



Viewpoint details:

Approx. grid reference:
SU 7147 6599

Approx. elevation:
+58m AOD

Distance to site:
On Site

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:

Low/Medium/High

Medium for road users

High for residential occupiers

Baseline description:

The view is also partially representative of views obtained by nearby residential occupiers.

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is from the paved walkway alongside Basingstoke Road, looking across Field 3 which lies in the foreground beyond the trimmed roadside hedgerow. Field 4 lies beyond Field 3, with the view then extending across the Loddon valley towards the rising ground of Farley Hill.

The rear faces of the solar panels at the Sheepbridge Court solar farm are partially visible beyond Field 4, and there are occasional scattered farmsteads visible within the well-wooded landscape.

Built form within the south-western part of Spencers Wood is visible to the north, south and west of the viewpoint, with properties on Bryant Crescent lying immediately behind the viewpoint.

Views from nearby residential properties would be broadly similar to those from the viewpoint.

Description of change:

C: Landscaping activities relating to POS areas would be visible immediately in front of the viewpoint in Fields 3 and 4.

Construction activities relating to infrastructure / access, the school and local centre (as well as residential development) would be visible to the north-east, with further residential construction activities visible to the south-east.

Yr 1: The proposed multi-functional open space would occupy land immediately in front of the viewpoint, with the proposed pavilion located immediately to the south-east. Further areas of POS would be visible beyond, retaining the longer-distance views across the Loddon valley and to Farley Hill. The northern road access into the Proposed Development would be located just to the north of the viewpoint, with new built form clearly visible to the north-east and south-east,

Yr 15: The growth and development of the planting within the POS areas and alongside the access road and built form would help to soften the appearance of the Proposed Development and assimilate it into the local landscape. Longer-distance views across the Loddon valley would remain.

Magnitude of impact:

Construction

Medium to high

Year 15

Medium

Significance of effect:

Construction

Moderate to major adverse

Year 15

Road users:

Road users:

Moderate adverse

Residential occupiers:

Moderate to major adverse

Viewpoint 1: View looking east/south-east from B3349 Basingstoke Road adjacent to the site.

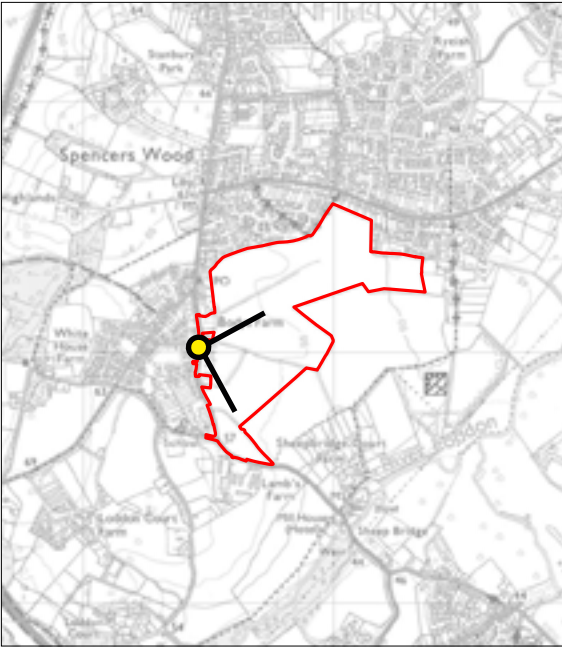


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_- _0001

Date 26.02.2025
Team RB
App JWA

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:

SU 7123 6637

Approx. elevation:

+61m AOD

Distance to site:

ca. 276m

Camera type:

Canon EOS 5D (50mm lens)

Date:

18.12.2023

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is across a pastoral field with scattered trees, towards existing residential and commercial development on Basingstoke Road and Clements Close.

This development, together with trees lining Basingstoke Road, mean that the site, located on the far side of Basingstoke Road, is not visible from the footpath.

Description of change:

C: There may be some limited visibility of taller plant, seen above the trees and development along Basingstoke Road.

