



Landscape and Visual Appendices APP/5

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Bloor Homes

April 2021

Final Version

SANDLEFORD PARK

COOPER LANDSCAPE APPENDICES APP/5

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DOCUMENT CONTROL

Reference	Date	Prepared	Authorised
Appendices	7 April 2021	JC	JC

Reference	Date	Prepared	Authorised

APPENDIX A: SITE PHOTOGRAPHS 2021



VIEWPOINT:1 TAKEN FROM KENDRICK ROAD LOOKING EAST ACROSS ADJACENT LAND PARCEL TO WEST OF SITE.



PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 13:51
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 1 DRAWING NO: SAN-DWG-01

SITE BOUNDARY



VIEWPOINT:1 TAKEN FROM KENDRICK ROAD LOOKING EAST ACROSS ADJACENT LAND PARCEL TO WEST OF SITE, CONTINUED



PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 13:51
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 1 DRAWING NO: SAN-DWG-02



VIEWPOINT:2 TAKEN FROM WARREN ROAD LOOKING EAST TOWARDS PUBLIC RIGHT OF WAY ENTRANCE TO WEST OF SITE.

PUBLIC FOOTPATH
ENTRANCE

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 14:07
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 2 DRAWING NO: SAN-DWG-03

COOPER



VIEWPOINT:2 TAKEN FROM WARREN ROAD LOOKING EAST TOWARDS PUBLIC RIGHT OF WAY ENTRANCE TO WEST OF SITE, CONTINUED

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 14:07
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 2 DRAWING NO: SAN-DWG-04

COOPER



VIEWPOINT:3a TAKEN FROM CAR PARK OF NEWBURY RUGBY FOOTBALL CLUB, LOOKING SOUTH TOWARDS WESTERN PART OF THE SITE

SPORTS PITCHES WITH FLOOD LIGHT-

LANDSCAPE CHARACTER COMPARTMENT - 2A: WOODLAND AREA - CROOK'S COPSE

LANDSCAPE CHARACTER COMPARTMENT - 2C: WOODLAND AREA - SLOCKETT'S COPSE

LANDSCAPE CHARACTER COMPARTMENT - 1A: VALLEY CORRIDOR - CENTRAL VALLEY

COOPER

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:06
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO: 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
 VIEWPOINT 3A DRAWING NO: SAN-DWG-05

LANDSCAPE CHARACTER COMPARTMENT - 2D: WOODLAND AREA - BARN COPSE

DAVID LLOYD CLUBS



VIEWPOINT:3a TAKEN FROM CAR PARK OF NEWBURY RUGBY FOOTBALL CLUB, LOOKING SOUTH TOWARDS WESTERN PART OF THE SITE, CONTINUED

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:06
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO: 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
 VIEWPOINT 3A DRAWING NO: SAN-DWG-06

COOPER

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VIEWPOINT:3b TAKEN FROM ROAD LEADING TO FALKLAND SURGERY AND NEWBURY RUGBY FOOTBALL CLUB, LOOKING SOUTH TOWARDS WESTERN PART OF THE SITE.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:13
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO: 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 3B **DRAWING NO: SAN-DWG-08**

NEWBURY RUGBY FOOTBALL CLUB CAR PARK

LANDSCAPE CHARACTER COMPARTMENT - 2D: WOODLAND AREA - BARN COPSE

DAVID LLOYD CLUBS



VIEWPOINT:3b TAKEN FROM ROAD LEADING TO FALKLAND SURGERY AND NEWBURY RUGBY FOOTBALL CLUB, LOOKING SOUTH TOWARDS WESTERN PART OF THE SITE, CONTINUED.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:13
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO: 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 3B **DRAWING NO: SAN-DWG-08**



MONKS LANE ROADSIDE
HEDGE

LANDSCAPE CHARACTER COMPARTMENT -
2A: WOODLAND AREA - CROOK'S CORSE

VIEWPOINT:4 TAKEN FROM RUPERT ROAD, LOOKING SOUTH TOWARDS THE NORTHERN EDGE OF THE SITE.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 09:44
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 4 DRAWING NO: SAN-DWG-09



PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK



VIEWPOINT:5 TAKEN FROM MONKS LANE, LOOKING SOUTH TOWARDS THE NORTH-EAST CORNER OF THE SITE.

LANDSCAPE CHARACTER COMPARTMENT -
2A: WOODLAND AREA - CROOK'S COPSE

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 09:25
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 5 DRAWING NO: SAN-DWG-10



VIEWPOINT:5 TAKEN FROM MONKS LANE, LOOKING SOUTH TOWARDS THE NORTH-EAST CORNER OF THE SITE, CONTINUED

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 09:25
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 5 DRAWING NO: SAN-DWG-11



LANDSCAPE CHARACTER COMPARTMENT -
2B: WOODLAND AREA - HIGH WOOD

LANDSCAPE CHARACTER COMPARTMENT
2C: WOODLAND AREA - SLOCKETT'S COPSE

LANDSCAPE CHARACTER COMPARTMENT -
2A: WOODLAND AREA - CROOK'S COPSE



VIEWPOINT:6 TAKEN FROM CAR PARK OF NEWBURY COLLEGE ADJACENT TO THE CONSTRUCTION TRAINING WORKSHOP, LOOKING WEST TOWARDS THE NORTH-EAST PART OF THE SITE.



PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:41
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 6 DRAWING NO: SAN-DWG-12

GLIMPSES OF HOUSING ALONG THE NORTHERN
EDGE OF MONK'S LANE



VIEWPOINT:6 TAKEN FROM CHALCRAFT CEMETERY, LOOKING WEST TOWARDS THE SITE CONTINUED.



PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:41
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 6 DRAWING NO: SAN-DWG-13



VIEWPOINT:7A TAKEN FROM HEALTH WALK NORTH OF POND, LOOKING NORTH-WEST TOWARDS THE NORTH-EAST PART OF THE SITE.

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:55
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM
 LANDSCAPE CHARACTER COMPARTMENT -
 2B: WOODLAND AREA - HIGH WOOD

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 7A **DRAWING NO: SAN-DWG-14**



VIEWPOINT:7B TAKEN FROM HEALTH WALK, LOOKING SOUTH-WEST TOWARDS SOUTH-EAST MARGIN OF THE SITE.

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 10:59
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 7B **DRAWING NO: SAN-DWG-15**





VIEWPOINT:8 TAKEN FROM SANDLEFORD PRIORY, ST GABRIEL'S SCHOOL, LOOKING WEST TOWARDS THE SOUTH-EAST PART OF THE SITE. WINTER VIEW FROM OPPOSITE SCHOOL ENTRANCE.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 11:51
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO: 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 8 DRAWING NO: SAN-DWG-16



VIEWPOINT:8 TAKEN FROM SANDLEFORD PRIORY, ST GABRIEL'S SCHOOL, LOOKING WEST TOWARDS THE SOUTH-EAST PART OF THE SITE. WINTER VIEW FROM OPPOSITE SCHOOL ENTRANCE, CONTINUED

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 11:51
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO: 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 8 DRAWING NO: SAN-DWG-17



LANDSCAPE CHARACTER COMPARTMENT
- 2H: WOODLAND AREA - WATERLEAZE
COPSE

LANDSCAPE CHARACTER COMPARTMENT
- 2H: WOODLAND AREA - WATERLEAZE
COPSE

ST GABRIEL'S SCHOOL WITHIN
SANDLEFORD PRIORY



VIEWPOINT:9 TAKEN FROM PUBLIC RIGHT OF WAY OFF B4640, TO THE WEST OF NEWTOWN COMMON, LOOKING NORTH TOWARDS THE SOUTHERN PART OF THE SITE.

COOPER

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 14:50
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 9 DRAWING NO: SAN-DWG-18

LANDSCAPE CHARACTER COMPARTMENT
2B: WOODLAND AREA - HIGH WOOD



VIEWPOINT:10 TAKEN FROM JUNCTION OF WELL STREET AND PUBLIC RIGHT OF WAY AT WESTERN EDGE OF NEWTOWN, LOOKING NORTH TOWARDS THE SOUTHERN PART OF THE SITE.

COOPER

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 12:36
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
JOB NO. 416.09819.00024
DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 10 DRAWING NO: SAN-DWG-19 13

LANDSCAPE CHARACTER COMPARTMENT - 2F: WOODLAND AREA - GORSE COVERT LANDSCAPE CHARACTER COMPARTMENT - 3E: SOUTHERN PARKLAND LANDSCAPE CHARACTER COMPARTMENT - 1A: VALLEY CORRIDOR -
 LANDSCAPE CHARACTER COMPARTMENT - 2E: WOODLAND AREA - DIRTY GROUND COPSE LANDSCAPE CHARACTER COMPARTMENT - 2B: WOODLAND AREA - HIGH WOOD



VIEWPOINT:11 TAKEN FROM PUBLIC RIGHT OF WAY ON SITE, ADJACENT TO A339, LOOKING NORTH-WEST ACROSS THE SITE.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 12:03
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 11 DRAWING NO: SAN-DWG-20

LANDSCAPE CHARACTER COMPARTMENT - 3D: EASTERN PARKLAND



VIEWPOINT:11 TAKEN FROM PUBLIC RIGHT OF WAY ON SITE, ADJACENT TO A339, LOOKING NORTH-WEST ACROSS THE SITE. CONTINUED.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 12:03
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 11 DRAWING NO: SAN-DWG-21 14

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VIEWPOINT:12 TAKEN FROM PAVEMENT ON THE A339 (NEWTON ROAD) ADJACENT TO ST GABRIEL'S SCHOOL ENTRANCE, LOOKING WEST OVER THE SITE.

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 11:40
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

COOPER
 www.cooper.co.uk
 SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
 VIEWPOINT 12 DRAWING NO: SAN-DWG-22



VIEWPOINT:12 TAKEN FROM PAVEMENT ON THE A339 (NEWTON ROAD) ADJACENT TO ST GABRIEL'S SCHOOL ENTRANCE, LOOKING WEST OVER THE SITE.CONTINUED.

PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 11:40
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

COOPER
 www.cooper.co.uk
 SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
 VIEWPOINT 12 DRAWING NO: SAN-DWG-23



VIEWPOINT:13 TAKEN FROM PAVEMENT OF A339 (NEWTON ROAD), OPPOSITE THE CASTLE SCHOOL, LOOKING WEST AT THE PROPOSED EASTERN SITE ENTRANCE.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 14:24
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 13 **DRAWING NO: SAN-DWG-24**

NEWBURY COLLEGE



VIEWPOINT:13 TAKEN FROM PAVEMENT OF A339 (NEWTON ROAD), OPPOSITE THE CASTLE SCHOOL, LOOKING WEST AT THE PROPOSED EASTERN SITE ENTRANCE, CONTINUED.



PROJECTION: CYLINDRICAL
 ENLARGEMENT FACTOR: 96% AT A1
 VIEW AT COMFORTABLE ARM'S LENGTH
 HORIZONTAL FIELD OF VIEW: 90°
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 13-03-21 TAKEN AT 14:24
 MAKE AND MODEL OF CAMERA: NIKON D610
 MAKE AND FOCAL LENGTH OF LENS: NIKON 50MM

TYPE 1 VISUALISATION
 SPRING PHOTOGRAPHY

SANDLEFORD PARK, NEWBURY
 JOB NO. 416.09819.00024
 DATE: MARCH 2021 DRAWN: CK CHECKED: CK APPROVED: CK
VIEWPOINT 13 **DRAWING NO: SAN-DWG-25**

APPENDIX B: LUC LANDSCAPE CHARACTER 2019 EXTRACTS PP164-169



www.landuse.co.uk

West Berkshire Landscape Character Assessment

Prepared by LUC for West Berkshire Council
August 2019





SUMMARY

The area, which lies to the east of the southern part of Newbury and extends towards Brimpton, is defined by gentle undulating slopes, which rise to the flat-topped Greenham and Crookham Common. This is a large expanse of recovering heathland (common land), and is surrounded by valley woodlands. The western area, around the Common, has been greatly influenced by the former airbase. The eastern part of the character area around Brimpton and Crookham is distinguished by the presence of a mix of arable and pasture contained by a network of woodlands.

The area is bounded by the river Enborne to the east and south, which also marks the District boundary with Basingstoke and Deane. Newbury delineates the western boundary, with the river Kennet Valley marking the northern boundary. Boundaries of the LCA are principally determined by geology and topography relating to the sand and gravel on clay and the rising slopes above the valleys.



KEY CHARACTERISTICS

1) Gently undulating slopes leading to flat-topped ridge at Greenham and Crookham Common

The gravel-covered plateau is around 115 to 120m AOD. The plateau edge is relatively clearly defined by gentle slopes and wooded gullies, which descend through sandy Bagshot Beds to London Clay in the lowest valley bottoms. During World War II the plateau was artificially levelled and some of the gully heads filled in.

2) Presence of surface water and small streams running parallel to ridges

A direct consequence of the underlying geological and soil conditions is the presence of surface water due to impeded drainage caused by the subsurface pan of the podsol and low permeability of the clay. These conditions have resulted in the presence of surface springs at the interface with the clay and a highly divided network of small streams draining to the River Kennet to the north and River Enborne to the south.

3) Large open expanse of heathland, surrounded by woodland

A large, flat and open expanse of heathland and acid grassland covers Greenham and Crookham Common on the plateau, and areas of exposed gravels are also visible. Much of the Common is bounded by post and wire mesh fences and a ditch, although the land is publically accessible. Surrounding the plateau are areas more typical of this landscape type, consisting of large, predominantly deciduous woodlands which form a regular pattern of linear ghyll woodlands in undulating wet gullies leading down to the Kennet and Enborne Valleys. Between these woods there is a mosaic of arable and pastoral land use.

4) Legacy of the military airbase on Greenham and Crookham Common

The former Greenham Common Airbase dominates the landscape. Although much of the defensive infrastructure and the peace camps have been demolished or removed, former military buildings lie around and within the Common and the former HQ buildings on the southwestern edge have been converted and, together with some new development, incorporated into Greenham Business Park. These include Listed Buildings and the former GAMA missile shelter complex which is a Scheduled Monument. The exclusion perimeter fence remained in place until 2000 before the Common was reopened with unrestricted public access. It is now a popular open space for local residents but still retains many tangible features of its military past such as the control tower, which has been renovated into a visitor centre and community hub, and missile shelters. The Common is now managed by Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust.

5) Scattered dispersed settlements, separated by expanses of woodland and heathland in the west

Greenham lies very close to the edge of Newbury in the west, creating a more suburban character. Settlement at Bury's Bank and scattered farms are separated by expanses of woodland, farmland and common land, while Crookham is now dominated by a caravan parks. Brimpton in the west is more nucleated village, focused around the junction of Brimpton Road, Brimpton Lane, Crookham Common Road and Wasing Road.

6) An accessible landscape of open access land and rights of way

There are extensive areas of Open Access land on the Common, linked to a network of footpaths. The area is used extensively for leisure activities, both formally through golf courses e.g. Newbury and Crookham Golf Club, and informal recreation.

7) Open views from the plateau

Greenham Common provides views over the valleys to the north and south.

Evidence of Past Use and Cultural Evolution

- 1) The heathland may have been in existence for several millennia as it is thought that it was

created due to the exhaustion of the area's poor soil by farming up to the Bronze Age. The heathland was used as common grazing and a source of fuel from at least the medieval period and, unlike the majority of commons in the district, it remained unenclosed and in use into the 20th century. One of the earliest English golf courses existed on Crookham Common from the 1870s until the construction of the airbase (see below).

- 2) Historically the majority of fields were sited on the less undulating areas between dry valleys, and were irregular in shape. Most had been enclosed by the start of the 18th century. The settlements along the Enborne were supported by a mix of assart fields and a strip of enclosed riverside meadows, while most woodland areas were ancient or semi-natural.
- 3) Parklands are present in a few locations including Crookham House, and the more substantial Sandlesford Park, which was an Augustinian priory until the dissolution of the monasteries. Sandlesford Priory itself is a Grade I Listed Building; an important surviving 14th century house remodelled in the late 18th century, it is now used as a school. Capability Brown was involved in the design of the parkland, which is now a Registered Park and Garden. The land west of the A339 remains rural in character and combines blocks of ancient woodland, some uncommon types of pre-18th century fields, and the degraded remains of the western part of Sandlesford Park.
- 4) Prior to the late 20th century, rural settlement was limited to villages, hamlets and small unplanned squatter settlements around the Common. Brimpton contains a few Grade II Listed Buildings, and its historic core has been designated as a Conservation Area.
- 5) The establishment of the substantial and contentious airbase at Greenham and Crookham Common during the Second World War altered this landscape dramatically. It was operational from 1942 – 1994, initially as a WWII RAF base and later as a USAAF base housing cruise missiles with the capability to launch nuclear attacks on Russia. It occupied the majority of the contiguous commons of Greenham and Crookham. As well as the military infrastructure at the Common, the base also attracted long-term peace camps, particularly around its gates, demonstrating against the presence of nuclear arms. Construction and landscaping occurred, including the erection of further buildings, runways and substantial new roads to replace the narrow lanes and tracks.
- 6) The base was decommissioned in 1994 and much of the land returned to the local authority. Restoration has removed most of the runway and associated structures with much of the site beginning to revert to heathland. Many of the surviving military buildings were altered as they were adapted to new uses, although a few have been retained for their historic interest, chiefly as a document of the response to the nuclear threat posed by Russia during the Cold War, and are designated heritage assets. The large sections of the Common which were not included within the airbase have become densely wooded, due to a lack of grazing and management. These areas changed from visually open to highly enclosed areas.

Natural Landscape and Priority Habitats

- 1) The area is important for its heathland habitats with Greenham and Crookham Common forming the largest area of lowland heath in West Berkshire. The Common is particularly important for rare ground-nesting birds, including nightjar, woodlark and lapwing and is designated an SSSI.
- 2) There are also multiple areas of ancient woodland located on the slopes of the plateau, many of which are designated as ancient woodland, Local Wildlife Sites, and one SSSI at Bowdown and Chamberhouse Woods.

VALUED FEATURES AND QUALITIES

1) Extensive heathland, acid grassland and woodland

The open expanse of heathland and acid grassland on Greenham Common combined with

ancient woodland and linear ghyll woodlands create important habitats, with the heathland important for rare ground-nesting birds.

2) Scenic and open views from the plateau

Sandleford Priory provides important open views southwards towards Penwood and Newtown. Greenham Common provides views over the valleys to the north and south.

3) Heritage and cultural associations

The presence of the airbase and Ministry of Defence land at Greenham Common has had a significant impact in the 20th and 21st centuries. Although many of the buildings are non-traditional and utilitarian, they are evidence of the important phase of our culture and international relations, represented by the designation of surviving structures (Scheduled Monument and Listed Buildings). Sandleford Priory and parkland are also important parts of the historic environment in this area, evidence of time-depth beyond the military intervention.

4) Recreational value

Much of the Common is now publically accessible and used extensively for recreation and leisure by the local communities. The control tower has been renovated and is now used as a visitor centre and community hub.

5) Tapestry of agricultural land

The pattern of fields, woodland and commons separating settlements can give individual settlements an intimate and secluded feel, contrasting with the open nature of the Common.

DETRACTORS

1) Development pressure

The Newbury settlement boundary has extended into this area to account for allocated development, particularly at Sandleford Park, and there is continued pressure for further development south of Newbury and at Greenham Business Park. The rural settlements of Brimpton and Crookham Common have been extended resulting in a more modern suburban character.

2) Loss and decline of hedgerow boundaries

Loss of field boundary elements in the latter half of the 20th century, especially hedgerow boundaries and mature hedgerow trees, has reduced the variety and scale of the landscape in some areas, as seen between Brimpton and Hyde End. This is compounded in places by the need to enhance management of the remaining hedgerows.

3) Changing land use patterns resulting in gradual loss of landscape variation and biodiversity

The 20th century saw the majority of fields rationalised into larger and more regularly shaped holdings more suited to mechanised agriculture, and the removal of large numbers of field boundaries. Conversion to forestry and lack of management over the last century has led to the loss and decline of deciduous woodland, with its associated variety and ecological interest. Afforestation and, as a result of lack of grazing, the development of scrub woodland, resulted in a significant reduction in the extent of open heathland; however there has been a significant recovery of the heathland as a result of restoration projects.

4) Recreational pressure

The increase in recreational uses of the Common since it has been restored to publically accessible land has had an adverse impact on the local wildlife, particularly ground-nesting birds disturbed by dogs and walkers.

LANDSCAPE STRATEGY

1) Restoration of heathland

This landscape type represents a major opportunity for further heathland restoration to link existing small, fragmented sites. Areas of recently wooded heath are a key target for restoration. The Living Landscape project led by West Berkshire Council and Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust covers 27km² of the Common, and between 2010 and 2013 the project increased the area of heathland by 8%. The focus on restoration and management should continue.

2) Retain and enhance open views

The open views experienced from Sandleford Priory and Park and Cookham Common should be considered in all land management, which may include development outside of the District.

3) Conserve and strengthen existing boundary elements

Seek to prevent further loss or decline in the quality of boundary hedgerows, and encourage restoration/reinstatement of hedgerows where appropriate particularly to provide further integration of development and along lanes.

