longwater Road (**Photoviewpoint EDP 3 and 4**). The built form has been offset from this boundary and the removal of existing vegetation minimised to limit views into the site. The level of change expected is considered to be medium at Year 1, which in combination with the sensitivity afforded to major road receptors (low), merits an overall effect of **moderate/minor** adverse.
- 6.24 At Year 15, the landscaping around the site access and within the POS will have established, which will reduce the magnitude of change from low, resulting in an overall effect of **minor** adverse after Year 15.

### **Minor Roads**

- 6.25 There is only one minor road, Lower Sandhurst Road, from which is predicted to be affected as a result of the proposed development. The views are likely to be as people are travelling on this route, which leads on to Cricket Hill, which heads north-east into Finchampstead. These will generally be short, glimpsed filtered views to the site. The magnitude of change during Year 1 is expected to be low at most, meriting a **moderate/minor** adverse level of effect. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment over this duration, will reduce the magnitude of change very low, resulting in an overall effect of **minor** adverse level of effect after Year 15.

### **Residential Receptors**

#### *Group A: Longwater Road, Wood Moor and Lower Sandhurst Road*

- 6.26 This group has a mixture of orientations with their rear façades facing towards the site. These properties are located adjacent to the northern site boundary and most generally back on to the site where views may be possible through upper storey rear windows. These properties will be protected through the implementation of a landscape buffer along the site boundary. The magnitude of change from lower storey windows is expected to be medium, increasing to high from upper storey windows, meriting an overall effect of **major/moderate** adverse at Year 1.

- 6.27 The passage of time will not alter the principal effects of the proposed development, which will result in a limited change to a view of high to medium sensitivity. It is likely that the view will be softened by planting integral to the proposed development, and this, along with the general establishment over this duration, will reduce the magnitude of change to low for lower storey windows and medium for upper storey windows, resulting in an overall effect of **moderate** adverse after Year 15.

### Summary of Visual Effects

- 6.28 In summary, the effects of the proposed development on the visual amenity are set out in **Table EDP 6.2**.

**Table EDP 6.2:** Summary of Visual Effects

| Visual Receptor                                                         | Sensitivity                                  | Magnitude of Change at Year 1 | Level of Effect at Year 1 | Magnitude of Change at Year 15 | Level of Effect at Year 15 |
|-------------------------------------------------------------------------|----------------------------------------------|-------------------------------|---------------------------|--------------------------------|----------------------------|
| PRoW Finchampstead 13                                                   | High                                         | High                          | Major adverse             | Medium                         | Major/- Moderate adverse   |
| PRoW Finchampstead 54                                                   | High                                         | Low                           | Moderate adverse          | Very Low                       | Moderate/- Minor adverse   |
| PRoW Finchampstead 17                                                   | High                                         | Very Low (imperceptible)      | No Effects                | Very Low (imperceptible)       | No Effects                 |
| PRoW Finchampstead 49                                                   | High                                         | Very Low (imperceptible)      | No Effects                | Very Low (imperceptible)       | No Effects                 |
| B3106 Longwater Road                                                    | Low                                          | Medium                        | Moderate/- Minor adverse  | Low                            | Minor adverse              |
| Lower Sandhurst Road                                                    | Medium                                       | Low                           | Moderate/- Minor adverse  | Low                            | Minor adverse              |
| Residential Group A: Longwater Road, Wood Moor and Lower Sandhurst Road | High (lower storey)<br>Medium (upper storey) | Medium<br><br>High            | Major/- Moderate adverse  | Low<br><br>Medium              | Moderate adverse           |

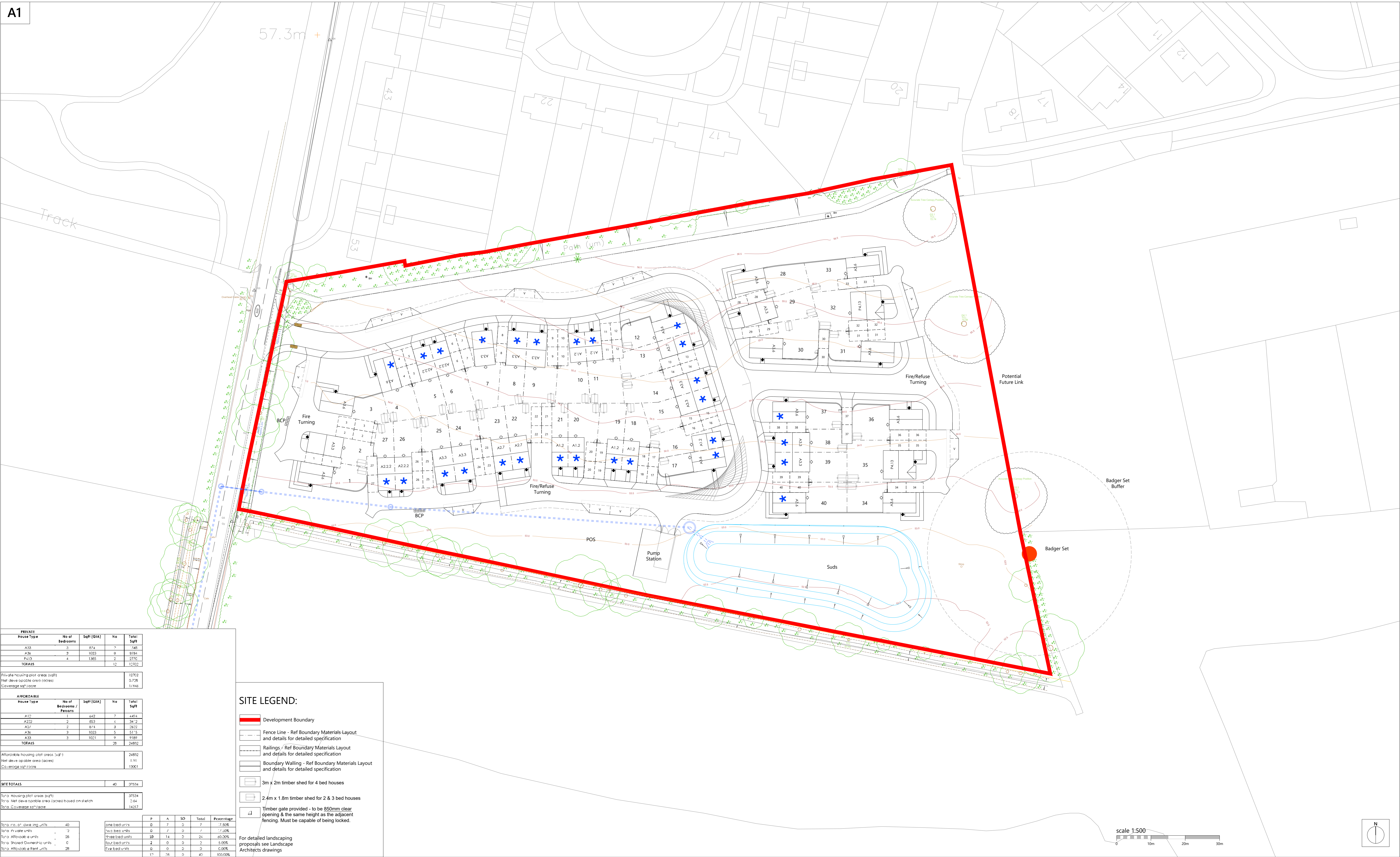
## Section 7

### Summary and Conclusions

- 7.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising in the assessment of developments at all scales across the UK.
- 7.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2,3, and 4**). In **Section 5**, the proposed development is described with proposed mitigation. **Section 6** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.
- 7.3 The findings confirm that the site relates very well in both landscape and visual terms to the existing landscape, and that the site represents a logical and easily assimilated development into this part of the countryside.
- 7.4 There are no anticipated material adverse effects upon landscape designations or underlying landscape character, nor any material visual effects upon PRoW external to the site boundary, major roads or residential receptors beyond the immediate vicinity of the site. This includes all 'Outstanding Views' detailed in Policy IRS2 in the Finchampstead Neighbourhood Plan. There may be some very limited intervisibility experienced by some limited receptor groups, but the existing nature of the landscape, and the use proposed, would serve to moderate any effect accordingly.
- 7.5 The loss of 2.29ha of land to facilitate residential development at land off Longwater Road, Finchampstead would create a minor and localised effect. When this effect is considered with the local context, it would not constitute an unacceptable impact on landscape fabric or character.
- 7.6 For the reasons outlined within the report, the proposed residential development represents a small-scale and visually discrete feature, which is entirely in-keeping with the guidelines of the Landscape Character Assessment and would not therefore result in any material landscape or policy contraventions, and would result in only limited material visual effects. Over time, as the materials weather and the landscape mitigation matures, the development would be fully integrated into the surroundings and read as the southern edge of Finchampstead and an existing feature of the local landscape..
- 7.7 Accordingly, this LVA concludes that the site has the capacity for the proposed development as set out and that there is no reason from a landscape and visual perspective why the site should not be developed.