Yr 1: There may be some very limited visibility of the roofs of new built form.

Yr 15: The growth and development of proposed new structural planting on the north-western edge of the site would reduce visibility of built form further.

Magnitude of impact:

Construction

Low

Year 15

Negligible

Significance of effect:

Construction

Moderate adverse

Year 15

Negligible adverse

Viewpoint 2:View looking south-east from Footpath SHIN23 between Spencers Wood and Highlands.

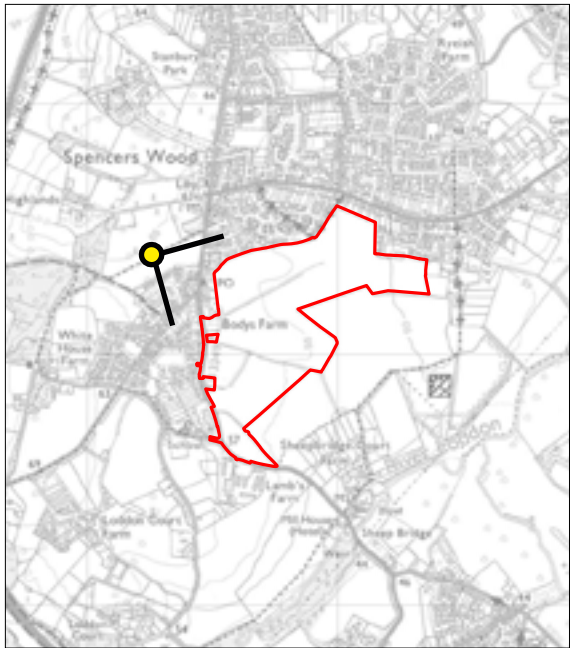


Figure 5.7: Viewpoint Photographs 1 to 10

Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_- _0001

Date 26.02.2025
Team RB
App JWA







Viewpoint details:

Approx. grid reference:
SU 7182 6646

Approx. elevation:
+56m AOD

Distance to site:
ca. 20m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:

Medium for POS/play area users

Medium for road users

High for residential occupiers

High for PRoW users

Baseline description:

The view is also partially representative of views obtained by nearby residential occupiers (including Blackwater Close and Barracks Lane) and by users of BOAT SHIN33.

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is across a small area of POS (with a play area to the north-east) towards the site. Field 1 is visible immediately beyond the bramble hedgerow with hedgerow trees on the edge of the POS, with Field 2 visible beyond Field 1.

Residential development on Basingstoke Road, and industrial buildings at the Heron Industrial Estate are visible beyond the site to the south-west.

Views from nearby residential properties would be broadly similar to those from the viewpoint.

Description of change:

C: Construction activities would be clearly visible beyond the foreground hedgerow and trees.

Yr 1: New built form would be clearly visible, with a new pedestrian link to the Grovelands Country Park (SANG) extending to the south-east.

Yr 15: New built form would continue to be visible, with its appearance slightly softened by the developing planting within POS areas and the pedestrian link.

Magnitude of impact:

Construction

High

Year 15

Major adverse

Significance of effect:

Construction

Medium to high

Year 15

Road users and POS/play area users:

Moderate adverse

Residential occupiers and PRoW users:

Moderate to major adverse

Viewpoint 3: View looking south-southwest from the POS/play area at the south-eastern end of Blackwater Close