4) Promote appropriate woodland management

This is particularly important for ancient and semi-natural woodland areas but also relevant to more recently planted woodland areas. Appropriate coppicing, pollarding, planting, thinning and management of invasive species and disease should all be encouraged. It is important to ensure that woodland boundaries are sensitive to landform, and potential for diversification of some plantations to include more broadleaved elements.

5) Balance recreational pressures

A balance should be found to enable local communities to use and enjoy the area for recreational and leisure activities, while continuing to conserve and enhance habitats to allow wildlife to thrive. The Greenham and Crookham Commons Management Plan sets out a zoning system which operates during the bird nesting season (March to July), and also aims to keep the Commons 'wild', with no provision of formal furniture or litter bins.

6) Ensure integration of new development into the landscape

Any new development should be integrated into the landscape. There is an opportunity to enhance the urban-rural interface in this area at Newbury. The distinction between separate settlements and the role of the landscape as a setting to the character of those individual settlements should be respected. Further opportunities for woodland planting and screening should be considered.

7) Conserve the strong time-depth experienced in the landscape

Conserve the setting and integrity of heritage features in the landscape, which provide a sense of time-depth and evidence of past land use in the area. In particular, seek ways to restore the Grade II Registered Park and Garden at Sandleford Priory, which is on the Heritage at Risk Register, and maintain the historic interest of the military interventions at Greenham Common.

APPENDIX C: UPDATED LANDSCAPE ASSESSMENT AND TABLES

Updated Landscape and Visual Assessment
SANDLEFORD PARK NEWBURY

PINS REF APP/W0340/W/20/3265460

APPENDIX C OF JULIAN COOPER BSC HONS
DIP LD FLI AAILA

DOCUMENT CONTROL

Reference	Date	Prepared	Authorised
Final LVIA Update	April 2021	JC	JC

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1.0 INTRODUCTION

The Updated Landscape and Visual Assessment

- 1.1 This is Appendix C to the evidence of Julian Cooper.
- 1.2 The landscape section of ES chapter 7 has been revised in 2021 by COOPER Landscape Planning using the LVIA base prepared and submitted by SLR Consulting Ltd, as submitted as part of the planning application, and provides a baseline description of the existing site, together with an assessment of landscape and visual effects of the proposed development. It now incorporates the new Berkshire Landscape Character Assessment prepared by LUC in 2019 (Appendix G12A), Reference 11.
- 1.3 LUC explains the landscape character update within their 2019 document in the following terms:

‘This assessment builds upon the existing local authority scale assessments from 1993 and 2003 as well as the North Wessex Downs AONB Landscape Character Assessment (2002) (which covers 74% of the District). This West Berkshire Landscape Character Assessment supersedes both the Newbury District Landscape Assessment (1993) and Berkshire Landscape Character Assessment (2003) and sits alongside the North Wessex Downs AONB Landscape Character Assessment (2002), which was produced in order to manage and guide change across a designated area extending beyond West Berkshire. The two studies should be considered complementary to each other’.
- 1.4 Accordingly, the Newbury District landscape assessment 1993, the Berkshire Landscape Character Assessment 2003 have both been removed from this updated assessment.
- 1.5 Modifications and additions to this LVIA are set out in blue, with the remainder of the text unchanged from Chapter 7 of the submitted ES, apart from minor edits and formatting revisions to make it easier to read and to relate to it being as a stand-alone document. Deleted or replaced text is ~~struck out~~.
- 1.6 A list of the supporting analysis plans and appendices, contained in ES Volumes 2 and 3, is set out below. Other information is set out within the Appendices to Julian Cooper.

Figures	Title
Figure 7.1	Site and Immediate Surroundings
Figure 7.2	Topography
Figure 7.3	Landscape Character and Planning Designations

<i>Figure 7.4</i>	Site Character
<i>Figure 7.5</i>	Historic Landscape and Features
<i>Figure 7.6A</i>	Zone of Theoretical Visibility: On Completion
<i>Figure 7.6B</i>	Zone of Theoretical Visibility: 15 Years After Planting
<i>Figure 7.7</i>	Country Park: Phasing Plan
Appendices	Title
<i>Appendix G1</i>	Historic Ordnance Survey Maps
<i>Appendix G2</i>	Landscape Character Compartment Sheets
<i>Appendix A to Julian Cooper</i>	Updated Site Photographs 2021
<i>Appendix G4</i>	Photomontage of View from St. Gabriel's School
<i>Appendix G5</i>	Methodology
<i>Appendix C to Julian Cooper</i>	Updated Landscape and Visual Effects Assessment Tables
<i>Appendix G7</i>	Landscape and Green Infrastructure Design and Management Plan
<i>Appendix G8</i>	Schedule of Tree and Plant Species: Country Park and Open Space Areas
<i>Appendix G9</i>	Heritage and Landscape Assessment of the Proposed Country Park
<i>Appendix G10</i>	Sequential Views from Public Footpath Crossing Country Park Area
<i>Appendix G11</i>	Arboricultural Assessment, produced by Barrell Tree Consultancy
<i>Appendix B to Julian Cooper</i>	Landscape Character Assessment LUC 2019 extracts for Sandleford Park

The Proposals

- 1.7 A description of the proposed development is given in *Chapter 4*. The proposed landscape design and green infrastructure strategy is described in *Section 7.5*, and is shown on *Figure 4.3: Combined Strategic Landscape and Green Infrastructure Plan*.

Scoping and Consultation

- 1.8 As described in *Chapter 2*, in respect of earlier planning applications, an EIA Scoping Request was submitted on 16 June 2014, to which West Berkshire Council (WBC) provided a Scoping Opinion in their letter of 15 August 2014.
- 1.9 Between 2014 and 2016, SLR Consulting were involved in meetings with WBC officers to discuss landscape and visual matters, including a meeting on-site to review related ecology, woodland access, and public rights of way matters.
- 1.10 A separate series of meetings was held 2015 and 2016 with the WBC Case Officer and external landscape consultant on more specific landscape and related heritage matters in the new country park and views from Sandleford Priory.

Assessment Methodology

- 1.11 The detailed landscape and visual assessment methodology is given in *Appendix G5* and is based on the Guidelines for Landscape and Visual Impact Assessment GLVIA3 (LI

/ IEMA 2013)¹.

- 1.12 The assessment considers effects on landscape and views as separate issues. Landscape effects relate both to physical changes to landscape elements, for example, landform, watercourses, footpaths, trees, hedgerows, and other types of vegetation, and to the resulting landscape character. Visual effects relate to changes in people's views.

Study Area

- 1.13 The spatial scope of the assessment was determined by the theoretical extent to which the proposed development is likely to be visible within the surrounding landscape, which was determined by reference to the Zone of Theoretical Visibility (ZTV) computer modelling, and site survey and assessment work on-site by Chartered Landscape Architects.

Selection of Viewpoints

- 1.14 Viewpoints showing a representative range of views towards the site are shown on *Figures 7.6A and 7.6B*. The selection of viewpoints (visual receptors) reflects the following types of publicly accessible viewpoints, as follows:

- representative viewpoints (for example, representing views of users of a particular footpath);
- specific viewpoints (for example, a key view from a specific location); and
- illustrative viewpoints (chosen to demonstrate a particular effect/specific issue).
- Baseline daytime, and night-time, views are described in the Visual Effects Table, Part 1 (in *Appendix G6*).

- 1.15 The change in the view from the public footpath crossing the site (a linear receptor) is included within this LVIA, with supporting sequential views provided in *Appendix G10*, and has been described as part of the *Heritage and Landscape Assessment of the Proposed Country Park*, which is given in *Appendix G9*.

Assessment Process

- 1.16 A three-stage assessment process has been adopted, comprising the separate assessment of the nature of receptors (sensitivity), the nature (magnitude) of likely effects because of the proposed development, and lastly the significance of the identified effects on receptors.

- 1.17 In all cases, the assessment of effects makes comparison with the baseline condition of the site. Visual effects are considered for the following time periods:

- During Construction/On Completion (Occupation): in winter, without the benefit of effective planting mitigation; and
- 15 Years After Completion: in summer.

1.18 Landscape effects are considered On Completion and After 15 Years.

Significance of Effects

1.19 The assessment of the significance of both landscape and visual effects has used the scale shown in *Table 7.1*:

Sensitivity of Receptor	Major Effect	Moderate Effect	Slight Effect	Negligible Effect
High	Substantial	Substantial	Moderate	Negligible
Medium	Substantial	Moderate	Minor	Negligible
Low	Moderate	Minor	Minor	Negligible

2.0 BASELINE

Site Context

2.1 The site lies at the southern suburban edge of Newbury, to the east of the residential area of Wash Common, as shown on *Figure 7.1* (in Volume 2). To its south-east lies the village of Newtown. The site is bounded:

- to the north, by Monks Lane, which defines the current extent of the suburban housing area of southern Newbury; Newbury Rugby and Football Club lies off the south side of this road, to the north-west of the site; Newbury College is also accessed off the south side this road, to the north-east of the site;
- to the east, the A339 Newtown Road, which separates Newbury College from Newbury Retail Park that lies further east; further south, the site boundary returns around the western edge of Veolia Environmental Services recycling facility and the curtilage of Sandleford Farm before re-joining the A339; the historic parkland area of Sandleford Priory (St. Gabriel's School) lies directly opposite the southern part of the site on the opposite side of the A339;
- to the south, the planted corridor of the River Enborne, beyond which lies a mosaic of farmland with woodland blocks; the curtilage of Sandleford Place abuts the south-east corner of the site; and
- to the west, by Park Home School and Sports College, and agricultural land at Sandleford Park West.

Landscape Character

2.2 [Landscape character areas are set out in the 2019 LUC LCA guidance \(Ref 11\) and are shown on the maps within Appendix B to Julian Coopers evidence, and on Figure 7.3A and are described in the updated Landscape Effects Table \(Part 1\), Appendix G6A.](#)

2.3 [References are set out on the final page of this document.](#) Published sources of landscape character within the study area are:

- Natural England's National Character Area (NCA) 129: Thames Basin Heaths²;
- North Wessex Downs AONB: Integrated Landscape Character Assessment³;
- Basingstoke and Deane Landscape Assessment, Main Report⁵; and
- [Berkshire Landscape Character Assessment, LUC 2019.](#)

National Landscape Character

2.4 The site lies within the western margin of NCA 129: Thames Basin Heaths. Key characteristics of NCA 129 are described on page 6 of this publication, and those of relevance to the site and locality include:

- *'Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys flooded by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang.*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.*
- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak, and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows, and parklands. Historic meadows remain as fragments along watercourses...*
- *Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals, and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment...'*

West Berkshire Landscape Character Assessment, 2013

- 2.5 The West Berkshire Landscape Character 2013 has now been superseded by the Berkshire Landscape Character Assessment, LUC 2019.

West Berkshire Landscape Character Assessment, LUC 2019

- 2.6 The 2019 landscape character assessment provides new guidance to replace the foregoing section. The area of Sandford Park lies within the **Landscape Character Area WH2 Greenham Wood and Mosaic**, and **LCA UV4 Enborne Valley**. These two areas are considered below, with text taken directly from the LUC document.

- 2.7 The **Key Characteristics of LCA WH2** are stated by LUC to be:

- **Gently undulating slopes leading to flat-topped ridge at Greenham and Crookham Common:** The gravel-covered plateau is around 115 to 120m AOD. The plateau edge is relatively clearly defined by gentle slopes and wooded gullies, which descend through sandy Bagshot Beds to London Clay in the lowest valley bottoms. During World War II the plateau was artificially levelled and some of the gully heads filled in.
- **Presence of surface water and small streams running parallel to ridges:** A direct consequence of the underlying geological and soil conditions is the presence of surface water due to impeded drainage caused by the subsurface pan of the podsoles and low permeability of the clay. These conditions have resulted in the presence of surface springs at the interface with the clay and a highly divided network of small streams draining to the River Kennet to the north and River Enborne to the south.
- **Large open expanse of heathland, surrounded by woodland:** A large, flat, and open expanse of heathland and acid grassland covers Greenham and Crookham Common on the plateau, and areas of exposed gravels are also visible. Much of the Common is bounded by post and wire mesh fences and a ditch, although the land is publicly accessible. Surrounding the plateau are areas more typical of this landscape type, consisting of large, predominantly deciduous woodlands which form a regular pattern of

linear ghyll woodlands in undulating wet gullies leading down to the Kennet and Enborne Valleys. Between these woods there is a mosaic of arable and pastoral land use.

- **Legacy of the military airbase on Greenham and Crookham Common:** The former Greenham Common Airbase dominates the landscape. Although much of the defensive infrastructure and the peace camps have been demolished or removed, former military buildings lie around and within the Common and the former HQ buildings on the southwestern edge have been converted and, together with some new development, incorporated into Greenham Business Park. These include Listed Buildings and the former GAMA missile shelter complex which is a Scheduled Monument. The exclusion perimeter fence remained in place until 2000 before the Common was reopened with unrestricted public access. It is now a popular open space for local residents but still retains many tangible features of its military past such as the control tower, which has been renovated into a visitor centre and community hub, and missile shelters. The Common is now managed by Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust.
- **Scattered dispersed settlements, separated by expanses of woodland and heathland in the west:** Greenham lies very close to the edge of Newbury in the west, creating a more suburban character. Settlement at Bury's Bank and scattered farms are separated by expanses of woodland, farmland, and common land, while Crookham is now dominated by a caravan parks. Brimpton in the west is more nucleated village, focused on the junction of Brimpton Road, Brimpton Lane, Crookham Common Road and Wasing Road.
- **An accessible landscape of open access land and rights of way:** There are extensive areas of Open Access land on the Common, linked to a network of footpaths. The area is used extensively for leisure activities, both formally through golf courses e.g., Newbury and Crookham Golf Club, and informal recreation.
- **Open views from the plateau:** Greenham Common provides views over the valleys to the north and south.

2.8 The evidence of **past use and cultural evolution** is explained as follows:

- The heathland may have been in existence for several millennia as it was thought that it was created due to the exhaustion of the area's poor soil by farming up to the Bronze Age. The heathland was used as common grazing and a source of fuel from at least the medieval period and, unlike most commons in the district, it remained unenclosed and in use into the 20th century. One of the earliest English golf courses existed on Crookham Common from the 1870s until the construction of the airbase (see below)
- Historically most fields were sited on the less undulating areas between dry valleys and were irregular in shape. Most had been enclosed by the start of the 18th century. The settlements along the Enborne were supported by a mix of assart fields and a strip of enclosed riverside meadows, while most woodland areas were ancient or semi-natural.
- Parklands are present in a few locations including Crookham House, and the more substantial Sandleford Park, which was an Augustinian priory until the dissolution of the monasteries. Sandleford Priory itself is a Grade I Listed Building; an important surviving 14th century house remodelled in the late 18th century; it is now used as a school. Capability Brown was involved in the design of the parkland, which is now a Registered Park and Garden. The land west of the A339 remains rural in character and combines blocks of ancient woodland, some uncommon types of pre-18th century fields, and the degraded remains of the western part of Sandleford Park.
- Prior to the late 20th century, rural settlement was limited to villages, hamlets, and small

unplanned squatter settlements around the Common. Brimpton contains a few Grade II Listed Buildings, and its historic core has been designated as a Conservation Area.

- The establishment of the substantial and contentious airbase at Greenham and Crookham Common during the Second World War altered this landscape dramatically. It was operational from 1942 – 1994, initially as a WWII RAF base and later as a USAAF base housing cruise missiles with the capability to launch nuclear attacks on Russia. It occupied most of the contiguous commons of Greenham and Crookham. As well as the military infrastructure at the Common, the base also attracted long-term peace camps, particularly around its gates, demonstrating against the presence of nuclear arms. Construction and landscaping occurred, including the erection of further buildings, runways, and substantial new roads to replace the narrow lanes and tracks.
- The base was decommissioned in 1994 and much of the land returned to the local authority. Restoration has removed most of the runway and associated structures with much of the site beginning to revert to heathland. Many of the surviving military buildings were altered as they were adapted to new uses, although a few have been retained for their historic interest, chiefly as a document of the response to the nuclear threat posed by Russia during the Cold War and are designated heritage assets. The large sections of the Common which were not included within the airbase have become densely wooded, due to a lack of grazing and management. These areas changed from visually open to highly enclosed areas.

2.9 Natural Landscape and Priority Habitats are set out as:

- The area is important for its heathland habitats with Greenham and Crookham Common forming the largest area of lowland heath in West Berkshire. The Common is particularly important for rare ground-nesting birds, including nightjar, woodlark and lapwing and is designated an SSSI. There are also multiple areas of ancient woodland located on the slopes of the plateau, many of which are designated as ancient woodland, Local Wildlife Sites, and one SSSI at Bowdown and Chamberhouse Woods.

2.10 Valued Features and Qualities are explained as, with my emphasis, where it is relevant to Sandlesford Park or to the Priory:

- **Heathland:** The open expanse of heathland and arid grassland on Greenham Common combined with ancient woodland and ancient and linear ghyll woodlands create important habitats, with the heathland important for rare ground-nesting birds.
- **Scenic and open views from the plateau:** Sandlesford Priory provides important open views southwards towards Penwood and Newtown. Greenham Common provides views over the valleys to the north and south.
- **Heritage and cultural associations:** The presence of the airbase and Ministry of Defence land at Greenham Common has had a significant impact in the 20th and 21st centuries. Although many of the buildings are non-traditional and utilitarian, they are evidence of the important phase of our culture and international relations, represented by the designation of surviving structures (Scheduled Monument and Listed Buildings). Sandlesford Priory and parkland are also important parts of the historic environment in this area, evidence of time-depth beyond the military intervention.
- **Recreational value:** Much of the Common is now publicly accessible and used extensively for recreation and leisure by the local communities. The control tower has been renovated and is now used as a visitor centre and community hub.
- **Tapestry of agricultural land:** The pattern of fields, woodland and commons separating

settlements can give individual settlements an intimate and secluded feel, contrasting with the open nature of the Common.

2.11 Detractors are set out as follows:

- **Development pressure:** The Newbury settlement boundary has extended into this area to account for allocated development, particularly at Sandleford Park, and there is continued pressure for further development south of Newbury and at Greenham Business Park. The rural settlements of Brimpton and Crookham Common have been extended resulting in a more modern suburban character.
- **Loss and decline of hedgerow boundaries:** Loss of field boundary elements in the latter half of the 20th century, especially hedgerow boundaries and mature hedgerow trees, has reduced the variety and scale of the landscape in some areas, as seen between Brimpton and Hyde End. This is compounded in places by the need to enhance management of the remaining hedgerows.
- **Changing land use patterns resulting in gradual loss of landscape variation and biodiversity:** The 20th century saw most fields rationalised into larger and more regularly shaped holdings more suited to mechanised agriculture, and the removal of large numbers of field boundaries. Conversion to forestry and lack of management over the last century has led to the loss and decline of deciduous woodland, with its associated variety and ecological interest. Afforestation and, because of lack of grazing, the development of scrub woodland, resulted in a significant reduction in the extent of open heathland; however there has been a significant recovery of the heathland as a result of restoration projects.
- **Recreational pressure:** The increase in recreational uses of the Common since it has been restored to publicly accessible land has had an adverse impact on the local wildlife, particularly ground-nesting birds disturbed by dogs and walkers.

2.12 Lastly the landscape strategy is:

- **Restoration of heathland:** This landscape type represents a major opportunity for further heathland restoration to link existing small, fragmented sites. Areas of recently wooded heath are a key target for restoration. The Living Landscape project led by West Berkshire Council and Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust covers 27km² of the Common, and between 2010 and 2013 the project increased the area of heathland by 8%. The focus on restoration and management should continue.
- **Retain and enhance open views:** The open views experienced from Sandleford Priory and Park and Cookham Common should be considered in all land management, which may include development outside of the District.
- **Conserve and strengthen existing boundary elements:** Seek to prevent further loss or decline in the quality of boundary hedgerows and encourage restoration/reinstatement of hedgerows where appropriate particularly to provide further integration of development and along lanes.
- **Promote appropriate woodland management:** This is particularly important for ancient and semi-natural woodland areas but also relevant to more recently planted woodland areas. Appropriate coppicing, pollarding, planting, thinning and management of invasive species and disease should all be encouraged. It is important to ensure that woodland boundaries are sensitive to landform, and potential for diversification of some plantations to include more broadleaved elements.

- **Balance recreational pressures:** A balance should be found to enable local communities to use and enjoy the area for recreational and leisure activities, while continuing to conserve and enhance habitats to allow wildlife to thrive. The Greenham and Crookham Commons Management Plan sets out a zoning system which operates during the bird nesting season (March to July), and aims to keep the Commons 'wild', with no provision of formal furniture or litter bins.
- **Ensure integration of new development into the landscape:** Any new development should be integrated into the landscape. There is an opportunity to enhance the urban-rural interface in this area at Newbury. The distinction between separate settlements and the role of the landscape as a setting to the character of those individual settlements should be respected. Further opportunities for woodland planting and screening should be considered.
- **Conserve the strong time-depth experienced in the landscape:** Conserve the setting and integrity of heritage features in the landscape, which provide a sense of time-depth and evidence of past land use in the area. In particular, seek ways to restore the Grade II Registered Park and Garden at Sandleford Priory, which is on the Heritage at Risk Register, and maintain the historic interest of the military interventions at Greenham Common.