## **Appendix EDP 1**

### **Site Layout**



| PRIVATE    |                |            |    |            |
|------------|----------------|------------|----|------------|
| House Type | No of Bedrooms | Sqft (GIA) | No | Total Sqft |
| A3.3       | 3              | 874        | 7  | 748        |
| A3.6       | 3              | 1023       | 8  | 8184       |
| P4.13      | 4              | 1365       | 2  | 2730       |
| TOTALS     |                |            | 12 | 12762      |

Private housing plot area (sqft) 12762  
Net developable area (acres) 0.738  
Coverage sqft/acre 17446

| AFFORDABLE |                        |            |    |            |
|------------|------------------------|------------|----|------------|
| House Type | No of Bedrooms / Pairs | Sqft (GIA) | No | Total Sqft |
| A1.2       | 1                      | 642        | 7  | 4494       |
| A2.2       | 2                      | 852        | 4  | 3408       |
| A2.7       | 2                      | 874        | 3  | 2622       |
| A3.6       | 3                      | 1023       | 5  | 5115       |
| A3.3       | 3                      | 1021       | 9  | 9189       |
| TOTALS     |                        |            | 28 | 24832      |

Affordable housing plot areas (sqft) 24832  
Net developable area (acres) 1.91  
Coverage sqft/acre 13061

| SITE TOTALS                                        |       |
|----------------------------------------------------|-------|
| Total no. of dwelling units                        | 40    |
| Total Housing plot area (sqft)                     | 37634 |
| Total Net developable area (acres) based on sketch | 2.64  |
| Total Coverage sqft/acre                           | 14217 |

|                               | P  | A  | SO | Total | Percentage |
|-------------------------------|----|----|----|-------|------------|
| Total no. of dwelling units   | 0  | 7  | 0  | 7     | 17.50%     |
| Total Private units           | 0  | 7  | 0  | 7     | 17.50%     |
| Total Affordable units        | 10 | 14 | 0  | 24    | 60.00%     |
| Total Shared Ownership units  | 2  | 0  | 0  | 2     | 5.00%      |
| Total Affordable & Rent units | 0  | 0  | 0  | 0     | 0.00%      |
|                               | 10 | 21 | 0  | 31    | 100.00%    |

#### SITE LEGEND:

- Development Boundary
- Fence Line - Ref Boundary Materials Layout and details for detailed specification
- Railings - Ref Boundary Materials Layout and details for detailed specification
- Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
- 3m x 2m timber shed for 4 bed houses
- 2.4m x 1.8m timber shed for 2 & 3 bed houses
- Timber gate provided - to be 850mm clear opening & the same height as the adjacent fencing. Must be capable of being locked.

For detailed landscaping proposals see Landscape Architects drawings

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www.thrivearchitects.co.uk

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Rev Description  
P1 First Preliminary Issue  
P2 Adjusted to suit engineer's comments

Date Au Ch  
27.06.24 MK  
03.04.24 MK

Project Land at Longwater Road, Finchampstead  
Drawing Site Layout

|             |                                            |         |                   |
|-------------|--------------------------------------------|---------|-------------------|
| Client      | CATESBY ESTATES PLC & STONEBOND PROPERTIES |         |                   |
| Job no.     | CATE230603                                 | Date    | 26.03.24          |
| Dwg no.     | SL01                                       | Rev.    | P2                |
| Author      | MK                                         | Checked | Scale 1:500 at A1 |
| Status      | PRELIMINARY                                | Office  | Romsey            |
| Client ref. |                                            |         |                   |



## **Appendix EDP 2**

### **EDP LVIA Assessment Methodology**

#### **INTRODUCTION**

- A2.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

#### **METHODOLOGY**

- A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
  - An Approach to Landscape Character Assessment (Natural England 2014); and
  - Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).
- A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.
- A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

#### **Landscape Assessment**

- A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

#### **Visual Assessment**

- A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

### **Identifying Landscape and Visual Receptors**

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area that may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

### **Assessment of Landscape and Visual Effects**

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

### **Defining Receptor Sensitivity**

- A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*<sup>7</sup>. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.
- A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.
- A2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

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<sup>7</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

**Table EDP A2.1:** Assessment of Landscape Value

| <b>Landscape Character Area Value</b>                                                                                                                                |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very Low</b>                                                                                                                                                      | <b>Low</b>                                                                                                                    | <b>Medium</b>                                                                                                          | <b>High</b>                                                                                                                                                                                          | <b>Very High</b>                                                                                                                                                |
| Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors. | Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors. | Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. | Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors. | Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors. |
| <b>Consideration of Other Value Criteria</b>                                                                                                                         |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |                                                                                                                                                                 |
| <b>Condition/Quality</b>                                                                                                                                             |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |                                                                                                                                                                 |
| A landscape with no or few areas intact and/or in poor condition.                                                                                                    | A landscape with few areas that are intact and/or in a reasonable condition.                                                  | A landscape with some areas that are intact and/or in reasonable condition.                                            | A landscape with many areas that are intact and/or in a reasonable condition.                                                                                                                        | A landscape with most areas intact and/or in good condition.                                                                                                    |
| <b>Scenic Quality</b>                                                                                                                                                |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |                                                                                                                                                                 |
| A landscape of little or no aesthetic appeal.                                                                                                                        | A landscape of low aesthetic appeal.                                                                                          | A landscape of some aesthetic appeal.                                                                                  | A landscape of high aesthetic appeal.                                                                                                                                                                | A landscape of very high aesthetic appeal.                                                                                                                      |
| <b>Rarity and Representativeness</b>                                                                                                                                 |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |                                                                                                                                                                 |
| A landscape that does not contain rare landscape types or features.                                                                                                  | A landscape that contains few distinct landscape types or features.                                                           | A landscape that contains distinct but not rare landscape types or features.                                           | A landscape that contains one or more rare landscape types or features.                                                                                                                              | A landscape that is abundant in rare landscape types or features.                                                                                               |

| Landscape Character Area Value                                                               |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Conservation Interests                                                                       |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
| A landscape with no or very limited cultural, geological and/or nature conservation content. | A landscape with limited cultural, geological and/or nature conservation content.          | A landscape with some cultural, geological and/or nature conservation content. | A landscape with rich cultural, geological and/or nature conservation content.                   | A landscape with abundant cultural, geological and/or nature conservation content. |
| Recreation Value                                                                             |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
| A landscape with no or very limited contribution to recreational experience.                 | A landscape with no or limited contribution to recreational experience.                    | A landscape that provides some contribution to recreational experience.        | A landscape that provides a good contribution to recreational experience.                        | A distinct landscape that forms a strong contribution to recreational experience.  |
| Perceptual Aspects                                                                           |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
| A landscape with prominent detractors, probably part of the key characteristics.             | A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt. | A landscape with few detractors that also retains some perceptual values.      | A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape. | A wild, tranquil or unspoilt landscape without noticeable detractors.              |
| Cultural Associations                                                                        |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
| A landscape without recorded associations.                                                   | A landscape with few recorded associations.                                                | A landscape with some and/or moderately valued associations.                   | A landscape with numerous and/or highly valued associations.                                     | A landscape of rich and/or very highly valued associations.                        |
| Overall Judgement of Landscape Value                                                         |                                                                                            |                                                                                |                                                                                                  |                                                                                    |
| <b>Very Low value</b> – receptor largely reflects very low value criteria above.             | <b>Low value</b> – receptor largely reflects low value criteria above.                     | <b>Medium value</b> – receptor largely reflects medium value criteria above.   | <b>High value</b> – receptor largely reflects high value criteria above.                         | <b>Very High value</b> – receptor largely reflects very high value criteria above. |

**Table EDP A2.2:** Assessment of Landscape Susceptibility

| Very Low Susceptibility to Change                                                                                                                                | Low Susceptibility to Change                                                                                                                                   | Medium Susceptibility to Change                                                                                                                              | High Susceptibility to Change                                                                                                                                                             | Very High Susceptibility to Change                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development</b>                                                                     |                                                                                                                                                                |                                                                                                                                                              |                                                                                                                                                                                           |                                                                                                                                                                                                                     |
| A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.                                       | A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.                          | A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.                                    | A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.                                                 | A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.                                                                                                        |
| <b>Visual Susceptibility to Change to the Proposed Development</b>                                                                                               |                                                                                                                                                                |                                                                                                                                                              |                                                                                                                                                                                           |                                                                                                                                                                                                                     |
| A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes. | A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes. | A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes. | An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur. | An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs. |

| Very Low Susceptibility to Change                                                                                                                                                                                                           | Low Susceptibility to Change                                                                                                                                                                                                    | Medium Susceptibility to Change                                                                                                                                                                      | High Susceptibility to Change                                                                                                                                                              | Very High Susceptibility to Change                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Experiential Susceptibility to Change to the Proposed Development</b>                                                                                                                                                                    |                                                                                                                                                                                                                                 |                                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                                                              |
| A landscape with prominent visual and/or aural intrusion and close relationship with large-scale built development/infrastructure.<br>A landscape that contains many light sources and essentially suffers from widespread light pollution. | A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large-scale built development/- infrastructure.<br>A landscape that contains frequent light sources and suffers from light pollution. | A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development- infrastructure may be present.<br>A landscape that contains some light sources. | A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/- infrastructure may be present.<br>A landscape that contains few light sources. | A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion.<br>A landscape that contains very few light sources and provides dark skies. |
| <b>Overall Judgement of Susceptibility to Change to the Proposed Development</b>                                                                                                                                                            |                                                                                                                                                                                                                                 |                                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                                                              |
| <b>Very Low susceptibility</b> – receptor largely reflects very low criteria above.                                                                                                                                                         | <b>Low susceptibility</b> – receptor largely reflects low criteria above.                                                                                                                                                       | <b>Medium value</b> – receptor largely reflects medium criteria above.                                                                                                                               | <b>High susceptibility</b> – receptor largely reflects high criteria above.                                                                                                                | <b>Very High susceptibility</b> – receptor largely reflects very high criteria above.                                                                                        |

A2.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A2.3:** Assessment of Landscape Sensitivity

|                |           | Susceptibility of Landscape Receptor |                |               |                |                |
|----------------|-----------|--------------------------------------|----------------|---------------|----------------|----------------|
|                |           | Very High                            | High           | Medium        | Low            | Very Low       |
| Receptor Value | Very High | Very High                            | Very High/High | High          | High/- Medium  | Medium         |
|                | High      | Very High/High                       | High           | High/- Medium | Medium         | Medium/- Low   |
|                | Medium    | High                                 | High/- Medium  | Medium        | Medium/- Low   | Low            |
|                | Low       | High/ Medium                         | Medium         | Medium/- Low  | Low            | Low/- Very Low |
|                | Very Low  | Medium                               | Medium/- Low   | Low           | Low/- Very Low | Very Low       |

A2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A2.4:** Visual Receptor Sensitivity

| Category         | Visual Receptor Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b> | <p>Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation.</p> <p>Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.</p> |