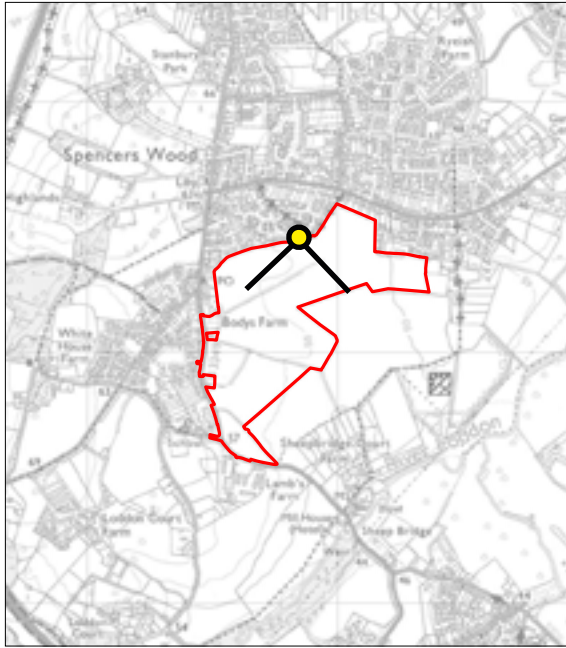


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_- _0001

Date 26.02.2025
Team RB
App JWA

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Viewpoint details:

Approx. grid reference:
SU 7217 6659

Approx. elevation:
+50m AOD

Distance to site:
ca. 75m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:

Medium for road users

High for residential occupiers

Baseline description:

The view is also partially representative of views obtained by nearby residential occupiers.

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is from a suburban street with a mix of detached and semi-detached houses set in variable sized gardens.

The site (Field 1) is not visible from the road due to the intervening built form and boundary vegetation.

The site would be visible from some of the residential properties, particularly from 1st floor windows.

Description of change:

C: Construction activities would be visible beyond existing development, with limited visibility from the road and greater visibility from the residential properties on the south side of Hyde End Road.

Yr 1: New built form visible beyond existing development, with limited visibility from the road and greater visibility from the residential properties on the south side of Hyde End Road.

Yr 15: The growth and development of proposed new structural planting on the northern edge of the site would soften the appearance of new built form, but it would remain partially visible from the residential properties.

Magnitude of impact:

Construction

Residential occupiers:

Medium to high

Road users:

Low

Year 15

Residential occupiers:

Medium

Road users:

Negligible

Significance of effect:

Construction

Residential occupiers:

Major adverse

Road users:

Minor to moderate adverse

Year 15

Residential occupiers:

Moderate to major adverse

Road users:

Negligible

Viewpoint 4: View looking south-west from the B3349 Hyde End Road to the north of the site.

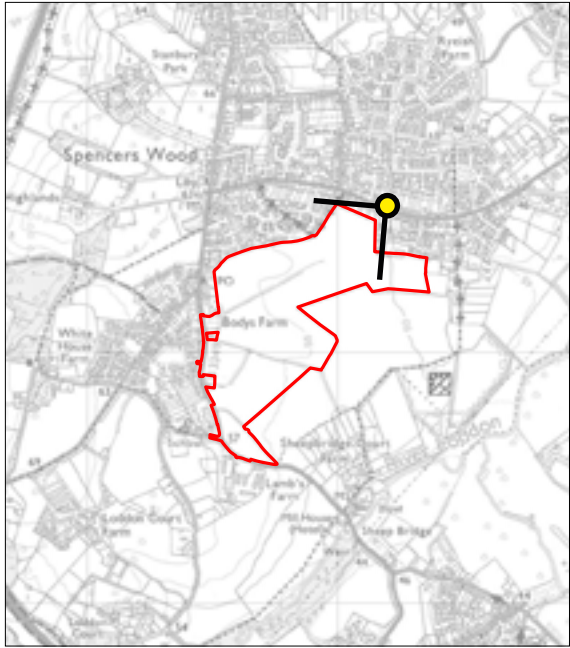


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough
Drawing number | P23-2449_EN_0010_ - _0001
Date 26.02.2025
Team RB
App JWA

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Viewpoint details:

Approx. grid reference:
SU 7248 6607

Approx. elevation:
+47m AOD

Distance to site:
ca. 230m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is across a field of rough grassland towards the settlement edge of Spencers Wood. Existing residential development is visible on the settlement edge, in places partially screened by existing vegetation on the northern and western boundaries of the site. The site is visible on the far side of the foreground field.

Description of change:

C: Landscaping activities would be visible within the proposed SANG on the far side of the foreground field. Construction activities of the Proposed Development would be visible beyond (approx. 500m from the viewpoint), seen in the context of the existing settlement edge.