The Landscape Strategy for LCA WH2 is:

- **Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB:** Conserve and enhance the valued features of the North Wessex Downs AONB, including its varied landscape of woodland, heathland, and farmland. Restore and enhance any features which have been lost or degraded. Ensure that changes in the landscape including land use change and development are sensitively sited and designed so as not to detract from the special qualities of the landscape.
- **Conserve and restore heathland characteristics:** Take opportunities for restoration of habitats and reinstatement of features that have been lost, including management of areas of re-wooded common land to reintroduce a stronger heathland presence and link existing small, fragmented sites. Consider potential for reintroduction of grazing management.
- **Promote appropriate woodland management:** This is particularly important for ancient and semi-natural woodland areas but also relevant to more recently planted woodland areas (e.g., alongside the M4). Appropriate coppicing, pollarding, planting, thinning and management of invasive species and disease should all be encouraged. Ensure that new woodland planting follows the existing pattern of wooded ridges and interconnected valleys: the aim should be to create a more mixed woodland character in areas which have been converted to coniferous monoculture plantation, and to ensure that woodland boundaries are sensitive to landform.
- **Conserve and strengthen existing boundary elements:** Seek to prevent further loss or decline in the quality of boundary hedgerows and encourage restoration/reinstatement of hedgerows within expansive arable fields and around horse paddocks. Preserve the wooded context of settlements, to contain and filter the impact of built form.
- **Retain the distinction between and individual identity of settlements:** Retain a sense of distinction between individual settlements through a clear understanding of the role of landform, tree cover and rural buildings in characterising settings and in forming boundaries that conserve and enhance distinctions in character – e.g. the historic farmstead at Henwick, along a rural lane, contained by tree cover and on rising ground,

marks a rapid change to a rural landscape from the nearby edge of Thatcham. Avoid extended linear development along roads, which creates a more developed character resulting in the loss of individual settlement identity. More small scale focused development set back from main routes often has less impact on character and can be more readily contained by landscape.

- **Conserve elements that mark a transition between settlement and countryside:** Where possible retain small, enclosed fields around villages, and farm buildings which contribute positively to rural character.
- **Conserve the existing character of rural lanes and public rights of way:** Avoid measures to ease traffic flow that would have an adverse impact on character. Retain and manage hedgebanks, ditches and verges and replant hedges on banks where these have been lost, including individual oak trees planted at irregular intervals to maintain continuity and enhancement of the existing landscape character. Consider potential to designate Quiet Lanes, and measures to discourage the use of narrow lanes as ‘rat runs’ or by overly large vehicles—e.g., adequate signage and lower speed limits.
- **Maintain open views from routeways:** whilst woodland and hedgerow planting is generally to be encouraged, sporadic long views across open land add to the variety that characterises this area. Gaps between dwellings that offer views across open farmland help to retain rural settlement character.

2.13 The Enborne Valley lies to the south of the allocated area, defined in the landscape character assessment as **UV4 Enborne Valley**. The key characteristics of the Enborne Valley were previously considered as LCA A4 in the 2013 assessment, as set out in the landscape tables Part 1, page 3. The key characteristics of this area under the new LUC 2019 guidance are similar, as explained below.

2.14 The **Key Characteristics of UV 4 Enborne Valley** are considered by LUC below, also with my emphasis:

- Narrow, relatively flat sided valley of the River Enborne, carved into London Clay geology overlain by gravels.
- The Enborne valley is carved into London Clay geology, overlain with valley gravels. As gravels are easily eroded the upper slope has become concave and hummocky. The London Clay is resistant to erosion and therefore forms convex slopes. The river flows eastward along the West Berkshire boundary from Holtwood to Brimpton. The valley boundary is defined topographically, although the river drains a far larger area of the surrounding undulating landform.
- Predominantly mixed agricultural land divided into an irregular field pattern with significant areas of woodland.
- The land within the Enborne Valley is predominantly used for agriculture, most of which is small, sheep grazed pasture. However, there are also arable practices including the cultivation of vegetable crops such as runner beans. Degraded parkland at Sandleford Priory is located in the mid-section of the character area. There are also a series of woodland blocks within the character area. Field pattern is irregular with a mix of different shapes and sizes.
- Important ecological habitats along the river, including ancient woodland and wetland habitats

- Parts of the large Greenham and Crookham Commons SSSI extend into the valley from the north. Floodplain grazing marsh is located along the valley bottom. Linear woodlands follow the course of the river and there are also occasional larger blocks of woodland, including some classified as ancient. A number of these areas are designated as Local Wildlife Sites.
- Few heritage features, although contains part of the Sandleford Priory parkland
- Visible historic evidence in the landscape is limited to scattered historic farms/cottages. The character area also contains a small part of the Grade II Registered Sandleford Priory parkland which contributes to time-depth.
- Very sparsely settled, with little consistency in the features of the dwellings present.
- The area is very sparsely settled with only a few isolated clusters of dwellings and farms of modern and historic origin. Building materials most frequently used here include red brick.
- The valley generally retains a rural character, although is intruded by busy major roads.
- Despite being relatively rural the character area is significantly influenced by urban infrastructure such as the A34 and A339 which cross the valley, introducing an element of noise and movement. There is a series of dispersed footpaths linking historic routes through some of the more rural parts of the character area.
- A sense of enclosure and intimacy experienced due to the topography and woodland cover with limited views in and out
- The valley landform and the woodlands which fringe the valley sides limit outward views and give the landscape an intimate enclosed feel. There are occasional views to features in adjacent landscapes, including the church spire at Brimpton.

2.15 Evidence of **past use and cultivation** are explained as follows:

- There are few archaeological records for this area, although this is likely to be a result of the limited assessment work carried out in this area to date, rather than that no such evidence exists.
- There is evidence of human occupation in the surrounding landscape during the medieval period, including the scheduled monument at the deserted medieval town of Newtown.
- A small part of the Grade II Registered Park and Garden of Sandleford Priory is located south of Newbury. This parkland is associated with the Grade I listed Sandleford Priory which lies 400 metres to the north of the valley.

2.16 **Natural landscape and priority habitats** are:

- There is dense deciduous woodland, some of which is ancient, following the river in many parts of the character area and these are likely to support rich ecological assemblages.
- Amongst the woodland are tracts of floodplain and grazing marsh and semi-improved grassland habitats, both of which are priority habitats.
- Part of the Greenham and Crookham Commons SSSI is in the Enborne Valley, which is designated for its varied mosaic of habitats and the plant and animal assemblages they support, including alder, oak, and ash woodlands.

2.17 **Valued features and qualities** are:

- Important semi-natural habitats along the river corridor
- These include tracts of floodplain and grazing marsh and areas of ancient woodland which contribute to the natural character experienced in the valley.
- Role of the river valley as the Berkshire/Hampshire boundary
- Although the valley is not overly prominent within the landscape, it has long served as the Berkshire/Hampshire boundary, with boundary markers often located on bridges.
- Sparsely settled rural character
- The valley is primarily unsettled with buildings limited to occasional farms and small stretches of linear development. The primary land uses of farmland and woodland create a strong rural character.
- Sense of enclosure and tranquillity
- The dense woodland and valley landform create a sense of visual enclosure. The valley generally has high levels of tranquillity and feels far removed from the urban areas of Newbury and Thatcham.
- Views to the church spire at Brimpton
- Where woodland cover allows, there are occasional views to features on higher ground above the valley, including the prominent spire of the Grade II Listed Church of St Peter at Brimpton.

2.18 **Detractors** are:

- **Linear development:** Despite the absence of settlements within the valley, in some areas linear settlement has been constructed along roads, creating a localised suburban character. Upgrading of roads in these areas can also have a suburbanising impact, with the introduction of kerbs and increased signage.
- **Neglected areas of unmanaged land:** Some of the former agricultural land has become marginal due to the construction of roads, leading to abandoned and unmanaged areas. Lack of management is also a problem along some roads. Fly tipping is also associated with a lack of management.
- **Nutrient enrichment of the river from agricultural run-off:** Nutrient enrichment may cause deterioration in water quality which in turn may have damaging knock-on effects to the aquatic and riparian habitat.
- **Loss of tranquillity and rural character close to major roads:** A number of major roads cross the valley, with vehicle traffic introducing noise and movement into the otherwise tranquil and rural landscape. This is also the case with major roads running close to the area e.g., the A339 which runs parallel to the river valley in the west of the area.

2.19 LUC's **landscape strategy** for the UV4 Enborne Valley is:

- **Conserve the valley floor woodland:** Manage the valley floor woodland to maintain intrinsic landscape and habitat qualities. Explore possibilities for small-scale woodland creation in areas where it could enhance the landscape character and quality. There are opportunities for the reintroduction of management (coppicing) to the ancient and
-

semi-natural woodlands.

- **Protect and enhance valued semi-natural habitats:** Manage valued semi-natural habitats along the valley, particularly areas of wet meadow and marginal vegetation. Efforts should be made to maintain or create linkages between fragmented areas of semi-natural habitat to improve ecological resilience. Ensure that remaining field boundaries are appropriately managed as these also contribute to ecological networks.
- **Conserve the setting of historic features:** Respect the setting and integrity of heritage features in the landscape which provide a sense of time-depth and evidence of past land use in the area. These include the Grade II Registered Park and Garden at Sandleford Priory and the deserted medieval town of Newton, a scheduled monument.
- **Maintain public rights of way:** Maintain and link up public rights of way to improve the recreational resource of the character area, while ensuring that the ecological value and perceptual qualities of the landscape are not adversely affected.
- **Conserve the rural character of the landscape:** Conserve the farmed character of the valley and its woodland copses, with particular emphasis on the retention of permanent and semi-improved pasture. Avoid urbanising features within the landscape and retain the overall unsettled character of the valley.
- **Mitigate the adverse influences of the major roads:** Seek to screen the A34 and A339 into the landscape. Minimise road improvements that may degrade the rural quality of the area and avoid the use of standardised and intrusive urban materials, lighting, and signage measures whenever appropriate.

Newbury District Character, 1993

- 2.20 This document is left in for historical information, as it refers to Sandleford Park as being degraded parkland.
- 2.21 The 1993 Newbury District-wide Landscape Assessment identifies the site as lying within the western part of **LCT 18A: Degraded Parkland**, as outlined in dark pink on *Figure 7.3*. LCT 18A also included the Registered Parkland of Sandleford Priory to the east of the site.
- 2.22 Key landscape characteristics of LCT 18A are described on page 66 of the publication as:
- 'Specimen trees and tree clumps, some over-mature standing in ploughed or arable farmland (pasture destroyed).
 - Unkempt grounds and silted-up ponds associated with mapped parklands.
 - Destruction of parkland by mineral extraction and commercial after-use.
 - Erosion of contextual setting by large-scale commercial development and degraded urban fringe.'
- 2.23 The accompanying diagram identifies the following features within the site:
- within the northern part around Crook's Copse, land now occupied by Newbury College: arable land - removal of field boundaries and loss of pastures; Monks Lane - open views over farmland;
 - High Wood and Slockett's Copse: woodland blocks important as a setting for Newbury - management and new planting required;

- the central valley: important remnant pastures associated with stream and valley;
- public footpath through farmland; and
- River Enborne and wooded valley bottom.

2.24 On page 66, Sandlesford Park is described as:

'...a large area of arable farmland, broken by substantial blocks of woodland...'

2.25 The strategy for enhancement of the Degraded Parkland is set out on page 110. However, the strategy for Sandlesford Park has now been superseded by that set out in the Sandlesford Park SPD, which incorporates the aims set out for protecting the existing woodland blocks and enhancing the local vegetation pattern.

Basingstoke and Deane Landscape Character

2.26 To the south of LCA A4 lies Basingstoke and Deane LCA1: Highclere and Burghclere, as shown on Figure 7 of the Council's Landscape Assessment. The key characteristics of this area are given in the Landscape Effects Table (Part 1), in Appendix G6.

2.27 Figure 6 of the Council's Landscape Assessment shows LCA1 sub-divided into a mosaic of interlocking landscape character types, with the area adjoining the site boundary characterised as LCT V2: Enclosed Valley Floor Farmland, and the area around Newtown comprising a mix of FW3: Mixed Farmland and Woodland: Small Scale, and PW1: Small-scale Pasture and Woodland: Heath Associated.

West Berkshire Local Development Framework: Landscape Sensitivity Study

2.28 Figure 1A of the West Berkshire Local Development Framework: Landscape Sensitivity Study⁷ identifies the site, together with the historic parkland of Sandlesford Priory, as lying within Local Landscape Character Area (LLCA) 18D: Sandlesford Park. The boundary of this area is shown on Figure 7.3, *with extracts in Julian Cooper's Appendix F.*

2.29 Figure 2A of the Landscape Sensitivity Study shows LLCA 18D as being of '*medium*' overall sensitivity. The explanatory text on page 15 lists the key elements of sensitivity as follows:

- 'Complex topography, with a flat topped ridge along the northern sector falling southwards towards the valley of the River Enborne, with two north-south minor valleys and internal undulations
- Mosaic of arable, pasture and amenity grassland, with blocks of woodland, specimen trees and tree clumps
- Group of parkland ponds, former fishponds, in east, associated with Sandlesford Priory
- Secluded within valleys, but open in places on higher ground
- Open views south from higher ground, and views of hard settlement edge and development encroaching into area
- Former Sandlesford Priory a landmark feature... overall medium to high (sensitivity)'

2.30 Under 'Other landscape sensitivity interests' on page 16, the study states that is:

- *'...Considerable visual intrusion from adjacent development, including the large scale retail park to the north-east, residential, industrial, and waste development, lit roads and floodlighting masts. Overall tranquillity levels are very low to low, but medium in enclosed valleys...'*

2.31 Under 'Wider Landscape', the study notes:

- 'LLCA 18D: Sandleford Park has strong visual links with higher ground to the south, although its character is distinct from the surrounding landscape.'

3.0 SITE AND ITS SURROUNDINGS

Topography

- 3.1 The landform of the site and surrounding study area is shown on *Figure 7.2*. The site is located on the southern side of a broad ridgeline separating the valleys of the River Kennet and River Enborne, which runs from east to west through the southern part of Newbury, between Wash Common and Greenham Common. The ridge rises to above 130m AOD and is incised along its southern edge by several minor valleys and tributaries that flow into the River Enborne.
- 3.2 To the south of the River Enborne corridor, there lies a second ridge of higher land, which is also incised by several minor valley formations. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) straddles the western part of this land.
- 3.3 Land within the site generally slopes south-eastwards towards the River Enborne from a level of 120m AOD to 80m AOD at the river. The central part of the site is incised by a bifurcate valley landform, which runs from its north-west to the join the river corridor. Flatter land lies within the margins of the site, on either side of this valley.

Vegetation Pattern

- 3.4 There are five ancient woodlands, as shown on *Figure 7.5*, namely High Wood, Slockett's Copse and an adjacent small outlier woodland, Crook's Copse, Barn Copse, Dirty Ground Copse and Waterleaze Copse. Gorse Covert also contains ancient woodland indicator species, as described in Chapter 6: Ecology. Brickkiln Copse comprises a sixth area of ancient woodland to the west of the site. All the woodland areas are designated as Wildlife Heritage Sites.
- 3.5 The arboricultural survey undertaken by Barrell Tree Consultancy identified several veteran trees or trees with potential for veteran status, the location of which is identified by yellow circles on *Figure 7.5*. A number of the mature Oak trees and woodland groups have been assessed as either Category A (High quality) or Category B (Medium quality). Other Category B trees comprise mature specimens of Ash, Beech, Sycamore and Sweet Chestnut. Several trees have been identified for removal, or health and safety works to bring them back into a good and safe condition if they are to be retained. The corresponding [and updated](#) Arboricultural Impact Assessment (AIA) is contained [in the evidence of Barrell Consultancy](#).
- 3.6 Tree Preservation Order (TPO) No. 786 (made in 2007) covers individual and groups of trees along the western side of the A339 Newtown Road, within the Registered Historic Parkland, adjacent to the site boundary, as shown on *Figure 7.3*.
- 3.7 An assessment of the importance and condition of site hedgerows is given in Chapter 6: Ecology. None of the site hedgerows have been identified as being 'important' under the Hedgerow Regulations. Many hedgerows are species-poor and discontinuous, and would benefit from sensitive management to improve their condition, structure, and wildlife value; for example:
 - the tall roadside hedge along Monks Lane, which comprises a mix of native species and is overgrown;
 - the intermittent hedgerow and understorey planting along the southern section of the A339 Newtown Road, which would need to be managed at an appropriate height to

preserve views towards and from Sandleford Priory;

- the intermittent hedgerow along the route of the internal footpath, which also would need to be managed at an appropriate height to preserve views towards Sandleford Priory; and
- the narrow and species-poor hedgerow along the southern boundary of the Newbury Rugby Football Club.

3.8 Significant site vegetation is described further within the LCC Sheets given in *Appendix G2*.

Historic Landscape and Features

3.9 Historic landscape features associated with the site and surrounding area are shown on *Figure 7.5*, and related landscape-related planning designations are shown on *Figure 7.3* (in Volume 2).

3.10 Sandleford Priory (St. Gabriel's School) is listed as Grade I, as highlighted in orange on *Figure 7.5*. The country house was remodelled by James Wyatt in the Gothic style in the 1780s and has been used as a school since the late 1940s.

3.11 Several other listed buildings lie adjacent to the boundary of the site and include the Grade II Sandleford Place to the south-east of the site, and Warren Lodge Presbytery to its west. These listed buildings, together with their settings, are described in *Chapter 9: Cultural Heritage*.

3.12 Sandleford Priory was identified as Grade II on English Heritage's Register of Historic Parks and Gardens in 1987 and is shown in mauve hatch shading on *Figure 7.5*. The parkland comprises a mid to late C18th landscape park, with work carried out to the designs of 1781 by Lancelot 'Capability' Brown. The original parkland was sub-divided in the 1930s, with the most intact part surviving around St. Gabriel's School. The area to the north of the school, shaded in yellow, has been developed for housing following gravel extraction in this area of the parkland, and is known as Sandleford Lodge Park.

3.13 Similarly, the former walled kitchen garden, which abuts part of the eastern site boundary, has lost its former historic form, and now comprises a private garden and paddocks associated with Sandleford Farm.

3.14 The separate Heritage and Landscape Assessment of the Proposed Country Park report, in *Appendix G9*, provides background detail on the history of Sandleford Priory and identifies that the site was once part of the Sandleford Estate, but not part of the parkland improvement scheme designed by Capability Brown. This distinction is reflected in the fact that the site does not form part of the designated registered historic parkland. Nevertheless, it is recognised that the site contributes to the wider setting of Sandleford Priory. Part of the C18th landscape works within the gardens and parkland around the country house were to frame and enhance views, including those across the agricultural parkland of the site towards the surrounding countryside around Penwood and Newtown. This intervisibility between Sandleford Priory and the southern part of the site remains, as illustrated by *Photographic Viewpoint 8a*, in *Appendix G3*. Also, there are several elevated viewpoints within the site that look towards the school (as shown by turquoise arrows on *Figure 4.3*), from where the wider historic and landscape context of the Grade I listed building can be appreciated.

3.15 *Appendix G1* contains reproductions of historic OS maps that show how the vegetation cover within Sandleford Priory and the site have changed over time. Although the historic tree planting

pattern is largely schematic on these maps, it does provide an indication of which present day trees and woodlands survive from late C19th and has informed the location of proposed planting within the new country park, as shown on *Figure 4.3*.

- 3.16 West Berkshire Council's Historic Landscape Characterisation Sensitivity Map, published on the Council's website, shows the site as having mixed sensitivity, ranging from '*low-medium*' in the northern part adjacent to the existing development edge, and '*medium*' in the southern part, with the ancient woodland areas being of '*high*' sensitivity. The undeveloped part of Sandlford Priory is shown as '*medium*' and '*medium-high*' sensitivity.

Public Rights of Way

- 3.17 A public footpath crosses the southern part of the site, from east to west, between the A339 Newtown Road and Warren Road, as shown on *Figure 7.3*. The eastern end of the route intersects with a track, which runs to the south from Newbury College parallel to the western side of the A339.
- 3.18 A cycle route runs along the southern side of Monks Lane.

Landscape Character and Sensitivity of the Site

- 3.19 The landscape character of the site has been sub-divided into several Landscape Character Compartments (LCCs) by reference to its variation in landform, aspect, woodland and vegetation cover, visual containment or openness, and relationship to the surrounding townscape and countryside. The boundaries of the LCCs are shown on *Figure 7.4*, and each LCC is separately described on the sheets given in *Appendix G2*.
- 3.20 The LCCs fall into three broad categories, namely: valley corridor; woodland areas; and agricultural parkland.
- 3.21 LCC 1a: Central Valley broadly crosses the site from south to north, becoming more enclosed and intimate in character in its northern part where it forms a more pronounced landform feature, which is lined by blocks of woodland and hedgerow planting. This valley represents a key landscape feature within the site and is of '*high*' value and sensitivity. LCCA 1b: Northern Valley runs north-east of the central valley and comprises a smaller, complementary feature.
- 3.22 There are seven woodland areas within the site, which have been identified as LCC 2a to LCC 2f inclusive, and LCC 2h. As described above, these woodlands provide skyline features within many views, and are designated Wildlife Sites (non-statutory) as they either represent blocks of ancient woodland or contain ancient woodland indicator species. Therefore, these areas have been assessed as being of '*high*' value and sensitivity.
- 3.23 The agricultural parkland comprises arable fields and horse paddocks and is sub-divided by the valley corridor and woodland blocks into five distinct areas.
- 3.24 LCC 3a: Northern Parkland comprises arable land within a well-defined landscape cell and is heavily influenced by the surrounding urban area, Newbury College and Newbury Rugby Football Club. This area is visually well contained and has been assessed as having '*low*' sensitivity to residential development.
- 3.25 LCC 3b: Western Parkland comprises a mix of arable and grazing land, which is well contained by

the existing woodland blocks lying adjacent to its north-east and southern boundaries. Its north-west margin adjoins Park House School and Sports College. The character of this LCC extends westwards to include part of the adjacent parcel of land. LCC 3b has a slightly more rural character than LCC3a and has been assessed as having '*low to medium*' sensitivity to residential development.