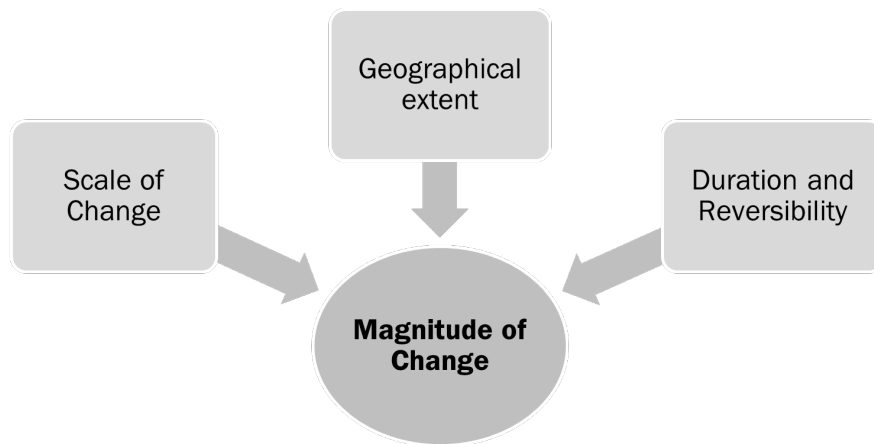
| Category        | Visual Receptor Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>     | View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents.<br>Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value. |
| <b>Medium</b>   | View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor.<br>Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.                                                                                                                                                                                                                                                                                                             |
| <b>Low</b>      | View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible.<br>Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.                                                                                                                                                                                                        |
| <b>Very Low</b> | View affected by many landscape detractors and unlikely to be valued.<br>Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.                                                                                                                                                                                                                                                                                                                                                                             |

A2.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

### **Magnitude of Change**

A2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.



**Figure EDP A2.1:** Assessing the magnitude of change.

A2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

**Table EDP A2.5:** Landscape and Visual Receptor Size/Scale of Change Criteria

| Category               | Landscape Receptor Criteria                                                                                                                                                                                                                 | Visual Receptor Criteria                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Large Scale</b><br> | Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.                                  | There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. |
|                        | Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.                 | The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.                                    |
|                        | Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape. | The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.                  |

|                                                                                                                                                                                              | Landscape Receptors                                                                           | Visual Receptor Criteria                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Largest</b><br><br> | Large scale effects influencing several landscape types or character areas.                   | Direct views at close range with changes over a wide horizontal and vertical extent.                            |
|                                                                                                                                                                                              | Effects at the scale of the landscape type or character areas within which the proposal lies. | Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.           |
|                                                                                                                                                                                              | Effects within the immediate landscape setting of the site.                                   | Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. |
|                                                                                                                                                                                              | Effects at the site level (within the development site itself).                               | Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.             |
| <b>Smallest</b>                                                                                                                                                                              | Effects only experienced on parts of the site at a very localised level.                      | Long range views with a negligible part of the view affected.                                                   |

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);

- Medium-term (5 to 10 years);
- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

*Reversibility:*

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A2.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

**Table EDP A2.7:** The Assessment of the Overall Magnitude of Change

| Category         | Receptor Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b> | Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.                                                                   |
| <b>High</b>      | Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies. |

| Category        | Receptor Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Medium</b>   | Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term. |
| <b>Low</b>      | Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.                                                                                                           |
| <b>Very Low</b> | Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.                                                                                               |

### Significance of Effect

A2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

*"The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".*

A2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8**.

**Table EDP A2.8:** Level of Effects Matrix

| Overall Sensitivity | Overall Magnitude of Change |                  |                 |                    |                    |
|---------------------|-----------------------------|------------------|-----------------|--------------------|--------------------|
|                     | Very High                   | High             | Medium          | Low                | Very Low           |
| Very High           | Very Substantial            | Substantial      | Major           | Major/- Moderate   | Moderate           |
| High                | Substantial                 | Major            | Major/ Moderate | Moderate           | Moderate/- Minor   |
| Medium              | Major                       | Major/- Moderate | Moderate        | Moderate/- Minor   | Minor              |
| Low                 | Major/- Moderate            | Moderate         | Moderate/ Minor | Minor              | Minor/- Negligible |
| Very Low            | Moderate                    | Moderate/ Minor  | Minor           | Minor/- Negligible | Negligible         |

A2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

### Definition of Effects

A2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

**Table EDP A2.9:** Definition of Effect

| Category                | Definition of Adverse Effects                                                                                                                                                                                                                                                                    | Definition of Beneficial Effects                                                                                                                                                                                                                                                     |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very Substantial</b> | Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view. | The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity. |
| <b>Substantial</b>      | Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.     | The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.                             |

| Category          | Definition of Adverse Effects                                                                                                                                                                                                                                         | Definition of Beneficial Effects                                                                                                                                                                                                                                                                          |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major</b>      | Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.   | The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.                                          |
| <b>Moderate</b>   | Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.                        | Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.                     |
| <b>Minor</b>      | Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.                                         | The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments. |
| <b>Negligible</b> | Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity. | There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.                                                                                                                                                                                              |

A2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

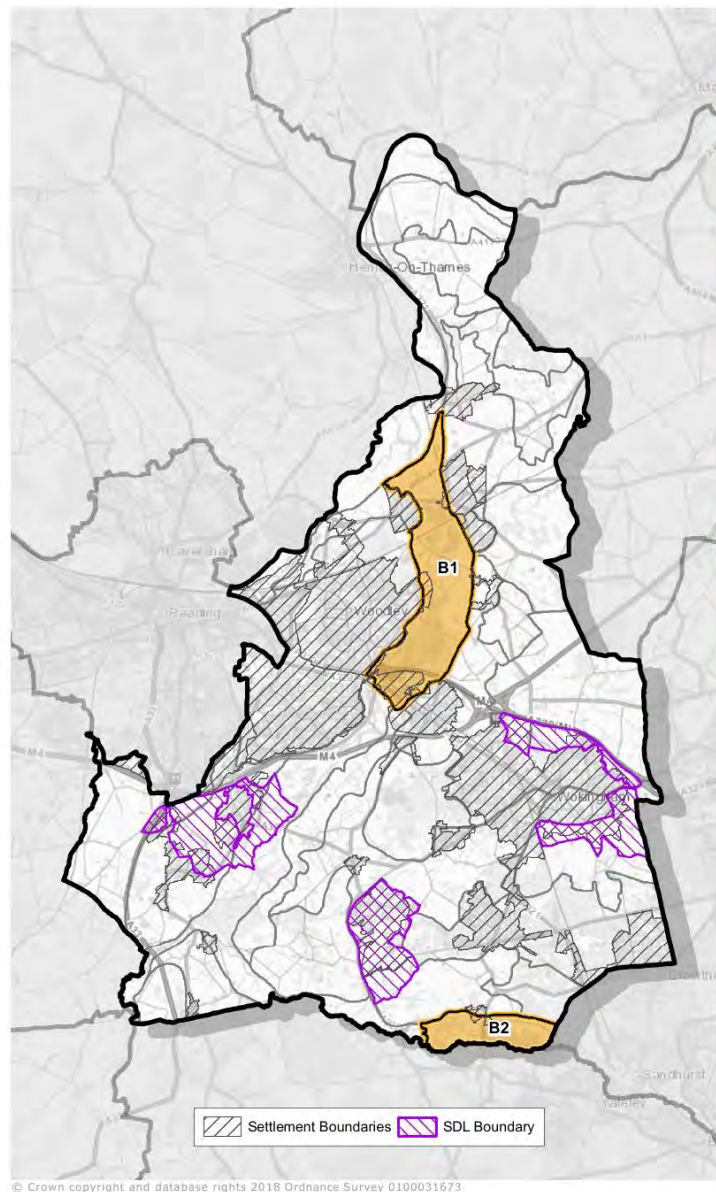
A2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects

and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

## **Appendix EDP 3**

### **Findings of EDP Data Trawl**

## B: River Valley With Open Water



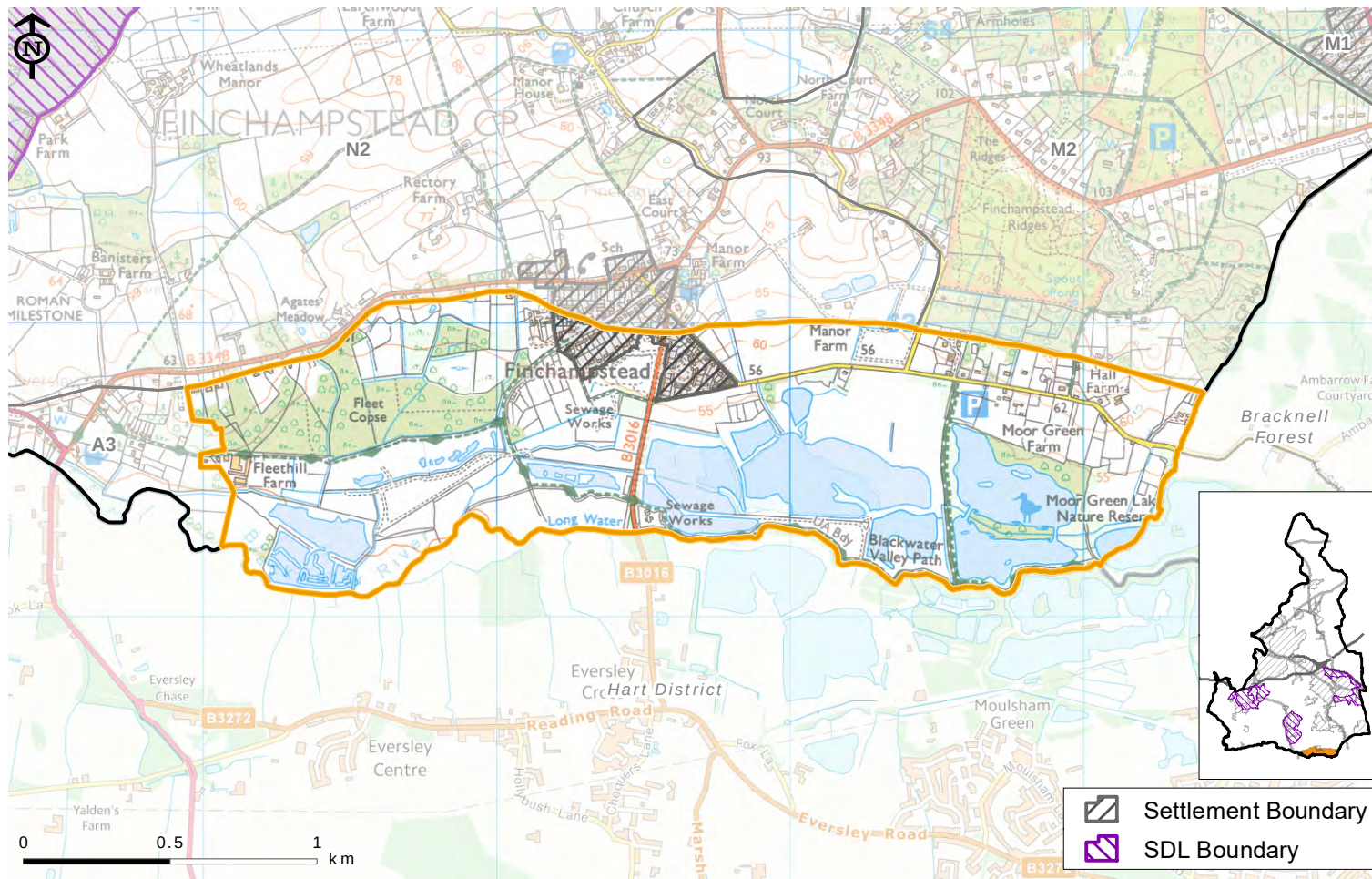
## Description

The LCT is distinguished by a flat lowland alluvial or river terrace floodplain, where mineral extraction has had a significant and lasting impact on the character and use of the valley landscape. Restored gravel workings with large expanses of open water support wetland vegetation and are popular for recreation.

## Landscape Character Areas

The River Valley with Open Water LCT is subdivided into two Landscape Character Areas:

- B1: Loddon River Valley with Open Water
- B2: Blackwater River Valley with Open Water



## SUMMARY

A section of the Blackwater River Valley which has been exploited for gravel extraction and is being restored as the Moor Green Lake Nature Reserve. Scattered and small scale settlement is located at the edge of Finchampstead and north of Lower Sandhurst Road.

The boundaries of this area are largely determined by the borough boundaries with Hart and Bracknell Forest Districts. The restored gravel workings and therefore character area continue into Bracknell Forest and Hart. The western boundary to A3: Blackwater River Valley is the limit of recent gravel extraction. The northern boundary within Wokingham borough marks the transition from the floodplain to the upland landscapes of M2: Finchampstead Ridges Forested and Settled Sands and the more undulating landscape of N2: Finchampstead Pastoral Sandy Lowland.



## Key Characteristics

- Flat alluvial floodplain at 55m AOD with gently sloping valley sides, loosely enclosed to the north east by the wooded ridges of Finchampstead (M2). The extensive surface geology of alluvium and river terrace deposits has resulted in extensive gravel extraction across the river valley, changing its original character.
- Riverine landscape dominated by the River Blackwater, a small river with a gently winding course enclosed by riverbank vegetation.
- A series of large open water bodies created from flooded gravel pits in varying stages of restoration which extend across the valley floor and connect to the larger restored gravel pits at Trilakes Country Park in the adjacent districts of Bracknell Forest and Hart.
- Ecologically important wetland habitats have developed around the restored gravel pits, including BAP priority habitat floodplain grazing marsh, wet woodland and grassland and create an appearance of natural landscape. Moor Green is well established as a Nature Reserve and LWS, Longwater Lane Meadow LWS is designated for its wet grassland. The floodplain is covered by the Blackwater Valley BOA. The open water of the restored gravel pits is an important habitat for birds.
- Wooded and enclosed character, created by woodland planting fringing the restored gravel pits, thick overgrown hedgerows with numerous mature hedgerow trees, and Fleet Copse LWS designated for a large BAP priority habitat lowland mixed deciduous woodland of ancient origin.
- Irregular fields used for small-scale agriculture including horse grazing and paddocks, south of Lower Sandhurst Road and south of Fleet Hill.
- A rural linear settlement pattern along leafy lanes on the edge of the floodplain, except for post-war development on the settlement edge of Finchampstead, where buildings tend to be set back, with long drives, and are therefore not very visible.
- Informal recreational landscape with trails and footpath connections to Trilakes Country Park, including the promoted Blackwater Valley Path.
- Wooded backdrop to views from Fleet Copse and extensive woodland on Finchampstead Ridges.
- Attractive naturalistic landscape with a backwater character created by the presence of open water surrounded by wetland vegetation.
- Strong sense of tranquility and dark night skies although disturbed locally by the busy B3016 and on-going restoration of the former gravel pits.

## Natural Landscape

- B2.1 The main physical influence on this landscape is the presence of the River Blackwater. The valley has a gently sloping, and in some areas almost flat landform which contrasts with the steeper slopes of the Forested and Settled Sands leading up to Finchampstead Ridges to the north. The floodplain is comprised of alluvial and Second River Terrace deposits fringed by the sandy soils of the Bagshot Beds. This has resulted in the presence of Argillic Gley soils on the floodplain and

Gley-Podsols on the more elevated sandy soils. Both of these soil types are affected by high groundwater levels and are of marginal agricultural value.

- B2.2 The presence of sub-alluvial First and Second River Terrace Gravel led to exploitation by the aggregates industry. The area around Moor Green Farm has been restored as large lakes, part of a series which continues beyond the borough boundary to form the Yately Lakes, the foci of the Trilakes Country Park. The former Manor Farm and Fleethill Farm extraction sites are currently being restored.
- B2.3 Three Local Wildlife Sites (LWS) are located in the area, and house BAP priority habitat woodland and grassland. The largest of these is Fleet Copse, a significant block of ancient woodland dominated by oak (*Quercus robur*), ash (*Fraxinus excelsior*) and hazel (*Corylus avellana*) together with a rich assemblage of higher plant species. It has been managed as coppice with standards and has retained its original woodland banks. Longwater Lane Meadow contains meadow and an area of wet rushy grassland. Moor Green Lakes LWS supports a varied range of aquatic flora and trees, including the nationally scarce pillwort (*Pilularia globulifera*). The site is also important for waterfowl.
- B2.4 A few agricultural fields remain, south of Lower Sandhurst Road. These are irregular in shape and used predominately for small-scale arable land and horse grazing and paddocks. A soft fruit farm with associated polytunnels is located north of Sandhurst Road at Manor Farm.

## Cultural Landscape

- B2.5 There is little evidence of prehistoric or Romano-British clearance along the Blackwater valley. The Blackwater formed part of the southern boundary of the Saxon shire, part of the kingdom of Wessex, but the valley appears not to have been a major focus for Saxon settlement.
- B2.6 Medieval and post-medieval settlement in this area was limited to farmsteads distributed along the lane running along the valley edge. During the medieval period the valley floor is likely to have comprised open fields and common grazing. Traces of the pattern of narrow sinuous fields running across the valley floor southeast of Finchampstead, shown on the first edition OS map, are still visible despite the gravel extraction and restoration, and indicate early enclosure of the open fields.
- B2.7 Finchampstead village which is mainly situated in character area N2: Finchampstead Pastoral Sandy Lowland expanded from its historic core with newer estate development spreading into the river valley, dating from the post-war era. These developments include estates with mock-vernacular character. There is a linear settlement located along Lower Sandhurst Road at the eastern edge of the character area located on the Bagshot Beds. This settlement includes a number of detached houses set within large grounds, some of which are visible from the Moor Green Lakes. Farm buildings are present at Hall Farm and Moor Green Farm, where horse paddocks are also present.
- B2.8 Roads are limited in this area to the B3016 crossing over the Blackwater River from Hart District, and Lower Sandhurst Road on the edge of the floodplain. The B0316 is a straight road from Finchampstead to Eversley Cross. It crosses the river at Finchampstead Bridge and replaced the earlier Longwater Lane ford crossing.
- B2.9 The character area has considerable informal recreational value. A small car park with an information board is located off Lower Sandhurst Road, and leads to a footpath and the Three Castles Path bordering the area of open water at Moor Green Lakes. This path connects to the Blackwater Valley Path and to the Trilakes Country Park in Bracknell Forest District. The Moor Green Lakes Group and Blackwater Valley Conservation Partnership have built a hide by the lake to encourage bird watching. Public access west of the B3016 is currently restricted, but will be restored once the gravel restoration has been completed.

## Perceptual Landscape

- B2.10 The area exhibits a new 'natural' landscape of open water created by mineral extraction, and has a quiet backwater character. Within the Moor Green Lakes there is a remote and even secluded character, and the area feels far from residential development. The area is a resource of tranquillity and dark skies, particularly along the River Blackwater.
- B2.11 Fleet Copse and the woodland in M2: Finchampstead Ridges Forested and Settled Sands provide a wooded backdrop to much of the area, particularly above the Moor Green Lakes.

### Valuable Landscape Attributes

- Rural riverine character of the Blackwater River and restored floodplain provide a sense of space.
- Ecologically valuable wetland habitats including BAP priority habitat eutrophic standing waters, lowland mixed deciduous woodland and floodplain grazing marsh, as well as remnant wet meadow and ancient woodland e.g. at Longwater Lane Meadow and Fleet Copse not affected by mineral extraction, which provide an important environment for flora and fauna.
- Restored gravel pit lakes which provide important ecological habitats and support a diverse range of birds, as well as opportunities for recreation.
- Undeveloped character of the valley, particularly in the floodplain, which provides a sense of naturalness and remoteness.
- Quiet rural lanes bordered by hedgerows which provide access to the area and enjoyment of the countryside.
- Recreational value of the Moor Green Lake Nature Reserve and the public rights of way including the promoted Blackwater Valley and Three Castles Paths which give access to the area and enjoyment of the river valley.
- Localised areas of tranquillity and peacefulness, with an experience of dark skies, particularly around the restored lakes, and away from the B0136.
- Views to the wooded backdrop of Fleet Copse and Finchampstead Ridges create an enclosed and secluded character, particularly around the Moor Green Lakes.