Yr 1: New built form would be visible in the northern and north-western parts of the site, seen beyond the area of SANG.

Yr 15: The growth and development of proposed planting within the area of SANG would reduce the visibility of built form and soften its appearance.

Magnitude of impact:

Construction
Medium

Year 15
Low

Significance of effect:
Construction
Moderate to major adverse

Year 15
Minor to moderate adverse

Viewpoint 5: View looking west from Footpath SHIN22A to the south of Sussex Lane.

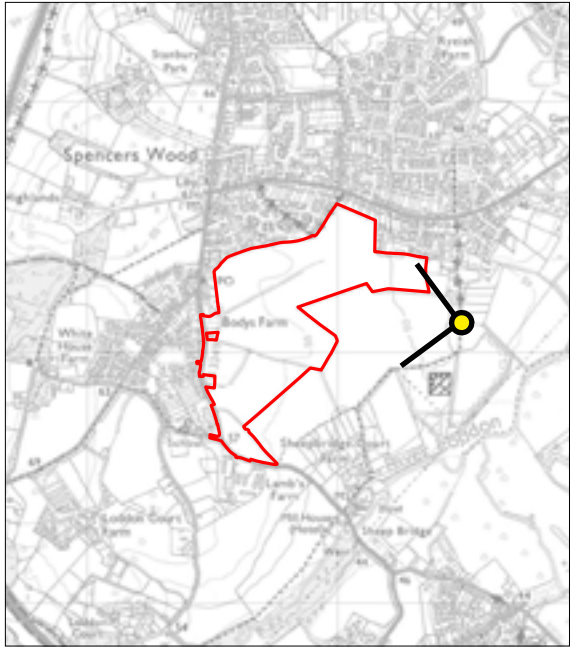


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_ - _0001

Date 26.02.2025
Team RB
App JWA

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Viewpoint details:

Approx. grid reference:
SU 7222 6594

Approx. elevation:
+51m AOD

Distance to site:
ca. 235m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is across a field of rough grassland towards the settlement edge of Spencers Wood. Existing residential development is visible on the settlement edge, in places partially screened by existing vegetation on the northern and western boundaries of the site. Powerlines mounted on timber poles cross the foreground field and the site.

The site is visible on the far side of the foreground field.

Description of change:

C: Landscaping activities would be visible within the area of SANG and other POS areas. Construction activities would be visible beyond (approx. 350m from the viewpoint), seen in the context of the existing settlement edge.

Yr 1: New built form would be visible in the northern and western parts of the site, seen beyond the area of SANG and other POS areas.

Yr 15: The growth and development of proposed planting within the area of SANG and other POS areas would reduce the visibility of built form and soften its appearance.

Magnitude of impact:

Construction
Medium

Year 15
Low

Significance of effect:
Construction
Moderate to major adverse

Year 15
Minor to moderate adverse

Viewpoint 6: View looking north-west from the junction of Footpaths SHIN22A/ SWAL18 to the south-east of the site.