- 3.26 LCC 3d: Eastern Parkland extends along the busy A339 Newtown Road frontage of the site, opposite the registered historic parkland of Sandleford Priory, with which there is strong intervisibility. This rolling agricultural land is also visible in views from the south in the vicinity of Newtown, where it is seen set below the wooded skyline of the central woodland blocks. This area has been assessed as having '*high*' sensitivity to built development.
- 3.27 LCC 3e: Southern Parkland comprises rolling agricultural land that is also visible from Sandleford Priory and southern viewpoints. This area has been assessed as having '*high*' sensitivity to built development.
- 3.28 The above assessment of the suitability of different parts of the site for development accords with that set out in the Sandleford Park Supplementary Planning Document (adopted September 2013).

Visual Receptors

- 3.29 Thirteen viewpoints (visual receptors) have been selected to represent the range of typical views towards the site and its immediate surroundings, as shown by the yellow arrow symbols on *Figure 7.6*, with photographs updated to 2021.
- 3.30 These views are illustrated by the photographs given in *Appendix G3*, and are described in the Visual Effects Table, Part 1, in *Appendix G6*. In addition to this, a sequential route along the footpath passing from the A339 Newtown Road in the east to Warren Road in the west is assessed. Views along the sequential route are illustrated by the photographs in *Appendix G10*, and are described in the Visual Effects Table, Part 1, in *Appendix G6*.
- 3.31 There is no single viewpoint from where the whole site is visible, owing to its complex topography and vegetation pattern. From the west, north and north-east, the surrounding development edges of Wash Common and Newbury limit views to those from roadways, residential properties and other development overlooking the site, where these are not screened by the site's boundary vegetation. In these views, only the margins of the adjacent part of the site tend to be visible, owing to the screening effect of the woodland blocks lying further within the site.
- 3.32 There is strong intervisibility between the southern, more open part of the site (proposed country park) and the historic parkland around St. Gabriel's School further east, where there is a gap in the roadside vegetation along the A339. The site forms the foreground of views from the historic parkland towards Penwood, to the south-west. High Wood, Dirty Ground Copse and Gorse Covert, together with the undulating landform of the site, define the visible extent of the site from Sandleford Priory and the A339. The interlocking pattern of woodland blocks provides separation between the view corridor from the listed school buildings, and the northern and western parts of the site (proposed development area).
- 3.33 There are no open views into the remnant historic parkland area around Sandleford Farm owing to planting and fencing around its curtilage. Further north along the A339, views into the site are screened by the built form and fencing of the Veolia Environmental Services recycling facility.

- 3.34 To the south, and south-east, there are some longer views (up to 0.6km distance) from elevated viewpoints in the vicinity of Newtown and Newtown Common, as shown by the blue rays on *Figure 7.6*. The southern part of the site (proposed country park) is visible in these views, where it is seen below the wooded skyline formed by High Wood, Dirty Ground Copse and Gorse Covert. This woodland obscures potential views into the northern part of the site (proposed development area). Many southern viewpoints are screened by roadside vegetation lying adjacent to the A339 and B4640 road corridors, as well as the surrounding woodland pattern.
- 3.35 The North Wessex Downs AONB, shown hatched in yellow on *Figure 7.3*, lies some 2km to the south-west of the site, with its north-eastern boundary defined by the A34 road corridor. Potential views from the north-east margin of the North Wessex AONB are screened by the intervening landform (including the A34 embankment) and woodland pattern.

Night-time Views

- 3.36 Both Monks Lane and the A339 Newtown Road are lit (see night-time *Photographs 5 and 8*, in *Appendix G3*), as are many of the surrounding residential roads. There are significant light sources associated with the Newbury Retail Park and Newbury College. Both Park House School and Sports College, and Newbury Rugby and Football Club, have floodlit pitches. All these light sources create a pronounced skyglow above the urban area of Newbury in night-time views from the south (see night-time *Photographs 3b and 9*). The residential area of Wash Common is also lit.
- 3.37 In contrast, the countryside around Newtown and Newtown Common to the south of the site, and the parkland around St. Gabriel's School to its west, contain fewer light sources and comprise a darker landscape area.
- 3.38 Those few light sources which are visible in night-time views from western section of the public footpath crossing the site comprise the occasional street or house light within the residential area of Wash Common, together with floodlights at both Park House School and Sports College and Newbury Rugby Football Club, when the sports pitches are in use. The A339 street lighting is prominent in views from the eastern section of the footpath, together with the skyglow above the urban area of Newbury.

Views from Public Footpath Crossing the Site

- 3.39 A series of photographs showing the sequential views from the public footpath crossing the site (a linear receptor) are contained in *Appendix G10*. The view alters depending on the direction of travel; for example, from east to west:
- enters LCC 4: Western Parkland, woodland encloses the fields lying to either side of it; this woodland frames views towards countryside lying further south;
 - the route passes through a 'pinch-point' between Dirty Ground Copse and Gorse Covert to enter LCC 3: Southern Parkland, from where there are more open views of the surrounding countryside, and views towards Sandlesford Priory where there are gaps within the adjacent hedgerow;
 - where the route crosses the watercourse, to the south of Dirty Ground Copse and High Wood, there are framed views north-eastwards along LCC1A: Central Valley; and
 - as the route enters LCC 6: Eastern Parkland, there are closer distance views of

Sandleford Priory, which is seen lying behind traffic and clumps of vegetation along the A339 Newtown Road.

- 3.40 The assessment of effects makes comparison with the baseline condition for the identified viewpoints, and assesses the type of change for the following time periods:
- During Construction/On Completion (Occupation): in winter, without the benefit of effective planting mitigation; and
 - 15 Years After Completion: in **summer**. The degree/nature of identified change has been assessed for 15 years after Completion, when the proposed planting within the Country Park, and on the edge of the housing development has matured.

Legislation and Planning Policy Context

- 3.41 The Planning Statement sets out the full planning policy context relating to the proposed development. Landscape related policies are listed below:
- 3.42 National Planning Policy Framework⁸ (NPPF) Paragraphs 170-172;
- 3.43 **The West Berkshire Core Strategy** adopted 16 July 2012⁹. Policy CS 3 allocates Sandleford Park as a strategic site for mixed use development. Other relevant policies include:
- Policy CS 14: Design Principles;
 - Policy CS 18: Green Infrastructure; and
 - Policy CS 19: Historic Environment and Landscape Character.
 - Pursuant to Policy CS 3 of the Adopted Core Strategy, WBC prepared an initial SPD for Sandleford Park in 2013, the revised version of which was adopted in March 2015¹⁰. The SPD sets out strategic objectives that the new development should deliver on pages 7 and 8, of which landscape-related objectives are 3, 4, 5, 6, 7, 11 and 12.
- 3.44 Section F of the SPD sets out a series of eight landscape development principles, on:
- L6. The site will have a series of green links and spaces through the development.

4.0 MITIGATION

Inherent Mitigation Measures

- 4.1 As part of the reiterative design process, inherent landscape mitigation measures have included the following, for example:
- siting of the new housing within the less sensitive and more visually enclosed parts of the site;
 - retention of the visually sensitive southern part of the site, which forms part of the wider landscape setting of Sandleford Priory, in green open usage as a new country park; and
 - retention of all the blocks of woodland with appropriate (15m width) buffers around their perimeters.
- 4.2 *Figure 4.3* shows how the proposed landscape and green infrastructure design strategy seeks to:
- integrate the proposals into their surroundings;
 - respond to the strategic landscape objectives set out in Policy CS 3, and related Sandleford Park SPD (Section F);
 - respond to WBC's landscape conservation and restoration strategy for LCT H: Woodland and Heathland Mosaic; and
 - provide benefits to the character of the wider landscape, including reinstatement of historic features and enhancement of views across it.
- 4.3 The Green Infrastructure Parameter Plan is *Figure 4.2* and *the SLGI Plans in Figures 4.3*. The landscape and green infrastructure design includes the following features and mitigation measures:
- creation of a new country park, comprising the eastern and southern meadow areas, central and northern valleys, and existing woodland areas;
 - reinstatement of a rural parkland character within the southern part of the country park to enhance the setting of Sandleford Priory, with new tree planting designed to reflect C18th tree planting groups (reference *Appendix G9*);
 - retention and enhancement of views towards, and from, Sandleford Priory, including the view corridor south-westwards across the southern part of the site towards Pensford;
 - retention of the ancient and semi-natural woodland areas, and veteran trees, with appropriate buffers and measures to minimise disturbance to wildlife habitat areas; new public access routes through the woodlands will be located, designed, and advertised by signage to further reduce disturbance to habitat areas;
 - active management of woodland areas, and other retained vegetation, to prolong their useful lifespan, and enhance the biodiversity of the site;
 - incorporation of an enhanced public access network, which will include:
 - upgrade of the existing footpath to a shared footpath and cycle link;
 - new circular walks;
-

- foraging trails;
- fitness trails;
- educational trails;
- a designated route, the Sandleford Mile, which will weave its way through the development parcels and country park, and connect with the various new recreational routes and activity areas;
- siting of interpretation boards and wayfaring signage at appropriate locations; and
- routes designed to be accessible to all members of the community;
- location of seating areas along routes and at identified vantage points, together with picnic areas within the country park;
- siting of designated play areas within the country park margins, namely one Neighbourhood Equipped Area of Play (NEAP) within its western part and one Locally Equipped Areas of Play (LEAP) to the south of Crook's Copse;
- creation of a hierarchy of grassland areas within the country park, and elsewhere within the site, to contribute to the site's biodiversity;
- protection and enhancement of wildlife areas, including reptile translocation receptor areas within the country park, dormice crossings and bat hop-overs (see Chapter 6:Ecology for further details);
- enhancement of existing water features such as the central watercourse crossing the site;
- sensitive siting of Sustainable Urban Drainage (SuDS) features, such as balancing basins and connecting swales, which will be designed to respect the local landform of the site, and where practical incorporate biodiversity areas; and
- new strategic planting.

Strategic Planting

4.4 The new strategic planting will be designed to:

- further screen the development parcels and integrate them into their surroundings;
- reinforce and extend the margins of the existing woodland blocks;
- reinforce and reinstate degraded planted boundary features;
- reflect the local vegetation pattern and distinctiveness of the area;
- reflect the former historic tree planting pattern within the southern part of the site;
- integrate several small orchard areas along new foraging trails;
- retain and frame views towards and from Sandleford Priory;
- contribute to the demarcation between public realm and private space; and
- create an attractive residential environment with a strong sense of place.

4.5 The accompanying schedule of proposed trees and plants for the country park and incidental open space areas is given in *Appendix G8*.



4.6 Early strategic planting is shown on the [Country Park Phasing Plan](#) Figure 7.7.

Standard Mitigation Measures

4.7 Standard landscape mitigation measures include the erection of fencing, in accordance with BS 5837:2012, to protect the woodland areas, better quality trees and hedgerows, and other key landscape and ecological features for the duration of the construction period, as described in the draft Construction Environmental Management Plan (CEMP) in Appendix D1, and Appendix G7.

Actionable Mitigation Measures

4.8 Actionable landscape mitigation measures will include those that can be controlled by Condition, or Section 106 Agreement, for example: agreement of a long-term management plan for the site. A Landscape and Green Infrastructure Design and Management Framework Plan (LGIDMF) for the site is provided in Appendix G7 and sets out the overarching design and management objectives for the new country park, and the green infrastructure areas and features within the development areas. The proposed objectives respond to Development Principles set out in Section F of the Sandlesford Park SPD; and management objectives identified within WBC's landscape conservation and restoration strategy for LCT H: Woodland and Heathland Mosaic.

4.9 A separate, detailed Landscape and Ecology Management Plan will be agreed with the local authority for each Reserved Matters Application, and/or secured by condition.

5.0 ASSESSMENT OF ENVIRONMENTAL IMPACTS

Impact Assessments

- 5.1 The impact assessment on landscape receptors has been updated to accord with the 2019 Landscape Character Assessment. The visual assessments remain unchanged. In both cases the assessments refer to the assessment tables in Appendix G6A, the revised landscape assessment table.
- 5.2 **Landscape effects** have been assessed On Completion and After 15 Years. These are described below.
- 5.3 **Visual effects** arising During Construction, in winter, and After 15 Years On Completion, in summer, are also described below.

Landscape Assessment

Landscape Effects: On Completion and After 15 Years

Note: Ordering change to bring landscape before visual assessment.

- 5.4 The detailed assessment of landscape effects, for both time periods, is set out in Part 2 of the Landscape Effects Table, in Appendix G6A, attached to this Appendix C.
- 5.5 As with any development, there will inevitably be changes in the landscape character. However, being an allocated site, and following the SPD, the new development has been designed to fit in with the existing landscape framework of the site to maintain the legibility, identity, and character of the landscape.
- 5.6 Adverse landscape effects will arise because of change in land use within the northern and western parts of the site from greenfield to residential development. Beneficial effects will arise from the laying out and management of the southern part of the site as a country parkland, including new public access and extensive new tree planting to accord generally with the 18C plan. The central and northern valleys and woodland areas will be linked to the parkland.
- 5.7 The main landscape adverse effects and benefits are set out under Significance, pages G6-9, Table G6A, as follows:
- **Minor** effects to National Character Area NCA 129 Thames Basins Heaths;
 - **Moderate- Substantial On-Completion effects** to the proposed housing areas of LCA WH2 Greenham Woodland Heathland Mosaic, these being the changes to the site which are common to any development, and not unexpected on an allocated site;
 - **Subsequently Moderate long term effects** to the housing areas of LCA WH2 because of the change of land use from open fields to housing, reducing over time as these areas settle into the landscape and the internal planting grows;
 - **Minor- Moderate On-Completion Benefit for the Country Parkland** because of the new open space, new public access, and extensive tree planting;
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- **Moderate – Substantial longer term benefit for the Country Parkland**, which covers most of the site, because of the new open space, new public access, improvements in the view from the Priory and extensive tree planting following generally the 18C historic plan, now maturing;
- **Minor-Moderate on-completion benefit to UV4: Enborne Valley** because of new tree planting, and management, and public access within the parkland;
- **Moderate - Substantial long term benefit to UV4: Enborne Valley** because of new tree planting, and woodland management, and public access within the parkland;
- **Within the site, on-completion, Moderate to Substantial effects of new housing**, together with **Moderate benefits to new woodlands and parkland**; and
- **Within the site, after 15 years, Moderate effects** of new housing, together with **Substantial benefits to new woodlands and parkland**.

5.8 As with all Outline applications care will need to be exercised in terms of detailed design, including the landscape views and character of the central valley crossing, and on the design of retention ponds, and the historic path. This care is assumed in the assessment.

Visual Assessment

- 5.9 *Figures 7.6A and 7.6B* show the Zone of Theoretical Visibility (ZTV) of the proposed development During Construction/On Completion (Occupation) and 15 years After Planting, respectively, that is the theoretical geographical extent from which the proposed development is likely to be visible from the surrounding landscape. The ZTV represents the worst case scenario, since it only takes account of visual barriers formed by the topography, main settlement areas and significant vegetation blocks, and does not incorporate more localised screening provided by incidental tree groups and taller hedge planting, for example.
- 5.10 Six target points were selected within the proposed development area and have been given Above Ordnance Datum heights to reflect the proposed distribution of different ridge heights. The potential visibility of these target heights is shown by the blue rays on the ZTVs.
- 5.11 The surrounding existing development and woodland largely limits the potential visibility of the new housing to local viewpoints directly overlooking the site boundaries. From the south-east, there are some slightly longer (up to 0.6km) views into the south-eastern part of the site, where the new country park is proposed.

Visual Effects: During Construction, and On Completion (~~Occupation Phase~~)

- 5.12 The proposed housing development will be built in phases, and it is anticipated that the building programme for the whole of the site will be approximately 12 years.
- 5.13 Visual effects arising During Construction will be like those On Completion (Occupation) in terms of views of the new buildings under construction, and the built presence of the completed buildings and infrastructure.
- 5.14 Construction activities will include the erection of scaffolding, construction compounds, and the movement of vehicles delivering construction materials and equipment, including mobile cranes on low loaders. Some works will be carried out in darkness during winter months, using artificial

light sources. The main construction access will be off Monks Lane.

- 5.15 On Completion (Occupation Phase), visual effects will arise from the change in views because of the proposed built development, and new country park and areas of new structure planting. The assessment has assumed that this planting will offer only limited screening of the proposed development areas during the early occupation phase.
- 5.16 A full description of all arising visual effects is set out in Part 2 of the Visual Effects Table. A summary of visual effects of substantial and moderate significance is given below:
- **moderate to substantial adverse** effects on *Viewpoints 7a and 7b* on the Health Walk because of views of new housing within the north-east part of the site; *(I note this has now changed because of the construction of the current Covid 19 Testing Centre, with the result that the effects will be reduced)*
 - **moderate adverse effects** on local residential roads directly overlooking new housing within the northern part of the site, namely the framed view from Viewpoint 4 along Rupert Road, from where the new housing will be seen behind the existing roadside hedge;
 - **minor to moderate adverse** effects on views from *Viewpoint 6* within Newbury College in the vicinity of the car park, which will overlook the new housing area;
 - **minor to moderate beneficial** effects on *Viewpoint 9* on the public footpath off the B4640 at Newtown Common because of the presence of the new country park enhancing the mid-distance of this view from further south;
 - **negligible** effects on sequential views from *viewpoints 11, 14, 15, 16 and 17*;
 - **moderate adverse** effects on sequential *viewpoints 18 (looking north-west) and 19*;
 - **moderate beneficial** effects on sequential *viewpoints 18 (looking south-east) and 20 (looking south-east)*;
 - **moderate to substantial adverse** effects on sequential *viewpoints 20 (looking north-west), 21, 22, 23, 24 and 25*; and
 - **no effect** upon *viewpoints 1 and 2*.
- 5.17 Views towards Sandford Priory are available from *viewpoints 18 and 20* and are highlighted by orange arrows on [updated](#) photosheets [contained within Cooper Appendix A to this inquiry](#). From these locations, the views of the existing listed building (now St. Gabriel's School) and its historic parkland will be retained. The foreground of the views, comprising the new Country Park, will be enhanced through new groups of tree planting set within managed naturalistic grassland meadow. To the west at *Viewpoints 24 and 25* there are no views of the listed building when looking south-east.

Residual Visual Impact Assessment

- 5.18 Residual visual effects are those remaining 15 Years After Planting (completion), in accordance with Landscape Institute guidance on assessment methodology, as described in Appendix G4, when the new planting will have established to provide further screening of the proposed development and created new features within the site. After 15 years, it is assumed that new structural tree planting will be between 9m and 12m in height, and that new matrix planting will have reached an average 7m to 9m in height, depending on the natural growth height of individual species and the initial stock size. Proposed areas of new structure planting are shown
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on Figure 4.3. They are considered in summer when the trees are in full leaf.

5.19 All arising residual visual effects are described in Part 2 of the Visual Effects Table, in *Appendix G6*. A summary of visual effects of substantial and moderate significance is given below:

- **moderate to substantial adverse** effects will remain on *Viewpoint 7a* on the Health Walk to south of Newbury College, although the view of the new housing further north- west will be filtered by maturing boundary planting;
- **moderate to substantial beneficial** effects on *Viewpoint 8a* within the western part of Sandleford Priory (St. Gabriel's School), as new planting within the country park will have matured, and together with the wider managed grassland areas, will reinstate the former character of the historic parkland to the west of the listed school; also, there will be a similar beneficial change in the first floor view from St. Gabriel's School (*Viewpoint 8b*);
- **moderate to substantial beneficial** effects on *Viewpoint 11*, at the eastern end of the public footpath by the A339, adjacent to the driveway entrance into St. Gabriel's School, also because of the enhanced character of the southern part of the site as a result of the new country park; and
- **minor to moderate beneficial** effects on intermittent views from further south, namely on *Viewpoint 9* on the public footpath off the B4640 at Newtown Common, from where parts of the new country park will be visible.

Night-time Visual Effects

5.20 Changes in night-time views are described in Part 2 of the Visual Effects Table, in *Appendix G6*.

5.21 The new residential roads will be lit, and there will be light sources associated with the new housing, together with the primary school and local centre buildings. This lighting will be visible from the existing urban edge of Newbury and Wash Common, which overlooks the northern and western parts of the site and already includes various light sources, including street and car park lighting, and sports field floodlighting.

5.22 In views from Sandleford Priory (St. Gabriel's School), and from around Newtown, the new light sources will be largely screened by the intervening woodland blocks within the site, and where visible will be indistinguishable from those within the existing urban area of Newbury and Wash Common.