### Landscape Condition

The perceptual characteristics of a calm, quiet character and new 'natural' landscape of open water created by mineral extraction are valued, and it is now in good condition. Restoration works of former gravel extraction sites at Manor Farm and Fleethill Farm are due to be completed by December 2018, which will improve provide opportunities to improve the condition of this area.

### Key Issues

- Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change. Climate change is also likely to result in increased seasonal variation in river flows with, at times, greater flooding and at other times drought which is likely to impact riverside vegetation habitats and recreational enjoyment thereof.
- Past use of fertilisers and pesticides resulting in polluted run-off affecting water quality and biodiversity, although in recent years there has been improvement in water quality.

- Influence of woodland fell cycles on wider landscape character, in particular affecting wooded ridgelines of adjacent character areas (e.g. M2: Finchampstead Ridges Forested and Settled Sands).
- Loss of landscape features such as hedgerows, hedgerow standard trees, and pollarded willows on waterside pasture.
- Changes in water levels and associated habitats due to drainage schemes.
- Changes in management that could result in loss of fragmentation of wetland habitats as a result of scrub encroachment.
- Changes in agricultural practice, with the expansion of agricultural polytunnels for soft fruit growing. This is leading to visual intrusion of these elements and the loss of traditional pastoral land uses.
- Pressure for built development in adjacent areas, particularly on the skyline leading to loss of wooded ridges, characteristic of the Wokingham landscape.
- Demands for upgrading the winding network of rural lanes with new signage, line painting and widening threatens the intimate rural character of the lanes.

### Landscape Strategy

To maintain the landscape character of the *Blackwater River Valley with Open Water* the following strategy is required: to conserve and enhance wetland and woodland habitats.

The key aspects to be conserved, enhanced and actively managed are the River Blackwater corridor, the wetland habitats associated with the river and former gravel works, the woodland (particularly the ancient woodland) and the perceptual characteristics including the peaceful setting and dark skies.

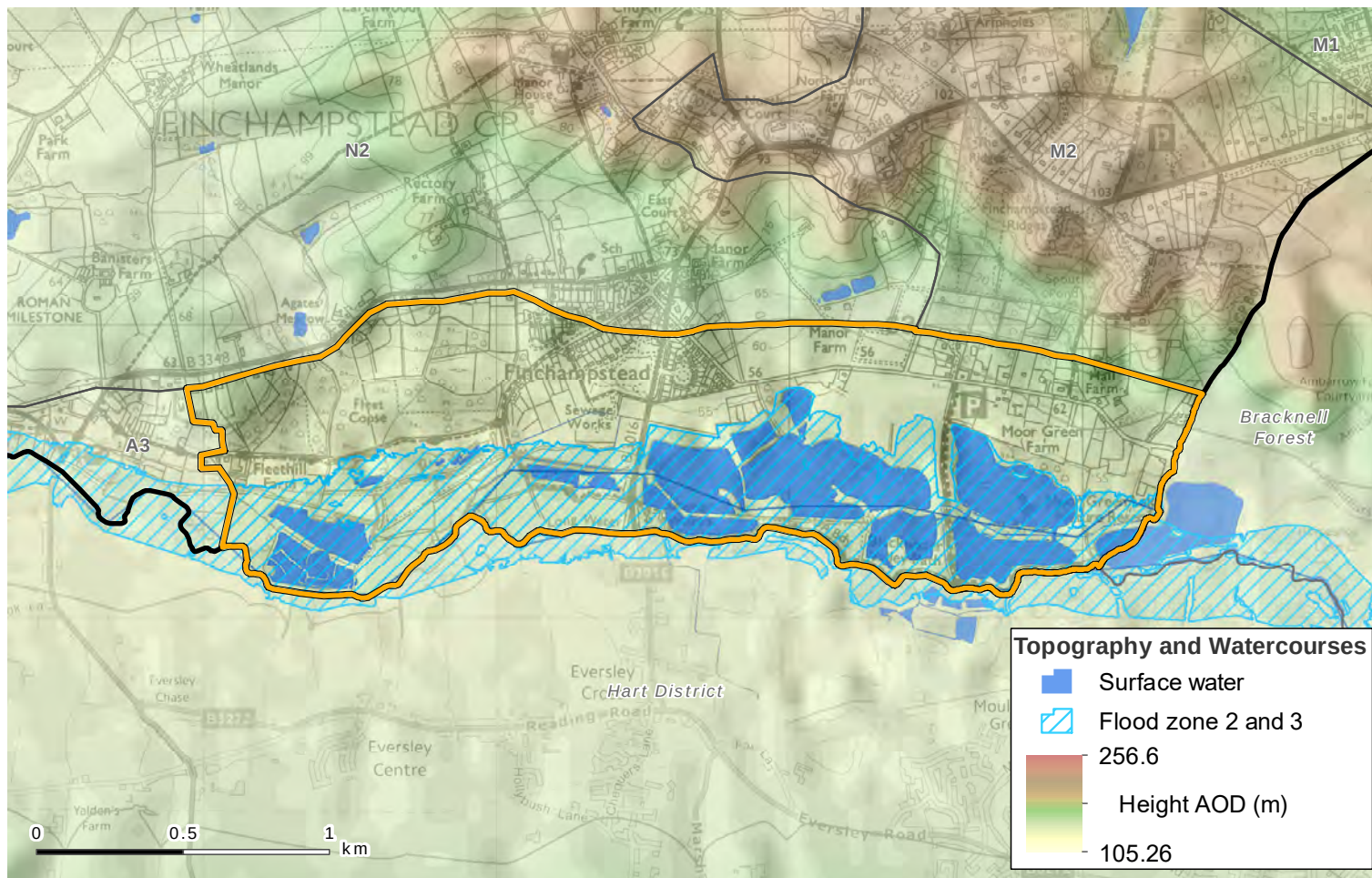
In terms of development, the aim is to conserve the sparse settlement pattern and retain the views to the wooded backdrop provided by Fleet Copse and M2: Finchampstead Ridges Forested and Settled Sands.