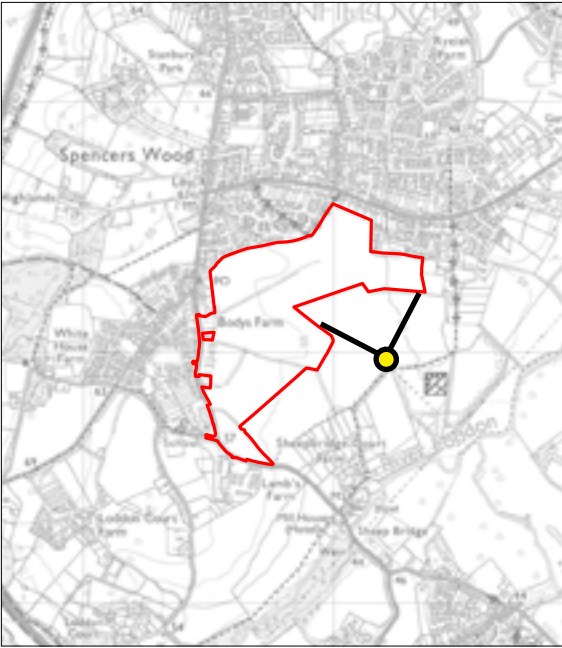


Figure 5.7: Viewpoint Photographs 1 to 10

Site | Land off Basingstoke Road, Spencers Wood, Wokingham

Client | Richborough

Drawing number | P23-2449_EN_0010_- _0001

Date 26.02.2025

Team RB

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Southern edge of Spencers Wood



Viewpoint details:

Approx. grid reference:
SU 7207 6577

Approx. elevation:
+50m AOD

Distance to site:
ca. 205m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.

The view is across a field of rough grassland towards the settlement edge of Spencers Wood. Existing residential development is visible on the settlement edge, in places partially screened by existing vegetation on the northern and western boundaries of the site. Powerlines mounted on timber poles cross the foreground field and the site. Horse paddocks are present to the south-west of the viewpoint.

The site is visible on the far side of the foreground field.

Description of change:

C: Landscaping activities would be visible within the area of SANG and other POS areas. Construction activities would be visible to the west (approx. 300m from the viewpoint), seen in the context of the existing settlement edge beyond.

Yr 1: New built form would be visible in the northern and western parts of the site (including the proposed school) seen beyond the area of SANG and other POS areas.

Yr 15: The growth and development of proposed planting within the area of SANG and other POS areas would reduce the visibility of built form and soften its appearance.

Magnitude of impact:

Construction
High

Year 15
Medium

Significance of effect:
Construction
Major adverse

Year 15
Moderate to major adverse

Viewpoint 7: View looking west/north-west from Footpath SWAL18 to the south-east of the site.

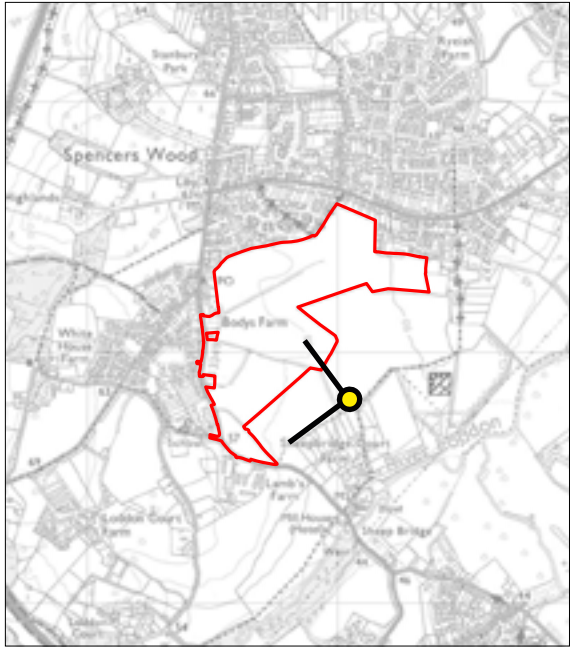


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_ - _0001

Date 26.02.2025
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Industrial units south of Spencers Wood



Viewpoint details:
Approx. grid reference:
SU 7210 6565
Approx. elevation:
+49m AOD
Distance to site:
ca. 360m
Camera type:
Canon EOS 5D (50mm lens)
Date:
18.12.2023
Approx. H FoV:
60°
Sensitivity of receptor:
High

Baseline description:
The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay.
The view is across horse paddocks, including an area also used for dog training/agility. Existing residential development is visible on the settlement edge, in places partially screened by existing vegetation on the northern and western boundaries of the site.
The site is visible approximately 325m to the north-west of the viewpoint, though low-level views are partially screened by consecutive field boundary hedgerows and hedgerow trees.