Visual Effects on Users of the Public Footpath Crossing the Site

5.23 The existing public footpath that crosses the southern and western parts of the site will be retained on its original alignment, although upgraded to a shared footpath and cycle link, 3m in width.

5.24 All arising residual visual effects are described in Visual Effects Table, in *Appendix G6*. A summary of visual effects of substantial and moderate significance is given below:

- **moderate beneficial** change along the public footpath on *Viewpoint 11*, as the existing vegetation would be retained and managed, with foreground views enhanced by the proposed clumps of parkland trees (reinstatement of historic tree cover pattern) scattered across a naturalistic grassland meadow, and the wooded skyline maintained;

- **moderate to substantial beneficial** change along the public footpath on *Viewpoints 14-19 and 20 (looking south east)* as the proposed clumps of parkland trees reinstating the historic tree cover pattern would be maturing resulting in a parkland landscape;
 - **moderate to substantial adverse** change along the footpath on *Viewpoint 20 (looking north-west)* approaching Dirty Ground Copse and Gorse Copse from the east, as the new housing and NEAP open space within the central part of the site will start to become visible from the footpath. The change will be mitigated with some additional woodland planting between Gorse Covert and Dirty Ground Copse, and by maintaining the woodland blocks in the horizon, in the views. The existing vegetation in the hedgerow along the footpath will be retained and enhanced through management;
 - **moderate to substantial adverse** change on *Viewpoint 21-23*, as the footpath will be overlooked by housing on both sides and will pass by the local centre in the vicinity of *Viewpoint 22*, which will suburbanise the character of its setting. The western section of the route will be retained within a greenway with areas of new planting, which help to mitigate some of the adverse effects. Similarly, on *Viewpoints 24 and 25*, looking south-east, the proposed housing development and LEAP will be seen, in the foreground will give rise to a **moderate adverse** change; and
 - no change on Viewpoints 1 and 2.
- 5.25 Assessment of visual effects where the footpath route lies outside the application boundary; namely, *Viewpoints 1, 2 and 11* have been included in the Visual Effects Table in *Appendix G6*.
- 5.26 The change to sequential views from the public footpath because of the proposed development has also been described in the Heritage and Landscape Assessment of the Proposed Country Park, which is contained in *Appendix G9*.
- 5.27 Light sources from within the proposed development will be visible from short sections of the existing footpath route; namely from where it approaches and lies within the new housing area.

Cumulative Impact Assessments

Sandleford Park West

- 5.28 An Illustrative Masterplan showing the two schemes is shown on *Figure 4.7*. In conjunction with the proposed development, housing at Sandleford Park West (refer to *Chapter 2*) will represent further loss of greenfield land within the western margins of Berkshire Landscape Character Area LCA H2: Greenham, and Newbury District Landscape Character Type 18A: Degraded Parkland, but the significance of this adverse cumulative landscape effect will be no greater than that assessed for the standalone scheme.
- 5.29 Housing within Sandleford Park West will be visible from the eastern built edge of Wash Common; for example, from *Viewpoint 1* on Kendrick Road, which will directly overlook it and experience an adverse cumulative visual effect of **substantial adverse** significance During Construction/On Completion (Occupation Phase). New housing within the Application 3A site will not be visible from the edge of Wash Common.
- 5.30 The proposed Warren Road improvement scheme will remove half (8nr) of the TPO trees and tall roadside hedge and prune the remaining trees and hedge along the Park House School boundary, which adjoins the north side of the road to enable to construction of the proposed footpath. TPO Group 1 forms a significant skyline feature in local views, and the hedge provides

a green visual buffer at street level. This loss of vegetation, together with changes to the character of the public footpath route at the eastern end of Warren Road, will give rise to adverse cumulative visual effects on local views from Warren Road (e.g., *Viewpoint 2*), together with those from the adjacent section of Andover Road and adjacent properties, which will be of **substantial adverse** significance.

Consented Development South of Newbury College

- 5.31 Cumulative development sites are shown on *Figure 4.8*. As described in *Chapter 2*, there are existing planning consents for a southern extension of Newbury College, and the new Highwood Copse Primary School, together with a new link road into the site off the A339. The footprint of these developments will represent minor land-take from Berkshire Landscape Character Area LCA H2: Greenham, and Newbury District Landscape Character Type 18A: Degraded Parkland and will not change the overall significance of the adverse cumulative landscape effect assessed for the standalone scheme.
- 5.32 However, the cumulative visual effect of the proposed development in conjunction with these consented schemes will be greater than the standalone scheme During Construction/On Completion (Occupation Phase), as there will be adverse effects of:
- **substantial adverse** significance, rather than moderate to substantial adverse significance, on *Viewpoint 7a* on the Health Walk;
 - **substantial adverse** significance, rather than negligible significance, on *Viewpoint 11* on the public footpath where it joins the A339; and
 - moderate adverse significance, rather than minor adverse significance, on *Viewpoint 13*
 - on the A339 opposite The Castle School.

Other Application Sites in Newbury

- 5.33 Four other proposed development sites lie close to the north-east margin of the site, as follows:
- Land north of Newbury College, Monks Lane - Policy HSA1, Housing Site Allocations DPD (site reference NEW012), with provision of approximately 15 dwellings;
 - South of Warren Road, included within the developable acreage area of Sandleford Park with potential for 10 dwellings; and
 - Land off Greenham Road, south-east Newbury - Policy HSA4, Housing Site Allocations DPD (including site references NEW047B, NEW 047C and NEW 047D, with potential for 235 to 255 dwellings.
- 5.34 Development of the Newbury College site, in conjunction with the proposed development will give rise to an adverse cumulative visual effect on visual receptors in the vicinity of the junction of Monks Lane and the A339 Newtown Road, which comprises areas already heavily influenced by existing built and highway development.
- 5.35 The cumulative effect of the development of allocation NEW042 has been considered as part of the Sandleford Park West site, as above.
- 5.36 There is no intervisibility between the site and the Greenham Road site, owing to the physical and visual separation provided by the Greenham Common Retail Park development and other development within Newbury. If this site was developed, there will be an adverse cumulative landscape effect on the separate, eastern part of LCA H2: Greenham (see *Figure 7.3A*).

6.0 SUMMARY

- 6.1 The landscape section has been reordered to enable landscape to precede visual assessment, following established practice. The visual assessment remains unchanged.
- 6.2 The Landscape and Visual Impact Assessment has been undertaken in accordance with the Landscape Institute/Institute of Environmental Management and Assessment '*Guidelines for Landscape and Visual Impact Assessment*', Third Edition, 2013 (GLVIA3).
- 6.3 The site lies within the western margin of National Character Area (NCA) 129: Thames Basin Heaths.
- 6.4 The Berkshire Landscape Character, LUC 2019, has been used in the landscape assessment. The main body of the allocated site is LCA WH2 Greenham Woodland and Heathland Mosaic, and that of the Enborne Valley is LCA UV4.
- 6.5 The earlier 1993 Newbury District Landscape Assessment identifies the site as lying within the western part of Landscape Character Type 18A: Degraded Parkland, with the registered historic parkland of Sandleford Priory lying within its eastern part.
- 6.6 The West Berkshire Local Development Framework: Landscape Sensitivity Study (May 2009) identifies **most of** the site, together with the historic parkland of Sandleford Priory, as lying within Local Landscape Character Area (LLCA) 18D: Sandleford Park, which is assessed as being of 'medium' overall sensitivity. The very western margin of the site lies within LLCA 15B: Wash Common Farmland, which is graded as being of 'medium to high' overall sensitivity.
- 6.7 The landscape character of the site has been sub- divided into **several** Landscape Character Compartments (LCCs) by reference to its variation in landform, aspect, woodland and vegetation cover, visual containment or openness, and relationship to the surrounding townscape and countryside.
- 6.8 The LCCs fall into three broad categories, namely: valley corridor; woodland areas; and agricultural parkland. Land within the site generally slopes south-eastwards towards the River Enborne from a level of 120m AOD to 80m AOD at the river.
- 6.9 Five woodland blocks within the site are Registered Ancient Woodlands, with a sixth area lying further west. Tree Preservation Order (TPO) number 786 covers individual and groups of trees along the western side of the A339 within the site. A public footpath crosses the southern part of the site between the A339 Newtown Road and Warren Road.
- 6.10 The surviving historic parkland area of Sandleford Priory lies to the east of the site, on the opposite side of the A339, and is listed Grade II on English Heritage's Register of Parks and Gardens of Special Historic Interest. This designation also includes a small

area of land around Sandleford Farm, which abuts the eastern site boundary. The site once formed part of the wider Sandleford estate, and its southern part contributes to the setting of Sandleford Priory.

- 6.11 There is no single viewpoint from where the whole site is visible, owing to its complex topography and vegetation pattern. From the west, north and north-east, the surrounding development limits views to those from roadways, and adjacent residential properties and other development overlooking the site, where these are not screened by boundary vegetation. Potential views from the North Wessex AONB are screened by the intervening landform and woodland pattern.
- 6.12 There are some longer views (up to 0.6km distance) from elevated viewpoints in the vicinity of Newtown and Newtown Common to the south, and south-east towards the southern site area.
- 6.13 There is strong intervisibility between the southern, open part of the site and Sandleford Priory, in which the site forms the foreground of views towards Penwood. The interlocking pattern of woodland blocks provide separation between this view corridor and the northern and western parts of the site.
- 6.14 There are significant light sources associated with the existing development and highway infrastructure surrounding the site, which are visible in night-time views.
- 6.15 The landscape and green infrastructure strategy includes:
- creation of a new country park, together with reinstatement of a rural parkland character within this part of the southern site area to enhance the setting of Sandleford Priory, and sympathetic incorporation of new features such as recreational pathways and SuDS basins;
 - incorporation of connecting green corridors through parts of the development;
 - retention and enhancement of views towards, and from, Sandleford Priory (now St. Gabriel's School);
 - active management of the existing woodland areas, with retention of appropriate buffers;
 - protection and enhancement of wildlife habitat areas; and
 - new strategic planting, designed to complement the existing vegetation framework, provide additional screening of the proposed development, and reinstate degraded planted boundary features.
- 6.16 A long-term management plan for the country park and green infrastructure within the proposed development will be agreed with the local authority.
- 6.17 As with any development, there will inevitably be changes in the landscape character. However, being an allocated site, and following the SPD, the new development has been designed to fit in with the existing landscape framework of the site to maintain the legibility, identity, and character of the landscape.

6.18 Adverse landscape effects will arise **because of** change in land use within the northern and western parts of the site from greenfield to residential development. Beneficial effects will arise from the laying out and management of the southern part of the site as a country parkland, including new public access and extensive new tree planting to accord generally with the 18C plan. The central and northern valleys and woodland areas will be linked to the parkland.

6.19 The main landscape adverse effects and benefits are set out under Significance, pages G6-9, Table G6A, as follows:

- **Minor** effects to National Character Area NCA 129 Thames Basins Heaths;
- **Moderate- Substantial On-Completion effects** to the proposed housing areas of LCA WH2 Greenham Woodland Heathland Mosaic, these being the changes to the site which are common to any development, and not unexpected on an allocated site;
- **Subsequently Moderate long term effects** to the housing areas of LCA WH2 because of the change of land use from open fields to housing, reducing over time as these areas settle into the landscape and the internal planting grows;
- **Minor- Moderate On-Completion Benefit for the Country Parkland** because of the new open space, new public access, and extensive tree planting;
- **Moderate – Substantial longer term benefit for the Country Parkland**, which covers most of the site, because of the new open space, new public access, improvements in the view from the Priory and extensive tree planting following generally the 18C historic plan, now maturing;
- **Minor-Moderate on-completion benefit to UV4: Enborne Valley** because of new tree planting, and management, and public access within the parkland;
- **Moderate - Substantial long term benefit to UV4: Enborne Valley** because of new tree planting, and woodland management, and public access within the parkland;
- **Within the site, on-completion, Moderate to Substantial effects of new housing**, together with **Moderate benefits to new woodlands and parkland**; and
- **Within the site, after 15 years, Moderate effects** of new housing, together with **Substantial benefits to new woodlands and parkland**.

6.20 As with all Outline applications care will need to be exercised in terms of detailed design, including the landscape views and character of the central valley crossing, and on the design of retention ponds, and the historic path. This care is assumed in the assessment.

6.21 The main visual effects on Viewpoints 1 to 13 are as follows:

- moderate to substantial adverse effects on Viewpoints 7a and 7b on the

Health Walk from where new housing within the north-east part of the site will be visible;

- moderate adverse effects on local residential roads directly overlooking new housing within the northern part of the site (e.g., Viewpoint 4 on Rupert Road);
- minor to moderate adverse effects on views from Viewpoint 6 within Newbury College car park, which will overlook the new housing area; and
- minor to moderate beneficial effects on Viewpoint 9 on the public footpath off the B4640 at Newtown Common because of the presence of the new country park.

6.22 The proposed development will give rise to the following visual effects:

- footpath users passing east to west through the site area;
- moderate adverse effects on viewpoints 18 (looking north-west) and 19 as the route approached the proposed development area;
- moderate beneficial effects on viewpoints 18 (looking south-east) and viewpoint 20 (looking south-east) as the route leads towards the newly created parkland; and
- moderate to substantial adverse effects on viewpoints 20 (north-west), 21, 22, 23, 24, and 25 as the route passes through an area of newly constructed residential development instead of fields.

6.23 Residual effects are those remaining 15 Years After Planting (completion), when the new planting will have established to provide further screening of the proposed development and created new features within the site.

6.24 Residual visual effects will include the following:

- moderate to substantial adverse effects on Viewpoint 7a on the Health Walk;
- moderate to substantial beneficial effects on Viewpoint 8a within the western part of Sandleford Priory, and Viewpoint 8b on the first floor view from St. Gabriel's School;
- moderate to substantial beneficial effects on Viewpoint 11, at the eastern end of the public footpath by the A339; and
- minor to moderate beneficial effects on Viewpoint 9 on the public footpath off the B4640 at Newtown Common.

6.25 The new residential roads will be lit, and there will be light sources associated with the new housing, two primary schools and local centre buildings. This lighting will be seen in the context of the existing skyglow above Newbury and light sources generated by adjoining development.

6.26 In terms of the western part of the Sandleford Park allocation, there will be the following cumulative effects:

- the proposed development, in conjunction with housing at Sandford Park West, will represent a loss of greenfield land within the western margins of Berkshire Landscape Character Area LCA H2: Greenham, and Newbury District Landscape Character Type 18A: Degraded Parkland, but the significance of this adverse cumulative landscape effect will be no greater than that assessed for the standalone scheme;
- cumulative visual effect of substantial adverse significance on Viewpoint 1 on Kendrick Road because of new housing within Sandford Park West, although the proposed
- Application 3A development will not be visible from this location; and
- adverse cumulative visual effects of substantial adverse significance on Viewpoint 2 on Warren Road, together with those from the adjacent section of Andover Road and adjacent properties because of the proposed Warren Road improvement scheme, which will remove the majority of the TPO trees and tall roadside hedge along the Park House School boundary.

6.27 There will also be the following cumulative effects arising from the proposed development in conjunction with the consented Highwood Copse Primary School, together with a new link road into the site off the A339:

- slight increase in land-take from Berkshire Landscape Character Area LCA H2: Greenham, and Newbury District Landscape Character Type 18A: Degraded Parkland, and this will not change the overall significance of the adverse cumulative landscape effect assessed for the standalone scheme;
- adverse visual effect of substantial adverse significance, rather than moderate to substantial adverse significance, on Viewpoint 7a on the Health Walk (now to be updated);
- adverse visual effect of substantial adverse significance, rather than negligible significance, on Viewpoint 11 on the public footpath where it joins the A339; and
- adverse visual effect of moderate adverse significance, rather than minor adverse significance, on Viewpoint 13 on the A339 opposite The Castle School.

6.28 Development of Land North of Newbury College (ref. Policy HSA1), in conjunction with the proposed development, would give rise to an adverse visual cumulative effect on visual receptors in the vicinity of the junction of Monks Lane and the A339 Newtown Road. direct and substantial beneficial effects on the southern part of the site, together with the central and northern and retained valley areas.

6.29 The existing public footpath will be retained on its original alignment, although upgraded to a shared footpath and cycle link, 3m in width. The southern part of the route will cross the new country park, within an enhanced setting. The western part of the route will be retained within a greenway that will be overlooked by housing, which will be a change in the character of its setting.



References

- ¹ Guidelines for Landscape and Visual Assessment LI/IEEMA 2013
- ² Natural England (2014), **Profile NE530, National Character Area 129: Thames Basin Heaths.**
- ³ Land Use Consultants (March 2002), **North Wessex Downs AONB: Integrated Landscape Character Assessment, Technical Report.**
- ⁴ ~~Land Use Consultants (for Berkshire Joint Strategic Planning Unit) (October 2003), **Berkshire Landscape Character Assessment, Final Report.**~~
- ⁵ Landscape Design Associates (in association with Wessex Archaeology) (June 2001), **Basingstoke and Deane Landscape Assessment, Main Report.**
- ⁶ ~~Landscape Design Associates (1993), **Newbury District Council District wide Landscape Assessment.**~~
- ⁷ Kirkham Landscape Planning Ltd and Wessex Archaeology (May 2009), **West Berkshire Local Development Framework: Landscape Sensitivity Study.**
- ⁸ Communities and Local Government (July 2018), **National Planning Policy Framework.**
- ⁹ West Berkshire Council (Adopted 16 July 2012), **Core Strategy.**
- ¹⁰ West Berkshire Council (Adopted March 2015), **Sandleford Park Supplementary Planning Document**
- ¹¹ **Berkshire Landscape Character, LUC 2019 .**

Appendix G6A: Updated Landscape Effects Tables

Landscape Effects Part 1: SENSITIVITY				
Landscape Character Area or Type	Baseline Description	Landscape Value ▶	Susceptibility to Change ▶	Overall Sensitivity of Receptor
National Character Area - Published Sources: Natural England NCA Profile NE530				
NCA 129: Thames Basin Heaths Site lies within western margin of NCA.	<p><u>Key Characteristics:</u></p> <ul style="list-style-type: none"> Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang. High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites. Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak, and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium. Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows, and parklands. Historic meadows remain as fragments along watercourses. Prehistoric earthworks such as barrows and hill forts mark promontories on the plateaux. Archaeology is well preserved on historic heathland. Mosaics of open heathland and grassland with scrub, secondary woodland, and plantation. Valley bogs, ponds and streams enhance diversity. Large, continuous mosaics are found in the east: they include Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and Chobham Common National Nature Reserve (NNR). Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals, and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment. 'Churring' nightjars, dragonflies and purple heather are all readily identified with heathland. The Thames Basin Heaths SPA protects internationally important populations of woodlark, nightjar, and Dartford warbler. 	Medium (within study area)	Medium (within study area)	Medium (within study area)

Terminology for Landscape Effect:

Landscape Value: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Geographical Extent of Effect: (Descriptive)

Reversibility: Reversible within a given timescale, irreversible.
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Beneficial, Neutral, Direct, Indirect
 Significance: Substantial, Moderate, Minor, Negligible

Landscape Effects Part 1: SENSITIVITY Continued				
Landscape Character Area or Type	Baseline Description	Landscape Value ▶	Susceptibility to Change ▶	Overall Sensitivity of Receptor
West Berkshire LDF: landscape Sensitivity Study, May 2009				
	<ul style="list-style-type: none"> Identifies majority of site, and Sandleford Priory, as lying within Local landscape Character Area (LLCA) 18D: Sandleford Park, which is described as of 'medium' overall sensitivity. 	-	-	Medium (study findings)

Terminology for Landscape Effect:

Landscape Value:
 Susceptibility to Change:
 Overall Sensitivity of Receptor:
 Size/Scale of Effect:
 Geographical Extent of Effect:

High, Medium, Low
 High, Medium, Low
 High, Medium, Low
 Major, Moderate, Slight, Negligible, Neutral, No Change
 (Descriptive)

Reversibility:
 Overall Magnitude of Effect:
 Nature of Effect:
 Significance:

Reversible within a given timescale, irreversible.
 Major, Moderate, Slight, Negligible, Neutral, No Change
 Adverse, Beneficial, Neutral, Direct, Indirect
 Substantial, Moderate, Minor, Negligible