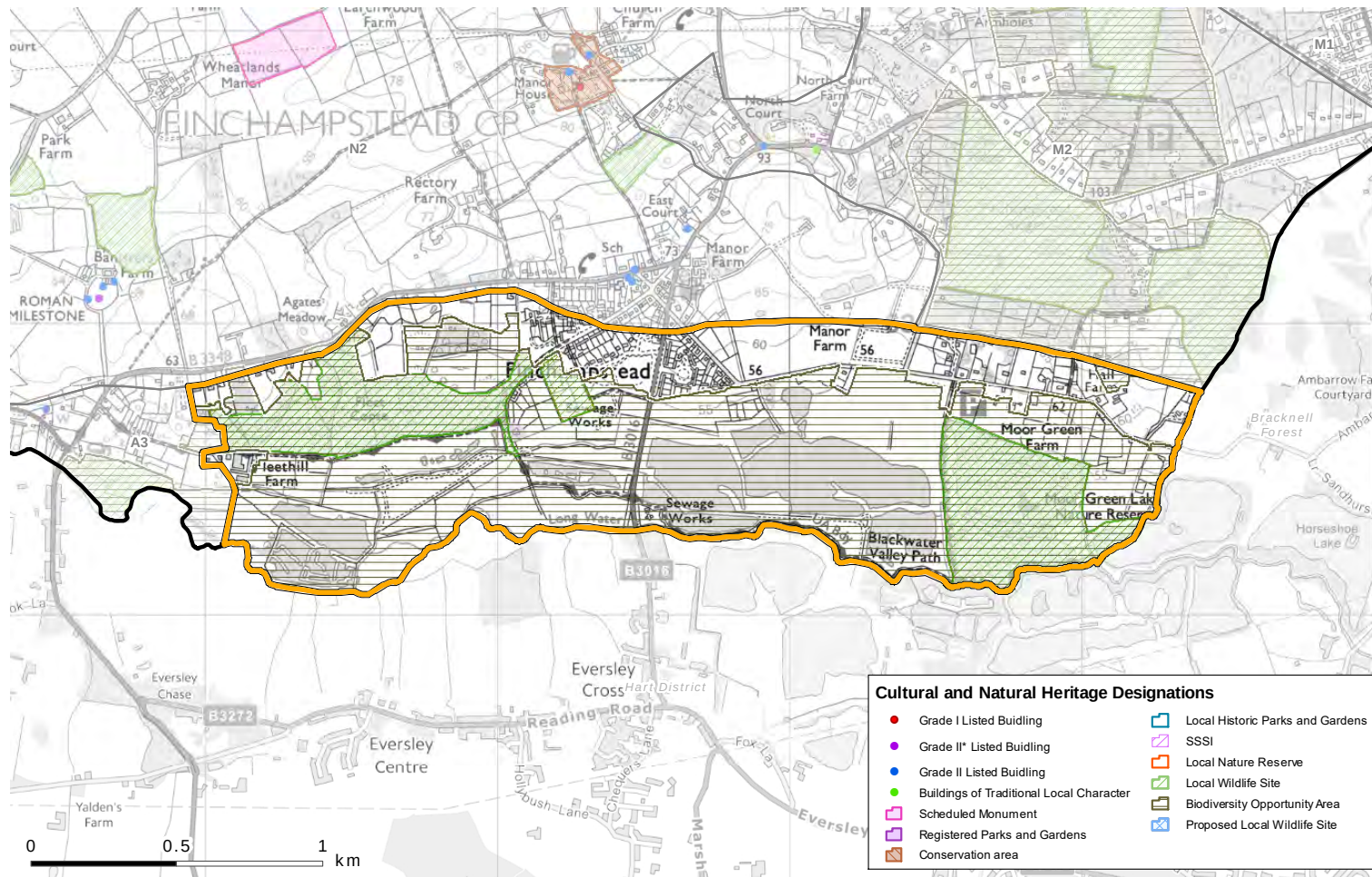
### Landscape Guidelines

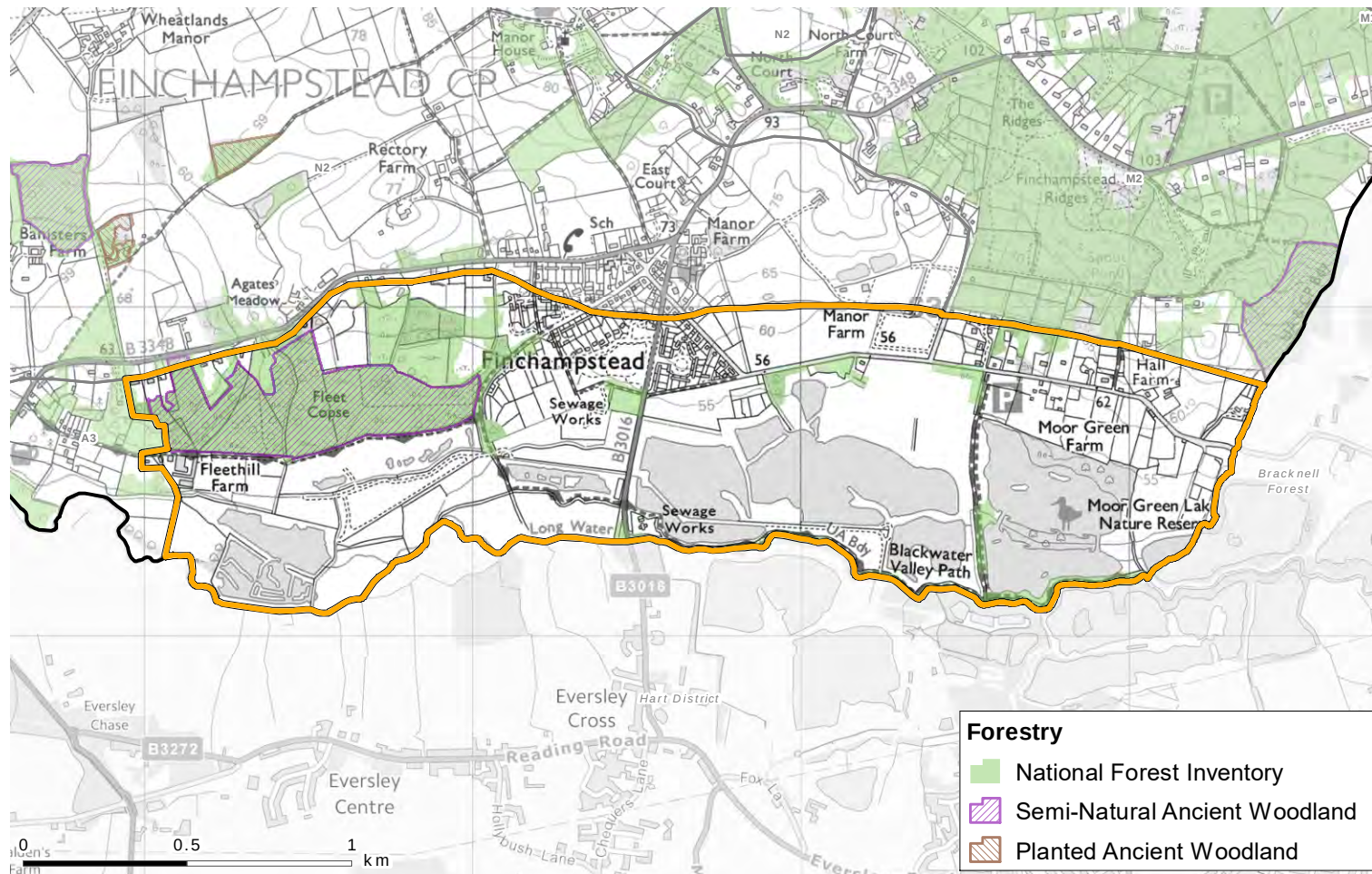
- Conserve, protect and enhance the scenic quality and naturalistic character of the river corridor and restored gravel pits, restoring former gravel extraction sites to maximise biodiversity and scenic qualities.
- Manage and enhance the wildlife interest of agricultural fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods around intensively farmed fields.
- Minimise the expansion and visual impact of agricultural polytunnels through careful siting and design.
- Reinstall or repair hedgerows with native species of hedgerow trees and shrubs to create a connected landscape pattern where there are opportunities to do so.
- Conserve, enhance and manage wetland habitats, particularly in newly restored areas of former gravel pits, and BAP priority habitats, particularly from development, changes in land use and encroachment by secondary woodland and scrub. The area is part of the Blackwater Valley BOA. This network of re-created natural habitats, which extend into Bracknell Forest and Hart districts, has been identified as a target for habitat re-creation and restoration and positive

management of grassland and wetland habitats. An appropriate wetland management regime is critical.

- Maintain the prevailing hydrology and water tables to enable anaerobic conditions to preserve archaeological sites in low lying wetland areas, particularly along river corridors.
- Seek sympathetic integration of new recreational facilities e.g. hides, footpaths, and associated car parks into the landscape.
- Enhance informal recreational enjoyment of the landscape and consider zoning of activities to ensure ecologically valuable are protected. Ensure appropriate management of informal recreation, particularly in relation to the Rights of Way network.
- Maintain the sparse linear settlement pattern of dispersed low density domestic scale small settlement set within large plots and farm buildings through control of new development, avoiding further linear spread of development. Consider opportunities to strengthen and enhance the landscape setting to existing villages through planting.
- Maintain and enhance the character of the rural lanes, resisting unsympathetic highways improvements, infrastructure and signage.
- Retain and maintain views to the wooded hills. Consider the impact of any development on the views to the wooded ridgeline. Consider the effects of change within the adjacent area on this valley landscape.
- Conserve and enhance the perception of tranquillity and remoteness in the landscape, including the experience of dark skies, through the management of development.







## **Appendix EDP 4**

### **Representative Photoviewpoints**

#### **(edp4070\_d035a 24 May 2024 JFr/MBe)**

**Photoviewpoint EDP 1:** View from PRoW FINC13 along the northern edge of the site, looking south across the site

**Photoviewpoint EDP 2:** View from Lower Sandhurst Road, to the north-east of the site, looking south-west towards the site

**Photoviewpoint EDP 3:** View from PRoW FINC13 at the junction with the B3016 Longwater Road, to the west of the site, looking east towards the site

**Photoviewpoint EDP 4:** View from the B3016 Longwater Road, to the south of the site, looking north towards the site

**Photoviewpoint EDP 5:** View from PRoW FINC54, adjacent the sewage works to the south of the site, looking north towards the site

**Photoviewpoint EDP 6:** View from PRoW FINC17a, within the Moor Green Lake Reserve to the east of the site, looking west towards the site

**Photoviewpoint EDP 7:** View from PRoW 080/23/1 to the north of the site, looking south towards the site

















To be viewed at comfortable arm's length

Photoviewpoint EDP 5b: View from PRow FINE54 to the south of the site, looking north towards the site



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Grid Coordinates: **479682, 162275**  
Date and Time: **28/03/2024 @ 10:20**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 II, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **N**  
Distance: **355m**  
aOD: **50m**  
Focal Length: **50mm**

date **24 MAY 2024**  
drawing number **edp4070\_d035a**  
drawn by **JFr**  
checked **MBe**  
QA **Gyo**

client **Catesby Estates Limited and Stonebond Properties (Guildford) Limited**  
project title **Land to the East of Longwater Road, Finchampstead**  
drawing title **Photoviewpoint EDP 5b**

Photoviewpoint EDP 6: View from PRoW FINC17a, within the Moor Green Lake Reserve to the east of the site, looking west towards the site



To be viewed at comfortable arm's length



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Grid Coordinates: **480532, 162426**  
Date and Time: **28/03/2024 @ 12:41**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 II, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **W**  
Distance: **797m**  
aOD: **52m**  
Focal Length: **50mm**

date  
drawing number  
drawn by  
checked  
QA  
**24 MAY 2024**  
**edp4070\_d035a**  
**JFr**  
**MBe**  
**Gyo**

client  
project title  
drawing title  
**Catesby Estates Limited and Stonebond Properties (Guildford) Limited**  
**Land to the East of Longwater Road, Finchampstead**  
**Photoviewpoint EDP 6**

Photoviewpoint EDP 7: View from PRoW 080/23/1 to the north of the site, looking south towards the site



To be viewed at comfortable arm's length



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Grid Coordinates: **479897, 161710**  
Date and Time: **28/03/2024 @ 13:17**  
Projection: **Planar**  
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Direction of View: **S**  
Distance: **921m**  
aOD: **54m**  
Focal Length: **50mm**

date  
drawing number  
drawn by  
checked  
QA  
**24 MAY 2024**  
**edp4070\_d035a**  
**JFr**  
**MBe**  
**GYo**

client  
project title  
drawing title  
**Catesby Estates Limited and Stonebond Properties (Guildford) Limited**  
**Land to the East of Longwater Road, Finchampstead**  
**Photoviewpoint EDP 7**

## Plans

**Plan EDP 1:** Site Location and Site Boundaries

(edp4070\_d001c 24 May 2024 (DJo/HEI))

**Plan EDP 2:** Site Character and Context

(edp4070\_d002c 24 May 2024 (DJo/HEI))