Description of change:
C: Landscaping activities would be visible within the eastern POS areas. Construction activities would be visible to the west (approx. 350m from the viewpoint), seen in the context of the existing settlement edge beyond.
Yr 1: New built form would be visible in the northern and western parts of the site (including the school), seen beyond the POS areas.
Yr 15: The growth and development of proposed planting within the area of SANG and other POS areas would reduce the visibility of built form and soften its appearance.

Magnitude of impact:
Construction
High

Year 15
Medium

Significance of effect:
Construction
Major adverse

Year 15
Moderate to major adverse

Viewpoint 8: View looking north/north-west from Footpath SWAL18 to the south-east of the site.

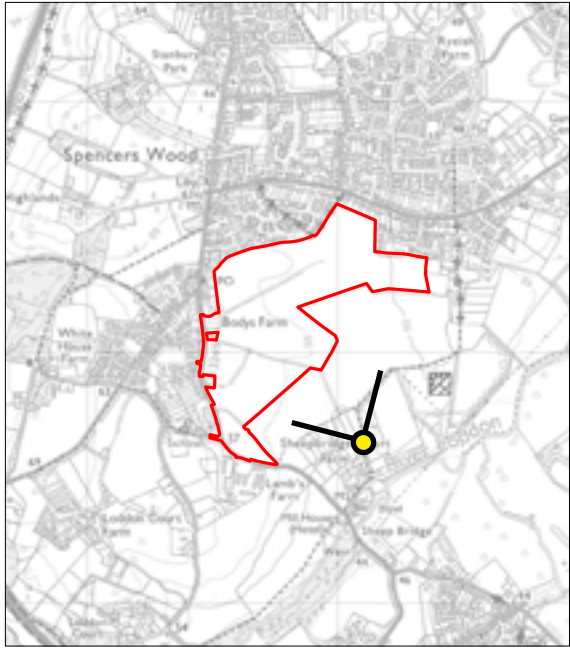


Figure 5.7: Viewpoint Photographs 1 to 10
Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough
Drawing number | P23-2449_EN_0010_ - _0001
Date 26.02.2025
Team RB
App JWA





Viewpoint details:

Approx. grid reference:

SU 7202 6536

Approx. elevation:

+46m AOD

Distance to site:

ca. 325m

Camera type:

Canon EOS 5D (50mm lens)

Date:

18.12.2023

Approx. H FoV:

60°

Sensitivity of receptor:

High for PRoW users

Medium for road users

Baseline description:

The viewpoint lies on the boundary between LCA J3: Spencers Wood Settled and Farmed Clay, and LCA A2: Loddon River Valley.

The view is from the busy B3349 Basingstoke Road, looking across fields and horse paddocks at Sheepbridge Court Farm towards the settlement edge of Spencers Wood. There is some visibility of existing development on the settlement edge, and traffic on Basingstoke Road can also be seen further to the north.

The western part of the site is partially visible, seen beyond consecutive layers of field boundary vegetation.

Description of change:

C: There would be some limited visibility of landscaping activities in the eastern POS areas. Construction activities would be partially visible beyond, seen in the context of the existing settlement edge.

Yr 1: New built form would be partially visible in the western parts of the site (including both residential areas and commercial built form), seen beyond the POS areas.

Yr 15: The growth and development of proposed planting within the POS areas would reduce the visibility of built form and soften its appearance

Magnitude of impact:

Construction

Medium

Year 15

PRoW users: Moderate to major adverse

Significance of effect:

Construction

PRoW users: Moderate to major adverse

Road users:

Moderate adverse

Year 15

PRoW users: Minor to moderate adverse

Road users:

Minor adverse

Viewpoint 9: View looking north-northwest from Footpath SWAL18 at its junction with the B3349 Basingstoke Road to the south of the site.