Landscape Effects Part 1: SENSITIVITY Continued				
Landscape Character Area or Type	Baseline Description	Landscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Local Character Area: LUC 2019: LCA WH2 Greenham				
LCA WH2 Greenham Woodland and Heathland Mosaic	<p>Note 1: A full copy of the WH2 is provided below, for information only</p> <p>Note 2: The 2019 document supersedes: Newbury District Council Districtwide Assessment LDA 1993, North Wessex Down AONB Integrated Character assessment LUC 2002, and Berkshire Landscape Character Assessment LUC 2003</p> <p>Key Characteristics</p> <ul style="list-style-type: none"> Gently undulating slopes leading to flat-topped ridge at Greenham and Crookham Common: The gravel-covered plateau is around 115 to 120m AOD. The plateau edge is relatively clearly defined by gentle slopes and wooded gullies, which descend through sandy Bagshot Beds to London Clay in the lowest valley bottoms. During World War II the plateau was artificially levelled and some of the gully heads filled in. Presence of surface water and small streams running parallel to ridges: A direct consequence of the underlying geological and soil conditions is the presence of surface water due to impeded drainage caused by the subsurface pan of the podsolis and low permeability of the clay. These conditions have resulted in the presence of surface springs at the interface with the clay and a highly divided network of small streams draining to the River Kennet to the north and River Enborne to the south. Large open expanse of heathland, surrounded by woodland: A large, flat, and open expanse of heathland and acid grassland covers Greenham and Crookham Common on the plateau, and areas of exposed gravels are also visible. Much of the Common is bounded by post and wire mesh fences and a ditch, although the land is publicly accessible. Surrounding the plateau are areas more typical of this landscape type, consisting of large, predominantly deciduous woodlands which form a regular pattern of linear ghyll woodlands in undulating wet gullies leading down to the Kennet and Enborne Valleys. Between these woods there is a mosaic of arable and pastoral land use. Legacy of the military airbase on Greenham and Crookham Common: The former Greenham Common Airbase dominates the landscape. Although much of the defensive infrastructure and the peace camps have been demolished or removed, former military buildings lie around and within the Common and the former HQ buildings on the southwestern edge have been converted and, together with some new development, incorporated into Greenham Business Park. These include Listed Buildings and the former GAMA missile shelter complex which is a Scheduled Monument. The exclusion perimeter fence remained in place until 2000 before the Common was reopened with unrestricted public access. It is now a popular open space for local residents but still retains many tangible features of its military past such as the control tower, which has been renovated into a visitor centre and community hub, and missile shelters. The Common is now managed by Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust. Scattered dispersed settlements, separated by expanses of woodland and heathland in the west: Greenham lies very close to the edge of Newbury in the west, creating a more suburban character. Settlement at Bury's Bank and scattered farms are separated by expanses of woodland, farmland, and common land, while Crookham is now dominated by a caravan parks. Brimpton in the west is more nucleated village, focused around the junction of Brimpton Road, Brimpton Lane, Crookham Common Road and Wasing Road. An accessible landscape of open access land and rights of way: There are extensive areas of Open Access land on the Common, linked to a network of footpaths. The area is used extensively for leisure activities, both formally through golf courses e.g., Newbury and Crookham Golf Club, and informal recreation. Open views from the plateau: Greenham Common provides views over the valleys to the north and south. 	<p>Medium generally, partially degraded</p>	<p>Low- Medium where existing large-scale development and road corridors intrude.</p>	<p>Medium Generally</p>
	<p>Medium-High in view from Priory and where there is little or no intrusion from urban features</p>	<p>Medium- High where no intrusion or within view from Priory</p>	<p>Medium- High where no intrusion or in view from Priory</p>	
	<p>Past Use and Cultural Evolution</p> <ul style="list-style-type: none"> The heathland may have been in existence for several millennia as it was thought that it was created due to the exhaustion of the area's poor soil by farming up to the Bronze Age. The heathland was used as common grazing and a source of fuel from at least the medieval period and, unlike the majority of commons in the district, it remained unenclosed and in use into the 20th century. One of the earliest English golf courses existed on Crookham Common from the 1870s until the construction of the airbase (see below) Historically the majority of fields were sited on the less undulating areas between dry valleys and were irregular in shape. Most had been enclosed by the start of the 18th century. The settlements along the Enborne were supported by a mix of assart fields and a strip of enclosed riverside meadows, while most woodland areas were ancient or semi-natural. Parklands are present in a few locations including Crookham House, and the more substantial Sandleford Park, which was an Augustinian priory until the dissolution of the monasteries. Sandleford Priory itself is a Grade I Listed Building; an important surviving 14th century house remodelled in the late 18th century; it is now used as a school. Capability Brown was involved in the design of the parkland, which is now a Registered Park and Garden. The land west of the A339 remains rural in character and combines blocks of ancient woodland, some uncommon types of pre-18th century fields, and the degraded remains of the western part of Sandleford Park. Prior to the late 20th century, rural settlement was limited to villages, hamlets, and small unplanned squatter settlements around the Common. Brimpton contains a few Grade II Listed Buildings, and its historic core has been designated as a Conservation Area. The establishment of the substantial and contentious airbase at Greenham and Crookham Common during the Second World War altered this landscape dramatically. It was operational from 1942 – 1994, initially as a WWII RAF base and later as a USAAF base housing cruise missiles with the capability to launch nuclear attacks on Russia. It occupied the majority of the contiguous commons of Greenham and Crookham. As well as the military infrastructure at the Common, the base also attracted long-term peace camps, particularly around its gates, demonstrating against the presence of nuclear arms. Construction and landscaping occurred, including the erection of further buildings, runways, and substantial new roads to replace the narrow lanes and tracks. The base was decommissioned in 1994 and much of the land returned to the local authority. Restoration has removed most of the runway and associated structures with much of the site beginning to revert to heathland. Many of the surviving military buildings were altered as they were adapted to new uses, although a few have been retained for their historic interest, chiefly as a document of the response to the nuclear threat posed by Russia during the Cold War and are designated heritage assets. The large sections of the Common which were not included within the airbase have become densely wooded, due to a lack of grazing and management. These areas changed from visually open to highly enclosed areas. <p>Natural Landscape and Priority Habitats</p>			

	<ul style="list-style-type: none"> The area is important for its heathland habitats with Greenham and Crookham Common forming the largest area of lowland heath in West Berkshire. The Common is particularly important for rare ground-nesting birds, including nightjar, woodlark and lapwing and is designated an SSSI. There are also multiple areas of ancient woodland located on the slopes of the plateau, many of which are designated as ancient woodland, Local Wildlife Sites, and one SSSI at Bowdown and Chamberhouse Woods. <p>Valued Features</p> <ul style="list-style-type: none"> Heathland: The open expanse of heathland and arid grassland on Greenham Common combined with ancient woodland and ancient and linear ghyll woodlands create important habitats, with the heathland important for rare ground-nesting birds. Scenic and open views from the plateau: Sandleford Priory provides important open views southwards towards Penwood and Newtown. Greenham Common provides views over the valleys to the north and south. Heritage and cultural associations: The presence of the airbase and Ministry of Defence land at Greenham Common has had a significant impact in the 20th and 21st centuries. Although many of the buildings are non-traditional and utilitarian, they are evidence of the important phase of our culture and international relations, represented by the designation of surviving structures (Scheduled Monument and Listed Buildings). Sandleford Priory and parkland are also important parts of the historic environment in this area, evidence of time-depth beyond the military intervention. Recreational value: Much of the Common is now publicly accessible and used extensively for recreation and leisure by the local communities. The control tower has been renovated and is now used as a visitor centre and community hub. Tapestry of agricultural land: The pattern of fields, woodland and commons separating settlements can give individual settlements an intimate and secluded feel, contrasting with the open nature of the Common. <p>Detractors</p> <ul style="list-style-type: none"> Development pressure: The Newbury settlement boundary has extended into this area to account for allocated development, particularly at Sandleford Park, and there is continued pressure for further development south of Newbury and at Greenham Business Park. The rural settlements of Brimpton and Crookham Common have been extended resulting in a more modern suburban character. Loss and decline of hedgerow boundaries: Loss of field boundary elements in the latter half of the 20th century, especially hedgerow boundaries and mature hedgerow trees, has reduced the variety and scale of the landscape in some areas, as seen between Brimpton and Hyde End. This is compounded in places by the need to enhance management of the remaining hedgerows. Changing land use patterns resulting in gradual loss of landscape variation and biodiversity: The 20th century saw the majority of fields rationalised into larger and more regularly shaped holdings more suited to mechanised agriculture, and the removal of large numbers of field boundaries. Conversion to forestry and lack of management over the last century has led to the loss and decline of deciduous woodland, with its associated variety and ecological interest. Afforestation and, as a result of lack of grazing, the development of scrub woodland, resulted in a significant reduction in the extent of open heathland; however there has been a significant recovery of the heathland as a result of restoration projects. Recreational pressure: The increase in recreational uses of the Common since it has been restored to publicly accessible land has had an adverse impact on the local wildlife, particularly ground-nesting birds disturbed by dogs and walkers. Lastly the landscape strategy is: Restoration of heathland: This landscape type represents a major opportunity for further heathland restoration to link existing small, fragmented sites. Areas of recently wooded heath are a key target for restoration. The Living Landscape project led by West Berkshire Council and Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust covers 27km² of the Common, and between 2010 and 2013 the project increased the area of heathland by 8%. The focus on restoration and management should continue. Retain and enhance open views: The open views experienced from Sandleford Priory and Park and Cookham Common should be considered in all land management, which may include development outside of the District. Conserve and strengthen existing boundary elements: Seek to prevent further loss or decline in the quality of boundary hedgerows and encourage restoration/reinstatement of hedgerows where appropriate particularly to provide further integration of development and along lanes. Promote appropriate woodland management: This is particularly important for ancient and semi-natural woodland areas but also relevant to more recently planted woodland areas. Appropriate coppicing, pollarding, planting, thinning and management of invasive species and disease should all be encouraged. It is important to ensure that woodland boundaries are sensitive to landform, and potential for diversification of some plantations to include more broadleaved elements. Balance recreational pressures: A balance should be found to enable local communities to use and enjoy the area for recreational and leisure activities, while continuing to conserve and enhance habitats to allow wildlife to thrive. The Greenham and Crookham Commons Management Plan sets out a zoning system which operates during the bird nesting season (March to July), and also aims to keep the Commons 'wild', with no provision of formal furniture or litter bins. Ensure integration of new development into the landscape: Any new development should be integrated into the landscape. There is an opportunity to enhance the urban-rural interface in this area at Newbury. The distinction between separate settlements and the role of the landscape as a setting to the character of those individual settlements should be respected. Further opportunities for woodland planting and screening should be considered. Conserve the strong time-depth experienced in the landscape: Conserve the setting and integrity of heritage features in the landscape, which provide a sense of time-depth and evidence of past land use in the area. In particular, seek ways to restore the Grade II Registered Park and Garden at Sandleford Priory, which is on the Heritage at Risk Register, and maintain the historic interest of the military interventions at Greenham Common. <p>The Landscape Strategy is:</p> <ul style="list-style-type: none"> Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB: Conserve and enhance the valued features of the North Wessex Downs AONB, including its varied landscape of woodland, heathland, and farmland. Restore and enhance any features which have been lost or degraded. Ensure that changes in the landscape including land use change and development are sensitively sited and designed so as not to detract from the special qualities of the landscape. Conserve and restore heathland characteristics: Take opportunities for restoration of habitats and reinstatement of features that have been lost, including management of areas of re- 			
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	<p>wooded common land to reintroduce a stronger heathland presence and link existing small, fragmented sites. Consider potential for reintroduction of grazing management.</p> <ul style="list-style-type: none"> • Promote appropriate woodland management: This is particularly important for ancient and semi-natural woodland areas but also relevant to more recently planted woodland areas (e.g., alongside the M4). Appropriate coppicing, pollarding, planting, thinning and management of invasive species and disease should all be encouraged. Ensure that new woodland planting follows the existing pattern of wooded ridges and interconnected valleys: the aim should be to create a more mixed woodland character in areas which have been converted to coniferous monoculture plantation, and to ensure that woodland boundaries are sensitive to landform. • Conserve and strengthen existing boundary elements: Seek to prevent further loss or decline in the quality of boundary hedgerows and encourage restoration/reinstatement of hedgerows within expansive arable fields and around horse paddocks. Preserve the wooded context of settlements, to contain and filter the impact of built form. • Retain the distinction between and individual identity of settlements: Retain a sense of distinction between individual settlements through a clear understanding of the role of landform, tree cover and rural buildings in characterising settings and in forming boundaries that conserve and enhance distinctions in character – e.g. the historic farmstead at Henwick, along a rural lane, contained by tree cover and on rising ground, marks a rapid change to a rural landscape from the nearby edge of Thatcham. Avoid extended linear development along roads, which creates a more developed character resulting in the loss of individual settlement identity. More small scale focused development set back from main routes often has less impact on character and can be more readily contained by landscape. • Conserve elements that mark a transition between settlement and countryside: Where possible retain small, enclosed fields around villages, and farm buildings which contribute positively to rural character. • Conserve the existing character of rural lanes and public rights of way: Avoid measures to ease traffic flow that would have an adverse impact on character. Retain and manage hedgebanks, ditches and verges and replant hedges on banks where these have been lost, including individual oak trees planted at irregular intervals to maintain continuity and enhancement of the existing landscape character. Consider potential to designate Quiet Lanes, and measures to discourage the use of narrow lanes as ‘rat runs’ or by overly large vehicles –e.g., adequate signage and lower speed limits. • Maintain open views from routeways: whilst woodland and hedgerow planting is generally to be encouraged, sporadic long views across open land add to the variety that characterises this area. Gaps between dwellings that offer views across open farmland help to retain rural settlement character 			
Local Character Area: LUC 2019: UV4 Enborne Valley				
<p>LCA UV4 Enborne Valley</p>	<p>Note 1: A full copy of UV4 is provided below, for information only</p> <p>Note 2: The 2019 document supersedes: Newbury District Council Districtwide Assessment LDA 1993, North Wessex Downs AONB Integrated Character assessment LUC 2002, and Berkshire LCA LUC 2003</p> <p>Note 3: Guidance on UV4 is now expanded by LUC 2019.</p> <p>The Key Characteristics of UV 4 Enborne Valley are considered to be:</p> <ul style="list-style-type: none"> • Narrow, relatively flat sided valley of the River Enborne, carved into London Clay geology overlain by gravels. • The Enborne valley is carved into London Clay geology, overlain with valley gravels. As gravels are easily eroded the upper slope has become concave and hummocky. The London Clay is resistant to erosion and therefore forms convex slopes. The river flows eastward along the West Berkshire boundary from Holtwood to Brimpton. The valley boundary is defined topographically, although the river drains a far larger area of the surrounding undulating landform. • Predominantly mixed agricultural land divided into an irregular field pattern with significant areas of woodland. • The land within the Enborne Valley is predominantly used for agriculture, most of which is small, sheep grazed pasture. However, there are also arable practices including the cultivation of vegetable crops such as runner beans. Degraded parkland at Sandleford Priory is located in the mid-section of the character area. There are also a series of woodland blocks within the character area. Field pattern is irregular with a mix of different shapes and sizes. • Important ecological habitats along the river, including ancient woodland and wetland habitats. • Parts of the large Greenham and Crookham Commons SSSI extend into the valley from the north. Floodplain grazing marsh is located along the valley bottom. Linear woodlands follow the course of the river and there are also occasional larger blocks of woodland, including some classified as ancient. A number of these areas are designated as Local Wildlife Sites. • Few heritage features, although contains part of the Sandleford Priory parkland • Visible historic evidence in the landscape is limited to scattered historic farms/cottages. The character area also contains a small part of the Grade II Registered Sandleford Priory parkland which contributes to time-depth. • Very sparsely settled, with little consistency in the features of the dwellings present. • The area is very sparsely settled with only a few isolated clusters of dwellings and farms of modern and historic origin. Building materials most frequently used here include red brick. • The valley generally retains a rural character, although is intruded by busy major roads. • Despite being relatively rural the character area is significantly influenced by urban infrastructure such as the A34 and A339 which cross the valley, introducing an element of noise and movement. There is a series of dispersed footpaths linking historic routes through some of the more rural parts of the character area. • A sense of enclosure and intimacy experienced due to the topography and woodland cover with limited views in and out • The valley landform and the woodlands which fringe the valley sides limit outward views and give the landscape an intimate enclosed feel. There are occasional views to features in adjacent landscapes, including the church spire at Brimpton. <p>Evidence of past use and cultivation are explained as follows:</p> <ul style="list-style-type: none"> • There are few archaeological records for this area, although this is likely to be a result of the limited assessment work carried out in this area to date, rather than that no such evidence 	<p>Medium- High (Sandleford Priory and adjacent to River Enborne Corridor).</p>	<p>Medium - High (Sandleford Priory and adjacent to River Enborne Corridor).</p>	<p>Medium – High (Sandleford Priory and adjacent to River Enborne Corridor).</p>

	<p>exists.</p> <ul style="list-style-type: none"> • There is evidence of human occupation in the surrounding landscape during the medieval period, including the scheduled monument at the deserted medieval town of Newtown. • A small part of the Grade II Registered Park and Garden of Sandleford Priory is located south of Newbury. This parkland is associated with the Grade I listed Sandleford Priory which lies 400 metres to the north of the valley. <p>Natural landscape and priority habitats are:</p> <ul style="list-style-type: none"> • There is dense deciduous woodland, some of which is ancient, following the river in many parts of the character area and these are likely to support rich ecological assemblages. • Amongst the woodland are tracts of floodplain and grazing marsh and semi-improved grassland habitats, both of which are priority habitats. • Part of the Greenham and Crookham Commons SSSI is located in the Enborne Valley, which is designated for its varied mosaic of habitats and the plant and animal assemblages they support, including alder, oak, and ash woodlands. <p>Valued features and qualities are:</p> <ul style="list-style-type: none"> • Important semi-natural habitats along the river corridor • These include tracts of floodplain and grazing marsh and areas of ancient woodland which contribute to the natural character experienced in the valley. • Role of the river valley as the Berkshire/Hampshire boundary • Although the valley is not overly prominent within the landscape, it has long served as the Berkshire/Hampshire boundary, with boundary markers often located on bridges. • Sparsely settled rural character • The valley is primarily unsettled with buildings limited to occasional farms and small stretches of linear development. The primary land uses of farmland and woodland create a strong rural character. • Sense of enclosure and tranquillity • The dense woodland and valley landform create a sense of visual enclosure. The valley generally has high levels of tranquillity and feels far removed from the urban areas of Newbury and Thatcham. • Views to the church spire at Brimpton • Where woodland cover allows, there are occasional views to features on higher ground above the valley, including the prominent spire of the Grade II Listed Church of St Peter at Brimpton. <p>Detractors are:</p> <ul style="list-style-type: none"> • Linear development: Despite the absence of settlements within the valley, in some areas linear settlement has been constructed along roads, creating a localised suburban character. Upgrading of roads in these areas can also have a suburbanising impact, with the introduction of kerbs and increased signage. • Neglected areas of unmanaged land: Some of the former agricultural land has become marginal due to the construction of roads, leading to abandoned and unmanaged areas. Lack of management is also a problem along some roads. Fly tipping is also associated with a lack of management. • Nutrient enrichment of the river from agricultural run-off: Nutrient enrichment may cause deterioration in water quality which in turn may have damaging knock-on effects to the aquatic and riparian habitat. • Loss of tranquillity and rural character close to major roads: A number of major roads cross the valley, with vehicle traffic introducing noise and movement into the otherwise tranquil and rural landscape. This is also the case with major roads running close to the area e.g., the A339 which runs parallel to the river valley in the west of the area. <p>The landscape strategy for the UV4 Enborne Valley is:</p> <ul style="list-style-type: none"> • Conserve the valley floor woodland: Manage the valley floor woodland to maintain intrinsic landscape and habitat qualities. Explore possibilities for small-scale woodland creation in areas where it could enhance the landscape character and quality. There are opportunities for the reintroduction of management (coppicing) to the ancient and semi-natural woodlands. • Protect and enhance valued semi-natural habitats: Manage valued semi-natural habitats along the valley, particularly areas of wet meadow and marginal vegetation. Efforts should be made to maintain or create linkages between fragmented areas of semi-natural habitat to improve ecological resilience. Ensure that remaining field boundaries are appropriately managed as these also contribute to ecological networks. • Conserve the setting of historic features: Respect the setting and integrity of heritage features in the landscape which provide a sense of time-depth and evidence of past land use in the area. These include the Grade II Registered Park and Garden at Sandleford Priory and the deserted medieval town of Newton, a scheduled monument. • Maintain public rights of way: Maintain and link up public rights of way to improve the recreational resource of the character area, while ensuring that the ecological value and perceptual qualities of the landscape are not adversely affected. • Conserve the rural character of the landscape: Conserve the farmed character of the valley and its woodland copses, with particular emphasis on the retention of permanent and semi-improved pasture. Avoid urbanising features within the landscape and retain the overall unsettled character of the valley. • Mitigate the adverse influences of the major roads: Seek to screen the A34 and A339 into the landscape. Minimise road improvements that may degrade the rural quality of the area and avoid the use of standardised and intrusive urban materials, lighting, and signage measures whenever appropriate. 			
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Landscape Effects Table, Part 1: SENSITIVITY Continued