**Plan EDP 3:** Landscape Designations and Other Considerations

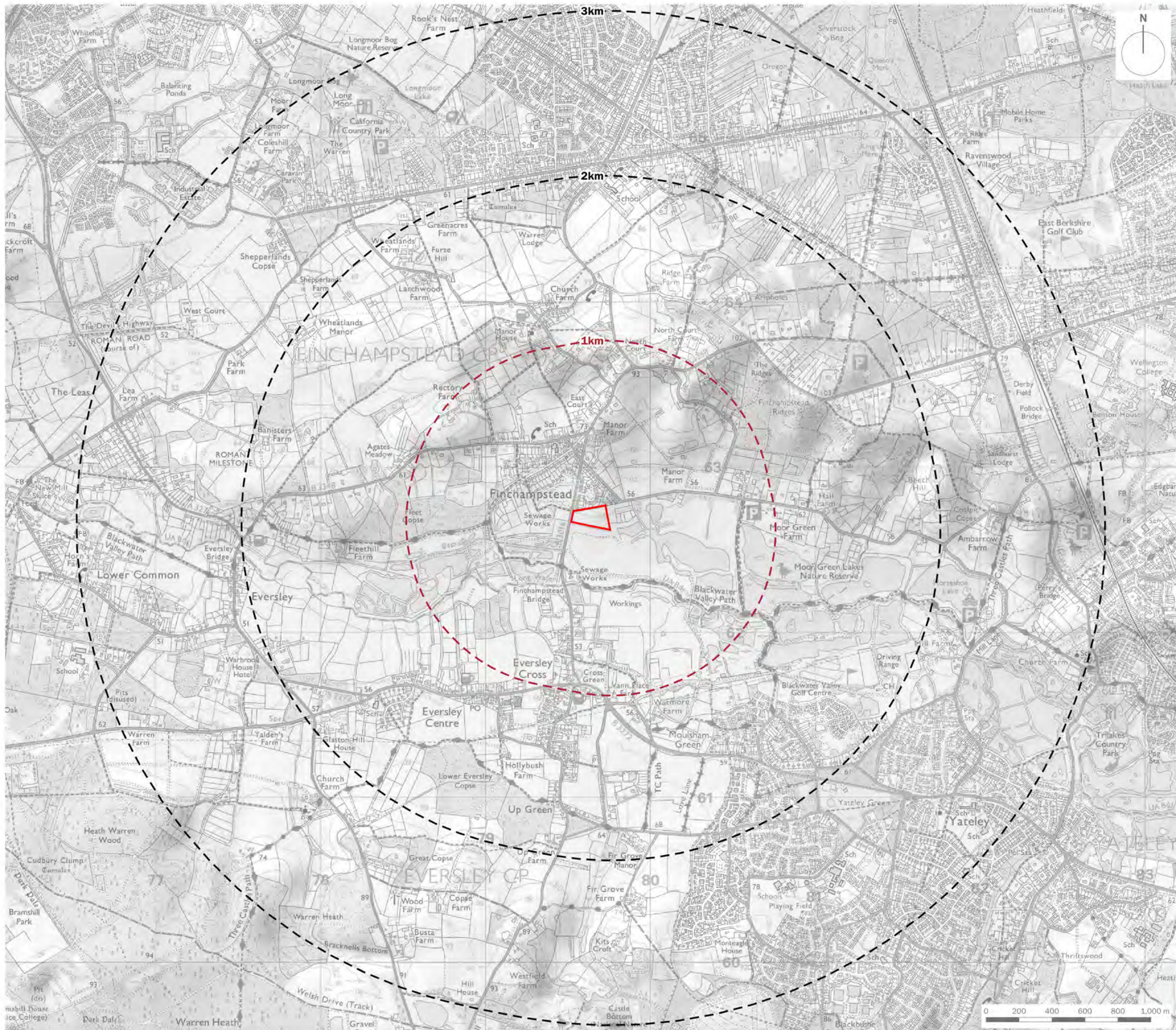
(edp4070\_d003c 24 May 2024 (DJo/HEI))

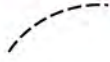
**Plan EDP 4:** Findings of Visual Appraisal

(edp4070\_d004c 24 May 2024 (DJo/HEI))

**Plan EDP 5:** Landscape Strategy

(edp4070\_d005g 14 June 2024 GYo/HEI)



-  Site Boundary
-  Range Rings (at 1km intervals)
-  1km Detailed Study Area

client  
**Catesby Estates Limited and Stonebond Properties (Guildford) Limited**

project title  
**Land to the East of Longwater Road, Finchampstead**

drawing title  
**Site Location and Site Boundaries**

|                |               |          |     |
|----------------|---------------|----------|-----|
| date           | 24 MAY 2024   | drawn by | DJo |
| drawing number | edp4070_d001c | checked  | HEI |
| scale          | 1:22,500 @ A3 | QA       | JFr |



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Site Boundary

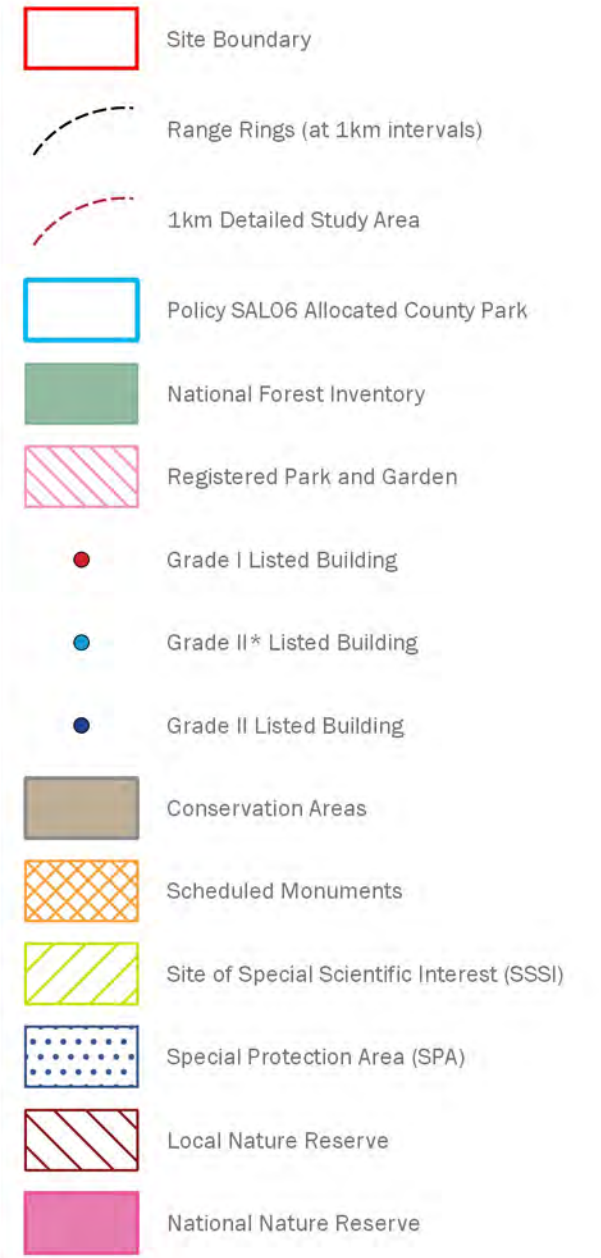
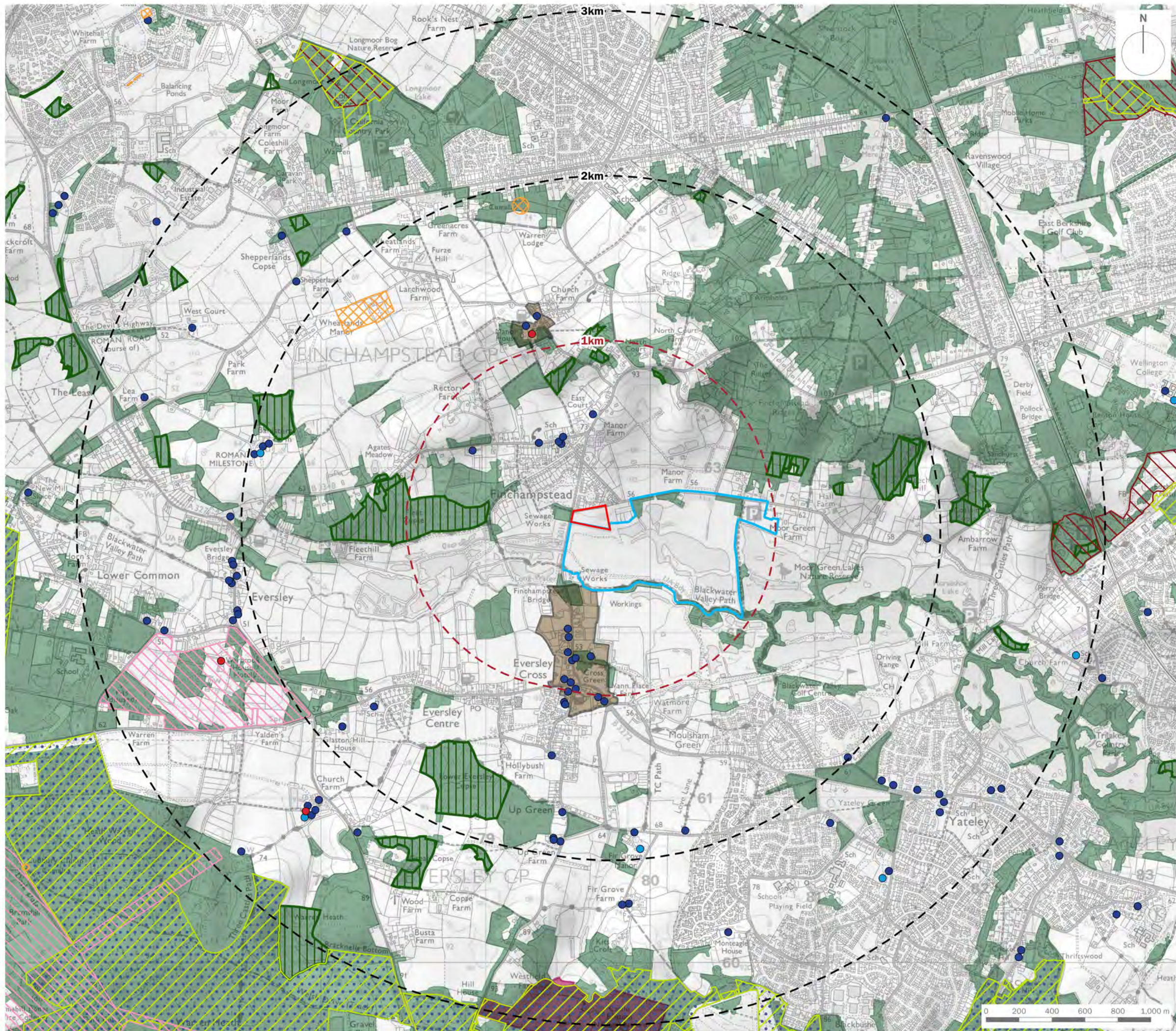
Range Rings (at 100m intervals)