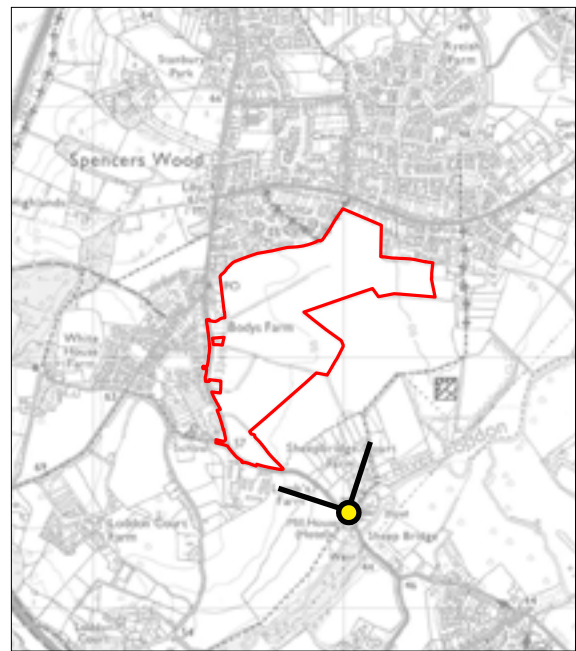


Figure 5.7: Viewpoint Photographs 1 to 10

Site | Land off Basingstoke Road, Spencers Wood, Wokingham
Client | Richborough

Drawing number | P23-2449_EN_0010_-_0001

Date 26.02.2025
Team RB
App JWA







Viewpoint details:

Approx. grid reference:
SU 7186 6514

Approx. elevation:
+45m AOD

Distance to site:
ca. 445m

Camera type:
Canon EOS 5D (50mm lens)

Date:
18.12.2023

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

The viewpoint lies within LCA J3: Spencers Wood Settled and Farmed Clay, close to the boundary between LCA J3 and LCA A2: Loddon River Valley.

The view is across an arable field which rises slightly to the north.

Commercial / light industrial development at the Lamb's Farm Industrial estate is visible to the north-northwest, and the Mill House Hotel is visible to the north-east.

The site is hidden from view by topography and consecutive layers of intervening field boundary vegetation.

Description of change:

C: Construction activities in the southern part of the site (Field 5) would be partially visible, seen beyond the rising topography and field boundary hedgerows. There may also be some limited visibility of construction activities in Field 4.

Yr 1: Commercial / light industrial development in the southern part of the site would be partially visible, seen beyond the intervening hedgerows.

Yr 15: Commercial / light industrial development in the southern part of the site would remain partially visible, seen beyond the intervening hedgerows.

Magnitude of impact:

Construction
Low to medium

Year 15
Low

Significance of effect:

Construction
Moderate adverse

Year 15
Minor to moderate adverse

Viewpoint 10: View looking north from Footpath SWAL19 to the south of the site.

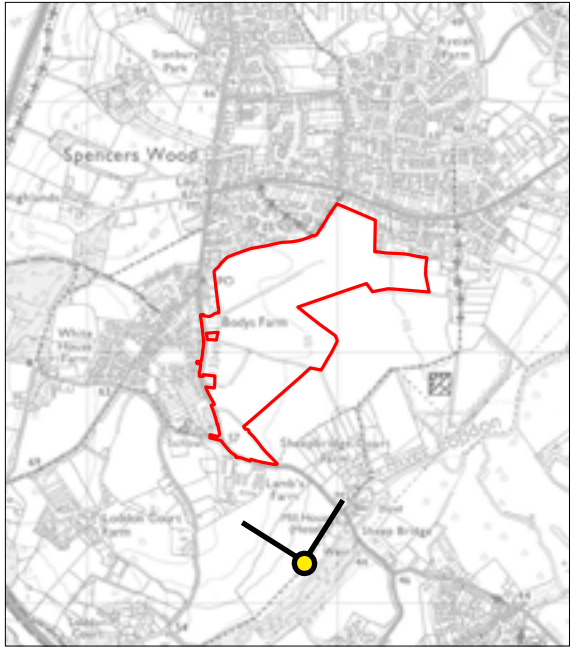


Figure 5.7: Viewpoint Photographs 1 to 10

Site | Land off Basingstoke Road, Spencers Wood, Wokingham
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