Landscape Character Area or Type	Baseline Description	Landscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Local Character Area (Offsite to south) : Basingstoke and Deane Landscape Assessment: LDA/ Wessex Archaeology, June 2001				
LCA 1: Highclere and Burghclere	<p><u>Key Characteristics:</u></p> <ul style="list-style-type: none"> Subtle but complex landform, steep in places but generally gently undulating and falling towards the River Enborne in the north, dissected by a network of minor tributary valleys. Small-scale mosaic of woodland, some mixed farmland, and numerous paddocks, giving an enclosed, intimate character in parts. Area west of the A34 lies within the North Wessex Downs 'Area of Outstanding Natural Beauty' (AONB) and generally has a quiet, rural character away from larger residential areas, apart from some noise and visual intrusion from the A34 and A343. Generally medium to small-scale fields, with a predominance of pasture, enclosed within an established assarted woodland and intact hedgerow structure with a high proportion of hedgerow trees. High percentage of woodland cover, particularly close to Penwood and Highclere, between the A34 and A343, where extensive coniferous plantation encloses and contains views. Large-scale broadleaf woodland within Highclere Park contributes to a strongly wooded character. Examples of scarce and fragile heathland and forest landscapes (e.g., Burghclere and Newtown Common), with evidence of heathy vegetation characteristics in many areas. Also remnants of ancient semi-natural broadleaved woodland. High proportion of well-managed parkland of varying scales, notably the Grade 1 listed medieval deer park of Highclere Park, plus other parklands associated with smaller private estates and stud farms. Low intervisibility across the area, with vegetation and the low-lying nature of the landscape containing views. Numerous scattered small villages, hamlets, farmsteads, and many residential properties, some accessed through a fairly dense network of narrow lanes. However, the paddocks, together with recent residential development, stud farms and a relatively high local population lend a rather urbanised character. Certain settlements of probable medieval origin, e.g., East Woodhay and Highclere, with the site of a former medieval town marked by an ancient monument at Newtown. 	Medium to High (within northern part, furthest from North Wessex Downs AONB)	Medium to High (within northern part of LCA)	Medium to High adjacent to River Enborne
Northern and Western Parts of Site				
Note: Please refer to Landscape Character Compartments (LCC) Appendix G2 and to Figure 7.4				
Landform	Central Valley corridor bisects area (i.e., between LCC 3a: Northern and LCC 3b: Western Agricultural Parkland area). The agricultural parkland is largely flat with a gentle slope towards the LCC 1a: Central Valley. A shallow depression crosses the Western Agricultural Parkland, running east-west.	Agricultural fields: Low to Medium	Agricultural fields: Low to Medium	Agricultural fields: Low to Medium
Land Use and Landscape Quality	Arable fields of average quality, sub-divided by woodland blocks of high value and quality.	Woodland blocks: High	Woodland blocks: High	Woodland blocks: High
Landscape Features and Land Cover	Woodland blocks (i.e., LCC 2a to 2f) provide skyline features. A few scattered mature trees within western fields; northern fields largely featureless.			
Scenic Quality	Low. Woodland blocks provide green backdrop in views across fields, as well as landmarks on the skyline.			
Rarity and Representativeness	Typical of wider woodland and paddock/arable land mosaic.			
Sense of Openness and Enclosure	Woodlands, together with development surrounding the site, provide containment.			
Recreational Value	Limited within LCC 3a: Northern Agricultural Parkland as no public access. LCC 3b: Western Agricultural Parkland crossed by public footpath.			
Tranquillity	Traffic along Monks Lane, and activity within Newbury College, Newbury Rugby Football Ground, and Park House School and Sports College intrudes into area, which is also overlooked by adjacent residential development.			
Southern and Eastern Parts of Site, and Valley Corridors				
Note: Please refer to Landscape Character Compartments (LCC) Appendix G2 and to Figure 7.4				
Landform	LCC 3e: Southern and LCC 3d: Eastern Agricultural Parkland have a bevelled landform, which slopes south eastwards towards the River Enborne. These two LCCs are sub-divided by LCC 1a: Central Corridor, which within its southern part comprises a shallow landform.	Medium-High where no intrusion or in view from Priory (as for WH2 above)	High	Medium-High where no intrusion or in view from Priory (as for WH2 above)
Land Use and Landscape Quality	LCC 3e: Southern and LCC 3d: Eastern Agricultural Parkland comprises large fields in arable usage of average quality. Small watercourse flow along the bifurcate valley landform, which is characterised by marshy grassland and areas of wetland scrub.			
Landscape Features and Land Cover	Arable fields with scattered trees groups. Woodland area along River Enborne (i.e., LCC 2h).			
Scenic Quality	Area prominent in views from Sandleford Priory, and elevated viewpoints within the countryside lying to its south. Glimpsed views into the Valley Corridor, which is bordered by woodland blocks to either side (i.e., LCCs 2a to 2g).			
Rarity and Representativeness	Typical of wider woodland and arable land mosaic. Former historic association with registered historic parkland of Sandleford Priory still evident.			

Sense of Openness and Enclosure	Open, although southern, and northern margin by Sandleford Farm, feel more enclosed.			
Recreational Value	Area crossed from east to west by public footpath off A339 Newtown Road.			
Tranquillity	A399 traffic noise and lighting intrude into eastern margin of area.			

Landscape Value:
 Susceptibility to Change:
 Overall Sensitivity of Receptor:
 Size/Scale of Effect:
 Geographical Extent of Effect:

High, Medium, Low
 High, Medium, Low
 High, Medium, Low
 Major, Moderate, Slight, Negligible, Neutral, No Change
 (Descriptive)

Reversibility:
 Overall Magnitude of Effect:
 Nature of Effect:
 Significance:

Reversible within a given timescale, irreversible.
 Major, Moderate, Slight, Negligible, Neutral, No Change
 Adverse, Beneficial, Neutral, Direct, Indirect
 Substantial, Moderate, Minor, Negligible

Landscape Effects Table, Part 2: SIGNIFICANCE								
Landscape Character Area or Type	Description of Change (all time periods)	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (from Part 1 of table)	Significance
National Character Areas: - Published Sources: Natural England NCA Profile NE530								
NCA 129: Thames Basin Heaths	<p>Development of existing open land adjacent to the built edges of southern Newbury and eastern margin of Wash Common, balanced by retention and enhancement of less enclosed southern part of site and southern and northern valley areas as a new country park, including preservation of the associated woodland blocks.</p> <p>Overall, the effect is assessed as being neutral.</p> <p><u>Cumulative:</u> Further loss greenfield land take because of Sandleford Park West development, but no change to overall significance of effect.</p>	Retention of existing woodland cover within the site, and notable landform features of the two central valley areas. Complementary new planting, including the restoration and enhancement of degraded planted boundaries. Creation of a new country park within the southern part of the site, designed to enhance the setting of Sandleford Priory.	Western margin of NCA, to south of Newbury	Irreversible	Slight	Direct, Adverse (housing) and Beneficial (Parkland)	Medium	Minor
Local Character Area: LUC 2019: LCA WH2 Greenham								
<p>LCA WH2 Greenham</p> <p>Woodland/ Heathland</p> <p>Mosaic</p>	<p>Loss of open fields to new development, in the northern and western parts of site, parts of which are already influenced by the presence of existing development at Newbury. New parcels of housing partially enclosed and sub-divided by retained woodland blocks, managed, and complemented by new structure planting and trees within housing.</p> <p>Retention and enhancement of the southern and central parts of the site as a new country park, including new structure planting, parkland trees and retention of key views, and preservation of woodland and grassland mosaic characteristic of LCA H2.</p> <p><u>Cumulative with Sandleford Park West:</u></p> <p>Loss of greenfield land take because of development and consented Newbury College extension and Highwood Copse Primary School, but no change to overall effects of development on allocated site.</p>	Retention of existing woodland within the site with 15m or greater buffer zone, and enhancement through new management. Complementary structure planting, including restoration of degraded, planted boundaries. Retention of central and northern valley areas and southern, less enclosed part of the site as a new country park, with reinstatement of a rural parkland character and setting to Sandleford Priory, which overlooks it from the east.	Allocated Site and surroundings lying to south of Newbury and west of Greenham Common	On Completion Housing and parkland are Irreversible	<p>On Completion</p> <p>Moderate-Major for housing (as with all development sites)</p> <p>Slight for Parkland</p> <p>After 15 years</p> <p>Moderate for both housing and parkland</p>	<p>All Periods</p> <p>Direct, adverse for housing development, Direct benefit for parkland.</p>	<p>All Periods</p> <p>Medium Sensitivity housing</p> <p>Medium- High for parkland, where no development intrudes, or in view from Priory</p>	<p>On Completion</p> <p>Moderate - Substantial adverse for housing (as with all development sites)</p> <p>Minor-moderate benefit for parkland</p> <p>After 15 years</p> <p>Moderate adverse for housing</p> <p>Moderate – substantial benefit for parkland</p>
Local Character Area: LUC 2019: LCA UV4: Enborne Valley								

<p>UV4 Enborne Valley</p>	<p>Retention of the existing woodland along the river corridor, and enhancement of woodland through new management by new tree planting and informal public access</p>	<p>Management of ancient woodland to preserve its character, prolong its useful lifespan, and provide visual and wildlife benefit, additional tree planting, and partial restoration of the 18C woodland cover</p>	<p>River corridor lying north-west of Newtown</p>	<p><u>On Completion</u> Planting is potentially Reversible <u>After 15 years</u> Planting is not realistically reversible</p>	<p><u>On Completion</u> Slight <u>After 15 years</u> Slight-Moderate as tree planting grows</p>	<p><u>All periods</u> Direct, Benefit</p>	<p><u>All Periods</u> Medium -High (in view of Sandleford Priory and adjacent to River Corridor)</p>	<p><u>On Completion</u> Minor-Moderate Benefit <u>After 15 years</u> Moderate-Substantial Benefit as tree planting grows</p>
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Terminology for Landscape Effect:

Landscape Value: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Geographical Extent of Effect: (Descriptive)

Reversibility:
 Overall Magnitude of Effect:
 Nature of Effect:
 Significance:

Reversible within a given timescale, irreversible.
 Major, Moderate, Slight, Negligible, Neutral, No Change
 Adverse, Beneficial, Neutral, Direct, Indirect
 Substantial, Moderate, Minor, Negligible

Landscape Effects Table Part 2: SIGNIFICANCE (Continued)								
Landscape Character Area or Type	Description of Change (all time periods)	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (from Part 1 of table)	Significance
Local Character Area (offsite to south) : Basingstoke and Deane Landscape Assessment: LDA/ Wessex Archaeology, June 2001								
LCA 1: Highclere and Burghclere	Limited perception of parkland between LCA and southern part of site, where there are gaps in the intervening woodland and tree cover	Retention and enhancement of the southern, visible part of the site as a new country park	Area lying between Newtown and Newtown common	Irreversible	<u>On Completion</u> Negligible <u>After 15 Years</u> Slight	Indirect benefit	Medium to High	<u>On Completion</u> Negligible <u>After 15 Years</u> Minor - Moderate benefit
Character of Site: Northern and Western Parts								
Note: See Figure 7.4								
Landscape Character Compartments 3a and 3b. Woodland sub-dividing these areas (LCC 2a to 2f).	<p>Loss of open fields to new housing, primary school, and local centre development, which are already influenced by the presence of existing residential, sport and educational development, as well as the presence of Monks Lane. The new development will be partially enclosed and sub-divided by existing woodland blocks within the site, although visible from the existing built edges of Newbury. The development will not breach the wooded skyline of the site.</p> <p>The new road across the central valley will be designed to respect its character and landform and minimise severance, <u>subject to detailed design</u>. This road and some other internal roads will sever several hedgerows. A length of hedgerow will be lost to development to the west of Dirty Ground Copse.</p> <p>The existing public footpath will be upgraded to a shared footpath and cycle link, <u>details subject to detailed design</u>. Its eastern section will cross the new country park, and the western section retained in a greenway where it crosses between the new development parcels.</p> <p><u>Cumulative:</u> Further loss greenfield land take because of Sandleford Park West development (western part of LCC 3b, and LCC 3c: Warren Lodge Fields), but no change to overall significance of effect. Retention of woodland Area 2g as part of country park.</p>	<p>Retention of existing woodland with 15m or greater buffer zone, and enhancement by new management. New structure planting within the development parcels and around the boundaries of the site will be designed to further integrate the proposals into their setting. New woodland planting will be located between Gorse Covert and Dirty Ground Copse to <u>enclose screen the funnel-view into the</u> central parcel of housing.</p> <p>Creation of different character areas within the different development parcels.</p>	Area adjoining southern built edge of Newbury	Irreversible	<u>On Completion</u> Moderate - Major for housing areas Slight for woodland <u>After 15 Years</u> Moderate for housing as new planting matures and housing becomes assimilated into site Moderate for woodland due to management	<u>All Periods</u> Direct, Adverse for housing Direct Benefit for woodland	<u>All Periods</u> Medium for housing High for woodland	<u>On Completion</u> Moderate-Substantial for new housing (as with any development site) Moderate Benefit for Woodland <u>After 15 Years</u> Moderate adverse for housing Substantial benefit for Woodland

Character of Site: Southern and Eastern Parts and Parkland Valley Corridors								
Note: See Figure 7.4								
Landscape Character Compartments 3d and 3e, and Valley Corridor (LCC 1a and 1b). Woodland area along River Enborne (LCC 2h).	Retention and enhancement of the meadows within the southern part of the site, the central and northern valleys, and associated woodlands as a new country park. The parkland will be designed to reflect the former historic character of the setting of Sandleford Priory, as well as sympathetically accommodating C21 informal recreational opportunities. New parkland to include significant new structure planting designed to reflect the historic C19 vegetation pattern, retention of key views towards and from Sandleford Priory, and be laid out and managed to enhance the biodiversity of the site. <i>New cycleway and emergency access.</i>	Retention of central and northern valley areas and southern, less enclosed part of the site as a new country park, together with woodland Areas 2a to 2h inclusive. Reinstatement of a rural parkland character and setting to Sandleford Priory, which overlooks it from the east. Retention of existing woodland; complementary structure planting, including restoration of degraded, planted boundaries; enhancement of the biodiversity through management. <i>New drainage ponds designed to complement the parkland character, new carriageway to provide emergency route, and cycleway footpath, all subject to detailed design.</i>	Area lying east of Sandleford Priory and A339, and north or River Enborne	Reversible initially, subsequently irreversible in practical terms.	On Completion Slight After 15 Years Moderate-Major	Direct, Beneficial	High	On Completion Moderate benefit After 15 Years Substantial benefit

APPENDIX D: STRATEGIC LANDSCAPE AND GREEN INFRASTRUCTURE PLANS

LEGEND

	Application 3A redline		Existing hedges to be retained		Existing track / footpath to be retained.
	Proposed development footprint		Existing hedges to be removed		Dedicated recreational route: 2m wide e.g. gravel/ bark (no dig construction)
	Existing woodland to be retained.		New or reinforced hedge planting		Sandleford Mile
	Existing local wildlife sites (LWS) to be retained		Existing watercourse		Foraging trail
	Existing ancient woodland to be retained (Note 2)		Existing attenuation pond dry / wet		Trim trail
	Existing trees to be retained		Proposed SuDS attenuation basin		Interpretation board / map of country park
	Existing trees to be removed		Amenity grassland including informal kickabout / picnic areas		Designated equipped play area
	Proposed structure and woodland planting		Meadow grassland		Natural play trail
	Proposed advanced structure and woodland planting		Wet meadow grassland		Vantage points with seating
	Proposed tree planting reflecting historic vegetation pattern		Informal route: e.g. mown grass path		Dormouse crossing and Bat hopover
	Proposed community orchard planting		Main footpath route: 2m wide unsealed surface		Main access route with avenue planting
					Pedestrian access links

Scale: 1:2500 @ A1
0 50 100 150 200 250m
© Getmapping plc

Note:
1) Gorse Covert and Brickkiln Copse are not designated ancient woodland.
2) Ancient woodland areas retained with 15m buffer.



Sandleford Park, Newbury
Strategic Landscape and Green
Infrastructure Plan

SLR
global environmental solutions

Figure 4.3

Scale
1:2500 @ A1 04627.00005.16.632.13

LEGEND

Application boundary	Existing hedges to be retained	Existing track / footpath to be retained
Proposed development footprint	Existing hedges to be removed	Existing Public Right of Way upgraded
Existing woodland to be retained	New or reinforced hedge planting	Dedicated recreational route: 2m wide e.g. gravel/ bark (no dig construction)
Existing local wildlife sites (LWS) to be retained	Existing watercourse	Sandalwood Way
Existing ancient woodland to be retained (Note 2)	Existing attenuation pond (dry / wet)	Foraging trail
Existing trees to be retained	Proposed SUDS attenuation basin	Tint trail
Existing trees to be removed	Amenity grassland including informal kickabout / picnic areas	Interpretation board / map of country park
Proposed structure and woodland planting	Meadow grassland	Designated equipped play area
Proposed advanced structure and woodland planting	Wet meadow grassland	Natural play trail
Proposed tree planting reflecting historic vegetation pattern	Informal route - e.g. mown grass path	Vantage points with seating
Proposed community orchard planting	Main footpath route: 2m wide unsealed surface	Domestic crossing and Bat hopover
		Main access route with avenue planting
		Pedestrian access links

Notes
 1) Gorse Covert and Brickkin Copse are not designated ancient woodland
 2) Ancient woodland areas retained with 15m buffer.



Sandford Park, Newbury
 Combined Strategic Landscape
 and Green
 Infrastructure Plan
 Figure 4.3
 Scale
 1:2500 @ A1 04627 00005.16.633.15

APPENDIX E: LIZ LAKE CONSULTATION RESPONSE

Application Site: Sandlesford Park, Newbury, Berkshire

Application Reference: 20/01238/OUTMAJ

LPA: West Berkshire

"20/01238/OUTMAJ | Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access. Sandlesford Park Newtown Road Newtown Newbury"

This application is effectively the resubmission of earlier applications, 16/03309 which was refused and an as yet undetermined application 18/00764 for development, forming the eastern part of Sandlesford Park allocation (under the 2012 strategic site allocation CS3 and subsequent Sandlesford Park SPD, 2015), for Newbury. CS3 requires that at least 1000 homes are to be delivered by 2026.

Landscape Character Baseline (LCA)

The LVIA forming part of the ES utilises a now out of date Landscape Character Assessment. WBC adopted a new character assessment in 2019 (carried out by LUC) and the Site forms part of a Woodland and Heathland Mosaic Character Type. The Site falls within WH2: Greenham Woodland and Heathland Mosaic - this new part of the Council's evidence base has not been considered in the process - in fact the LVIA Chapter and accompanying Figures appear to be largely the resubmission of the previous document (dated 2017) without any updates.

As a result, the more up to date key characteristics, value attributes, sensitivities have not been identified/updated using the most recent information and this has not informed or influenced the scheme's design, which remains essentially unaltered. As a

consequence, the assessment of effects does not assess the correct LCAs (WH2: Greenham Woodland and Heathland Mosaic; or the important interaction with the narrow, but critical UV4: Enborne Upper Valley Floor (and the cross boundary interaction to Basingstoke and Deane)). The proposals do not demonstrate that they accord with the Landscape Strategy for the LCAs having not incorporated the scheme changes from the previous submission - see below.

Given the largely soft nature of the transition from the settlement edge to rural landscape of the Greenham Woodland and Heathland Mosaic, and taking into account the value attributes of this rolling landscape, which comprises a rich tapestry of highly sensitive Ancient Woodland blocks and copses, shallow river valleys, with undulating meadows and agricultural land beyond the settlement, these components form part of a highly attractive and appreciated landscape incorporating numerous heritage elements, and a strong and cohesive structure, forming a key part of the setting to the south Newbury and extending into the wider landscape, incorporating the River Enborne (Upper Valley Floor) and Highclere and Burghclere, within the district of Basingstoke and Deane. As such, the Site within this complex landscape forms part of a Valued Landscape for the purposes of the NPPF170.

Land to the west

The Council strategy has to date sought to ensure that the holistic and comprehensive delivery of the entire allocation (i.e. including land to the west of the application). In addition, an associated access via Warren Road forms part of the comprehensive approach but is not within the control of the applicant, although we are aware is currently subject to another separate application.

This application unfortunately, only provides for part of the strategic allocation required by CS3, the Sandford Park SPD (Principle S1) and HSA DPD (Policy GS1) requires a single planning application), there are several important yet unresolved elements at the interface between the separated parts, including (but not limited to):

- Land shown as 'Education Land' within the application, forms part of an extension beyond the Site, there is no masterplan detail for that area within this application and therefore there is no justification for the automatic removal of any trees shown on the Barrell Tree Protection Plan (TPP). Until, the school extension is designed in detail, there is no way of knowing the shape or extent of land required (if required) and thus it is premature to seek removal of mature trees, including veteran TPO oak and boundary trees. However, it is recognised that the Planning Statement (LRM Appendix 3) includes reference to a feasibility study for the school; however, this only shows one way of achieving a particular outcome. It does not, for example, have regard to the effect (or loss of) on important existing combined features (boundary vegetation, veteran tree or Ancient Woodland) or seek to retain them - it appears the plan would cause the removal of a Veteran Tree, historic boundary vegetation and encroach on the Ancient Woodland Buffer. It also does not explore alternative solutions of for example positioning a 90°rotated pitch (north east-south west orientation) at the very south eastern edge of the 'Education Land' (or a slight increase in footprint). This highlights the importance of working with a comprehensive approach, and in this regard the lack of coordination between elements has led to a singular outcome and an unnecessary effect on landscape resources. An alternative approach (by repositioning and rotating the pitch) would allow a far superior solution to be developed, with the added benefit of retaining/ protecting important existing features and space to enhance the landscape (and school masterplan) further, providing a greater green infrastructure network with connectivity between the Ancient Woodland (and buffer), retained Veteran Tree and retained historic boundary vegetation, with new connective planting across the school site and minimal impact on adjacent housing numbers.
- Development Footprints on the Barrell TPP appear to fall within the Construction Exclusion Zones (CEZs). There are

numerous examples of this including (but not limited to) the extensive Monks Lane frontage hedgerow/treeline, the boundary interface of the Site with Newbury College, the northern tip of Slockett's Copse, the south-eastern tip of Crooks Copse, the boundary of Sandleford Park West including part of the adjacent school boundary, the northern tip of Gorse Covert and southern tip of Dirty Ground Copse. It is also unclear why these plans do not incorporate any Exclusion Zone around Waterleaze Copse (through which it is proposed to create an Emergency Access) and access road to the A339. Exclusion Zones between and around Slocketts Copse and Highwoods Copse are also not shown, in areas where significant engineering, drainage and associated works for SUDs has been illustrated on other plans/documents).