Public Footpath

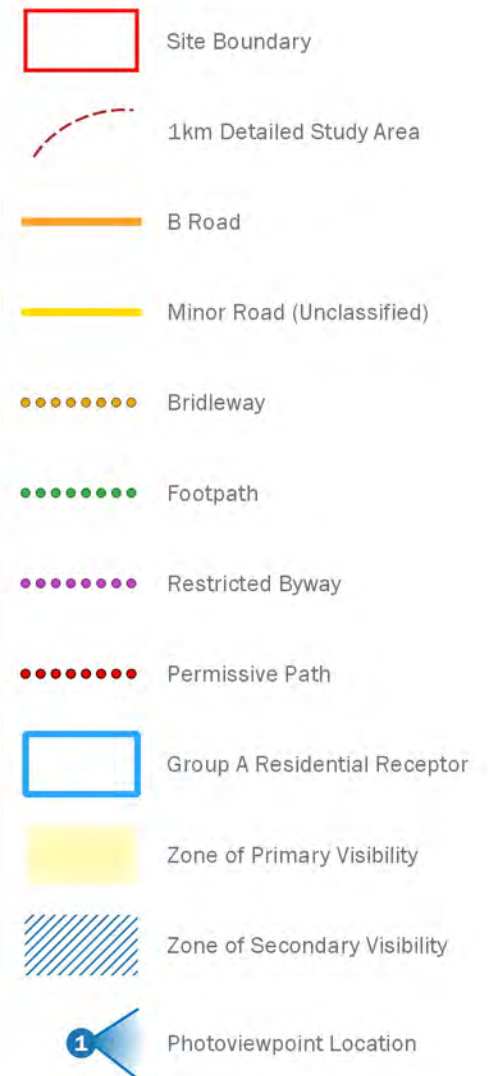
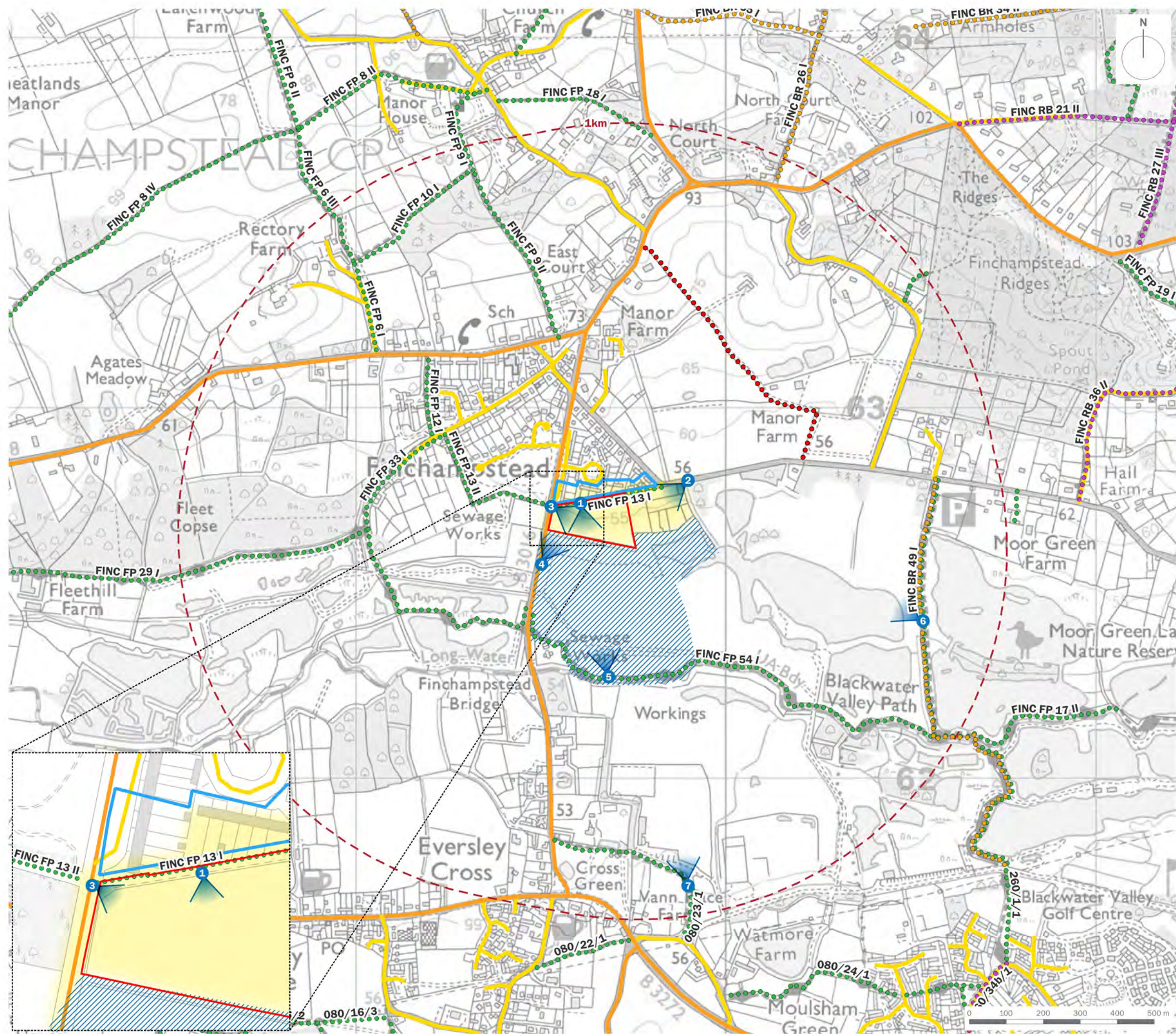
Permissive Path

1. Site gently slopes north to south.
2. Mature vegetation along southern boundary limits intervisibility with the south.
3. Sand and gravel pits to the south are to be decommissioned and converted into a Nature Reserve for conservation and public access.
4. Blackwater Valley Path promoted route to the south has north facing, filtered views towards the site.
5. Mature vegetation lining Longwater Road encloses the site to the west and screens intervisibility from receptors.
6. Woodland blocks limit long distance views within the area.
7. Residential dwellings at Wood Moor, Longwater Road and Cricket Hill.
8. Public Right of Way, Finchampstead Footpath 13 travels longitudinally through the north of the site adjacent to residential development to the north.
9. Fields are generally enclosed by mature hedgerows and trees, limiting the potential for far-reaching views.

|                                                                      |               |          |     |
|----------------------------------------------------------------------|---------------|----------|-----|
| client                                                               |               |          |     |
| Catesby Estates Limited and Stonebond Properties (Guildford) Limited |               |          |     |
| project title                                                        |               |          |     |
| Land to the East of Longwater Road, Finchampstead                    |               |          |     |
| drawing title                                                        |               |          |     |
| Site Character and Context                                           |               |          |     |
| date                                                                 | 24 MAY 2024   | drawn by | DJo |
| drawing number                                                       | edp4070_d002c | checked  | HEI |
| scale                                                                | 1:5,000 @ A3  | QA       | JFr |



|                                                                      |               |          |     |
|----------------------------------------------------------------------|---------------|----------|-----|
| client                                                               |               |          |     |
| Catesby Estates Limited and Stonebond Properties (Guildford) Limited |               |          |     |
| project title                                                        |               |          |     |
| Land to the East of Longwater Road, Finchampstead                    |               |          |     |
| drawing title                                                        |               |          |     |
| Landscape Designations and Other Considerations                      |               |          |     |
| date                                                                 | 24 MAY 2024   | drawn by | DJo |
| drawing number                                                       | edp4070_d003c | checked  | HEI |
| scale                                                                | 1:22,500 @ A3 | QA       | JFr |



client  
**Catesby Estates Limited and Stonebond Properties (Guildford) Limited**

project title  
**Land to the East of Longwater Road, Finchampstead**

drawing title  
**Findings of Visual Appraisal**

|                |               |          |     |
|----------------|---------------|----------|-----|
| date           | 24 MAY 2024   | drawn by | DJo |
| drawing number | edp4070_d004c | checked  | HEI |
| scale          | 1:10,000 @ A3 | QA       | JFr |

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- Site Boundary
- Existing Tree
- Proposed Tree
- Proposed Native Hedgerow
- Existing Bramble Scrub to be Retained and Enhanced
- Proposed Species-rich Meadow Grassland to Form Semi-natural Green Space
- Proposed Amenity Grass
- Existing Grassland to be Retained
- Proposed Attenuation Basin
- Proposed Informal Footpath Link
- Existing Public Right of Way (PRoW)
- Opportunity of a Future Link to the Moor Green Lakes Nature Reserve Extension
- Proposed Play
- Proposed Underground Pumping Station

client  
**Catesby Estates Limited and Stonebond Properties (Guildford) Limited**

project title  
**Longwater Road, Finchampstead, Berkshire**

drawing title  
**Landscape Strategy**

|                |                      |          |            |
|----------------|----------------------|----------|------------|
| date           | <b>14 JUNE 2024</b>  | drawn by | <b>GYo</b> |
| drawing number | <b>edp4070_d005g</b> | checked  | <b>HEI</b> |
| scale          | <b>1:1,000 @ A3</b>  | QA       | <b>JFr</b> |

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