- Furthermore, the proposed access point for 'All Traffic Modes' does not appear to be in the best place along the western boundary (of the western Neighbourhood Area), for such a wide strategic route - the Barrell TPP plan does not identify any specific tree removal, although from an on Site review it appears inevitable that the selected position will sever the boundary and likely require the removal of tree(s) (possibly trees that have since grown post survey); however, there appears to be better access elsewhere to a thinner less constrained section with no trees, along this western site boundary, a little further to the south, which should be explored (particularly if this scheme is being delivered comprehensively).
- The access along Warren Road seems to be a critical element to the delivery of a comprehensive scheme and cannot be ignored. It appears that the Warren Road access is subject of another separate planning application; however, the nature and detail of the access is an important element in landscape terms - especially considering it has existing width constraints and mature trees, including veteran ones and TPOs). We are aware of previous discussions regarding access options onto Warren Road. The application does not consider this access,

although it is necessary in some form for the delivery of a complete allocation. Although not being considered here, the retention of an important historic tree line, including veteran trees and TPO trees are essential to maintain the integrity of the historic tree line (avenue) and the character of Warren Lane (constrained by its width) and should not only be a key consideration of the comprehensive masterplanning approach, but also in combination with any options being considered at Park House School.

Link between Neighbourhood Areas A and B

The Core Strategy and Sandleford SPD establish the principle for the creation of a bridge between the western and northern Neighbourhood Areas A and B across the sensitive wetland valley crossing. Any form of crossing will inevitably cause harm to the character and appearance of the valley (and this should be recognised in the LVIA, but has not); however, the SPD specifically requires:

- "a high-quality low-level bridge"
- "...avoid the need for large scale earthworks".

Neither of these fundamental requirements have been addressed in the package, and the proposals offered (Vectos plan VD17562-SK014) are unacceptable in their current form, comprising large scale 1:3 earthwork/ embankments on which to sit a new road with lighting extending out across the whole valley, leaving a narrow culvert through which the existing watercourse would pass. The extent of the construction footprint with embankment trows appears to be approximately c.40-45m width (a direct loss of valley sides/floor), and there are concerns as to the extent of the works in relation to the existing trees at the woodland edge, which are shown to be in conflict on the Vectos plan, but not considered at all in the Barrell Tree/ AIA work. An innovative high-quality design for a bridge perhaps with a sinuous profile would provide a well-considered approach in line with policy (including the CA7 Valley Crossing Development Principles in the SPD), that also allows for the retention of valley trees, the open grassland corridor, which is

otherwise severed by the incongruous structure currently being proposed.

By contrast, the creation of a steeply embanked road creates a physical barrier to public access and renders the footpath accesses within the valley floor shown on the Development Proposals (DAS p.45 and other documents) that converge and towards rear of the Rugby Club/Surgery, and shown as a 'Key Footpath / Cycle Link' on the parameter plan, as unworkable and is therefore an unacceptable proposal. As highlighted in L7 of the SPD (p.36), *"The design of the access road across the valley is crucial to maintaining the landscape character of the valley. The views up and down the valley should not be lost and lighting should be kept to a minimum to maintain a dark north/south corridor. It should be designed to respond to the landform and minimise damage to the tree cover on the valley sides"*.

It is recognised that any solution will have some adverse effect on the character and integrity of the open valley corridor; however, a well-considered design will help to lessen the harm caused, rather than the unacceptable approach taken at present, which also severs Barn Copse and isolates part of the valley from the wider area (significantly reducing the green infrastructure connection). Assuming a connection through to the western part of the neighbourhood allocation is still required by the Council then maintaining the integrity, character and connectivity of the historic landscape corridor and the retention of its inherent features and attributes (for example as part of a 'Wetland Corridor' character area, as shown in principle on page 54 DAS) is absolutely fundamental to the achievement of a successful scheme.

Furthermore south of Crook's Copse, another bespoke valley crossing solution is required for the same reasons as above (being provided as indicated in principle on p.28 DAS, as one of six 'Crossing Points'), to maintain the integrity of the valley form and to ensure further Ancient Woodland is not cut-off and isolated from the rest

of the country parkland, and in line with Green Infrastructure principles of connectivity and NE Standing Advice.

Outdoor Play and Recreation

The proposals as outlined in the design and access statement (p.48) refer to the provision of outdoor play space and reference old (superseded) 2008 documentation – the Field in Trust 6 Acre Standard, 2015 is the 'benchmark' standard for outdoor play and recreation. Currently, it is unclear if the proposals conform to the standard in terms of NEAP, LEAP and LAP provision numbers, space allowed for each, and the walking distance/time to facilities, given the location(s) the developer has chosen to place these features, which is different to the aspirations shown in the SPD. As such the extent of development (albeit recreational) extends further eastwards towards Sandleford Priory than previously envisaged in the SPD, which showed LEAPs and NEAPs within the heart of the developable areas, hence the need for additional mitigation.

Notwithstanding the above, it is recognised that previous discussions have taken place to agree a strategy and reduce the harm caused to Sandleford Priory and the Registered Park and Garden a result of the NEAP's location (beyond the developable area), which incorporates strategic planting (and has been presented by wireframe images).

Ancient Woodland

The application suggests in various places that a 15m buffer from Ancient Woodland has been provided; however, parts of the layout (albeit small) appear to show that the development is likely to encroach into the buffer at various locations and furthermore there are various concerns about the nature and extent of works being left to detail at RMA stage (if it were approved), which may result in further impacts on Ancient Woodland (for example SUDs features and swales/ditches, paths, emergency access, watercourse crossings). Whilst the Sandleford SPD, 2015 suggested that the 15m should be taken from the centre of the tree trunk; it is unclear whether the more recent Natural England Standing Advice has been taken into

account, which states clear guidance on the various potential impacts and sources, which may influence the buffer required to a different measure (sometimes larger). Similarly, adequate protection should also be provided for individual trees (including in particular those shown on the Ancient Tree Inventory), in line with NE Standing Advice.

One such example of concern in landscape terms is the (comparatively) narrow gap between High Wood and Slockett's Copse, where new engineered SUDs features and pathways and 'conveyancing channels' (p. 51 of the DAS) seemingly constructed within 15m of the protected woodlands appear to be proposed. Notwithstanding the above, Magic mapping identifies the same land as falling within Woodland Priority Habitat, as are many of the Ancient Woodland offsets. We also have concerns over the FRA & Drainage Strategy by Brookbank, which appears to show detention basins of almost equal volumes to their areas, suggesting difficulties balancing engineering constraints (steep side slopes) versus an visually acceptable meadow feature (shallow side slopes) has been left for Reserved Matters and needs to be addressed given the proximity of these features to Ancient Woodland and the parkland characteristics. This is also evident in the Transport Assessment (Vectos Appendix E) which appears to show a new Emergency Vehicle access (and Cycle Route) slicing through part of Waterleaze Copse Ancient Woodland and the stream (forming part of the extended shallow valley feature feeding the River Enborne). The SLR Character Appraisal for the land, LCA2h Waterleaze Copse, notes the high value and sensitivity of this landscape feature, but the direct harm that would be caused, including to the Ancient Woodland feature by the creation of another engineered route and a further means of vehicular crossing across the 'wet valley' has not been identified or assessed in application documentation (eg Barrell AIA Tree Report, LVIA etc,.).

The lack of a comprehensive assessment highlighting the site constraints, including tree constraints/offsets should be corrected, and then used to guide the developable areas where work can take place in proximity to Ancient Woodland. At present, it is too ambiguous to be able to have certainty that the integrity of the

woodland (and woodland floor, groundwater) will not be affected, and should be carefully examined by the relevant professionals.

Furthermore, the scheme design appears to compound the physical isolation or separation of some of the Ancient Woodland features, which are contrary to the Standing Advice (NE).

LVIA Effects

Landscape Effects Part 1 (Table G6).

The Landscape Effects do not assess the change to the character in Yr1 Post Construction or Yr15 Post Establishment, or the longevity associated with further woodland management in line with the Management Plan.

Notwithstanding the recently updated 2019 Landscape Character Assessment (see earlier), which is referred to earlier; the LVIA tries to incorporate a number of negative aspects associated with the former 1993 LCA, such as 'destruction of parkland by mineral extraction and commercial after use', whilst these may form part of an aspect of the character area elsewhere, it is difficult to see how they characterise the Site itself to such an extent. As such, we consider any suggestion of Low or Low-Medium scores (in respect of Value, Susceptibility and Sensitivity) to be understated when considering the key intrinsic and highly sensitive landscape features/elements within the character area and the features themselves, such as woodland, arable land and the central valley and footpath network, the topography, open views, importance of woodland block (ancient woodland) and the setting of the town. One such example includes under 'Scenic Quality' for Northern and Western Park is claimed to be Low - yet Viewpoint Q provides a highly attractive rural vista along the track beyond Warren Lane approaching the Site and Viewpoint R provides a completely unhindered rural view, with attractive rural fields and long vista between ancient woodland blocks. This does not provide any indication of an area being 'strongly influenced by existing development' being claimed within the assessment of the (old) district LCA. It also does not justify the assessment of

Agricultural Fields Low-Medium scores for the Northern and Western Part or the 'average quality', 'largely featureless' judgements. 'Sense of Openness and Enclosure' does not acknowledge long vista exists between foreground woodland, out towards the ridge or the attractive intimate qualities of the track green way. Whilst in the 3a Northern Parkland the agricultural fields are narrow and feel more contained by the proximity of settlement edge and woodland, the presence of housing on Monk's Lane is still relatively discreet, given the extensive vegetation lining the road (and as can be seen in Viewpoint U on 3A).

Despite some limited influences at the settlement edge, the rural character is very quickly appreciated in this landscape due to the interaction between the mosaic of woodland, hedgerows with trees, open agricultural fields and meadows. (In a similar way that the LVIA repeatedly contends that the proposed residential development would be well contained by woodland, the same is certainly apparent for the existing settlement edge, which is contained by similar features).

The West Berkshire Landscape Sensitivity Assessment (2019)- Newbury (parcel 18D Sandleford Park and 15B Wash Common Farmland) identifies sensitivities of the land that need to be taken into consideration and considered as part of the LVIA.

Landscape Effects Part 2 (Table G6)

It is difficult to understand how a judgement of beneficial effect of Major Magnitude and Substantial Significance has been reached (for the 'Degraded Parkland' and the 'Southern and Eastern Parts' and 'Valley Corridor' 1A and 1B), the landscape comprises changes that are not so substantive to the character of the South West Margin. The text refers to 'retention of existing woodland', the main change will be localised to its condition through management, plus additional planting to Waterleaze Copse and the introduction of parkland trees and meadows; however, the introduction of metalled cycle routes/ footpaths, the NEAP, engineered SUDS features with

steep sides, new conveyancing swales, multiple bridge crossings over existing watercourses and new conveyance swales, and the adjacent presence of new housing and lighting (which will be visible until new planting has established fully) introduced at close proximity will also be new features and contribute to a change in the character to a modern country style parkland (as opposed to a restored historic parkland), as some of the features serve to benefit the future housing population, not as a response to the historic map regression (i.e. the presence of NEAP and SUDs detention pond in themselves do not form a precedent in historic character terms). The Transport Assessment Appendix E (Vectos) identifies on plan, the need for emergency access off the A339, which partly utilises the proposed cycle route incorporating an additional 1m grasscrete strip, in addition to the existing PRow (running parallel), extending the overall width and cutting across the parkland area. The engineered route will also require a deviation across parkland to circumnavigate existing trees (away from the historic track line), as well as further (vehicular standard) crossing point across the broad 'wet valley', which require engineering works, the detail of which are not shown (including on the masterplan) or other documentation, but will inevitably add to the harm caused on the parkland and sever part of Ancient Woodland at Waterleaze Copse towards its northern edge; furthermore, the changes to the landscape are also not shown on the wireframe photomontages from Sandledford Priory, or considered in the LVIA or in any Arboricultural report. As discussed earlier, the concern as to the area of SUDs detention basins being almost equal to their volume is a concern as to the engineering aspects of their profiles and how fenced (if fenced) - they may appear very standard domestic/ housing estate like). It is also considered that as the new bridge crossing (directly effect on the meadow valley and extending to southern parkland) will intrude across the northern meadows, it will consequently influence (negatively) the character of the parkland area to the south. (note: the ZTV plan (SLR 7.6A) whilst useful to a point, only selects highlighted 'target points' of the developable areas to ascertain visibility, so not all the

elements of the scheme such as bridge crossings, or the NEAP are fully represented). It is also untenable to conclude that the effect on the valley would be a reversible effect or resulting in a Major Beneficial Effect of Substantial Significance. The Valley Corridors '1A and 1B - Viewpoints A and B' at present represent wholly rural and undisturbed character already in the two valleys, and the landscape effects would be significant and permanently adverse resulting from the bridge crossings (being one of the new elements of note in the Valley Corridor), and other associated elements of the scheme mentioned above.

Monks Lane currently provides a strong transition between the urban and rural area due to the contrasting nature of land uses and presence of established vegetation and will be subject to new access arrangements, including new junctions, a large roundabout with new lighting, requiring the removal of mature hedgerow with trees along the frontage. We note the extent of vegetation needing to be removed does not appear to consider the visibility splay requirements or the quantity of vegetation needing to be removed to accommodate the proposed development and access. The vegetation removals appear to be greater than that shown on the Tree Plans (Barrell). The Landscape Effects fail to assess the direct loss of tree and hedge vegetation or the change in character to Monk's Lane resulting from development and access changes (only the visual change is noted) and the significant loss of a well-established treed hedgerow frontage. The introduction of new housing and additional lighting will form an intervening feature along the road, enclosing the road with new built development and removing its association/ contribution of the wooded edge characteristics running up to the edge of the well-defined settlement and harming its transition to the wider landscape beyond (see in Viewpoint 5 for visual effects).

Visual Effects (Table G6)

We note all the photographs being used date back to 2017, and it is not clear if the assessment considers any baseline changes that have occurred.

The assessment does not appear to distinguish between winter or summer effects (although the old photographs were taken in winter).

Viewpoint 5: We disagree with the effects on visual amenity assessed from Monk's Lane - the Lane currently provides a strong transition between the urban and rural area due to the contrasting nature of land uses and presence of established vegetation and will be subject to new access arrangements, including new junctions, a large roundabout with new lighting, requiring the removal of mature hedgerow with trees along the frontage. We note the extent of vegetation needing to be removed does not appear to take into account the visibility splay requirements or the quantity of vegetation needing to be removed to accommodate the proposed development and access. The vegetation removals appear to be greater than that shown on the Tree Plans (Barrell). As a consequence, the direct loss of vegetation and the magnitude of change to the road users will result in a significant change to visual amenity apparent along much of the road frontage.

Viewpoint 6: We consider the magnitude to be greater than stated, and the suggestion that 'new structure planting' will soften views is not agreed with, given the development is tight to the boundary of the college and there is little in the way of strategic planting - the effects will not reduce as suggested without increased structure planting on the boundary.

Viewpoint 8: We do not consider the effects from Sandleford Priory to be 'Reversible' or 'Negligible' in terms of Magnitude or Significance. The construction and early effects are considered to result in limited (adverse) views of the development and the NEAP particularly in winter, for some time until the proposed planting has established, whilst the foreground will include potentially engineered detention basins, the removal of trees from Waterlease Copse and the new cycleway and emergency access with further structures across the watercourses - these effects should be acknowledged - and consider potential effects from the wider

Registered Park and Garden landscape. It would be helpful if early delivery of the planting takes place to accelerate the establishment period in respect of the NEAP and housing on more elevated ground.

Viewpoints 14, 15, 16 and 17: We do not consider the assessment takes into account the view north towards the new crossing point between the main Development Parcels (seen from 16 and 17), and since there would also be glimpses of the proposed housing and the NEAP, between Dirty Ground Copse and Gorse Covert prior to the establishment of planting, which would be an adverse effect (not negligible or beneficial). These views also do not consider the change in foreground views of the 'offline' emergency access or the severance of Waterlease Copse resulting in the loss of trees, or the potential engineering associated with the SUDs basins and the various crossing points (including vehicular) in this part of the valley.

Viewpoint 18: Looking north, we consider the effect to be greater than stated and the established view after 15 years would be less than a moderate benefit (moderate to substantial significance) in visual terms. Looking south the park land will become more domestic in nature, the detention basin may result in a more engineered appearance, together with metalled surfaces formalised for walking and cycling.

Viewpoints 19 to 25: In view 20 the view (is conveniently hidden behind the hedge, take a few steps forward) will have views of the NEAP, which we disagree with the judgement of 'slight benefit'. It introduces a wholly uncharacteristic element into the rural parkland, currently an undeveloped area. Viewpoints 21-25 we concur would have a Major Adverse Effect; however, we are concerned that the assessment considers the effect would reduce to Moderate in 15 years; we consider there is no mitigation that would reduce the harm caused by the total enclosure of a currently open rural path, being subsumed by housing on both sides. Its amenity and character

will be totally altered by enclosure with housing, remaining a Major Adverse Effect.

Summary

In summary the proposals result in a large scale residential led development at the southern edge of the town on currently open rural land forming an attractive landscape setting that comprises a mosaic of interlinked features including Ancient Woodland, grassland, agricultural land, historic hedgerows and watercourses and ditches. The LVIA is currently deficient and requires updating to reflect the latest 2019 Landscape Character Assessment and all the required elements and components of the scheme need to be incorporated into the assessment of effects. There are a combination of unresolved elements as detailed earlier in this report; a lack of consideration in AIA of embankment crossing or the crossings themselves; lack of assessment against the appropriate LCA; inadequate assessment of impact on Ancient Woodlands; lack of adequate consideration in the assessment and conclusions of landscape and visual effects of proposals (creation of emergency access and further crossing point(s), NEAP, engineered nature of SuDS features, access arrangements from Monks Lane, the valley crossings). In summary the LVIA appears to be a resubmission of a previous report with no update accounting for the revised scheme being considered and, as a consequence, the nature of the changes and the effects in the assessment are understated or omitted entirely.

Notwithstanding the above, the LVIA already acknowledges that proposal results in significant harm to landscape and visual resources of the Site. In light of this, the above, including additional concerns and omissions highlighted in this report, it is concluded that the scheme in its current form should be refused on landscape and visual grounds. The proposals fail to take account of key characteristics and special features, which are sensitive and form highly valued components in this complex landscape and will result in an unacceptable level of harm, with significant effects on the landscape character and visual resources, contrary to the

Council's Policies and would fail to protect or conserve a valued landscape, as set out in the NPPF170, which recognises the intrinsic character and beauty of the countryside, including trees and woodland.

Liz Lake Associates

September 2020

APPENDIX F: LANDSCAPE SENSITIVITY STUDY 2009

LOCAL DEVELOPMENT FRAMEWORK

AN INTEGRATED LANDSCAPE SENSITIVITY APPROACH TO SETTLEMENT EXPANSION WITHIN WEST BERKSHIRE

SUMMARY REPORT: NEWBURY

Introduction

This report summarises the integrated landscape sensitivity of the local landscape character areas which form the LDF study area. Appendix 1 to the report explains the methodology and we would recommend that this be read first.

The key landscape sensitivity factors are set out under the 'key elements' and 'other interests' all of which should be taken into account in considering any settlement expansion. Full details can be found in the database and spreadsheets held at West Berkshire Council.

The report does not identify any landscape mitigation or the new landscape features which would be a prerequisite of any settlement expansion within part of an LLCA (such as, re-establishment of hedgerows, new woodland planting, chalk downland).

Figure 1A: Plan of Newbury LLCAs

Figure 2A: Sensitivity mapping for Newbury

NEWBURY

The hinterland of Newbury has been divided into twenty five local landscape character areas (LLCAs), some of which are also part of Thatcham's hinterland:

LLCA2E: Lower Henwick Dipslopes	LLCA14D: Deanwood Plateau Edge
LLCA2F: Shaw Farm Dipslopes	LLCA14E: Greenham Plateau Edge
LLCA2G: Bagnor Dipslopes	LLCA14K: Greenham Common Plateau Edge
LLCA6A: Bagnor Valley	LLCA15A: West Thatcham Farmland
LLCA8E: Speen Valley	LLCA15B: Wash Common Farmland
LLCA11A: Enborne Wooded Lowland	LLCA18A: Donnington Park
LLCA11B: Mousefield Wooded Lowland	LLCA18B: Foley Park
LLCA13A: Brickkiln Wood	LLCA18C: Benham Park
LLCA13B: Greenham Western Plateau Woodlands and Heath	LLCA18D: Sandleford Park
LLCA14B: Shaw Farm Plateau Edge	LLCA20A: West Speen
LLCA14C: Donnington Plateau Edge	LLCA20B: West Greenham
	LLCA20C: Newbury Racecourse

LLCA18D: Sandleford Park**View to Sandleford Park and St Gabriel's School****Parkland west of Newtown Road****View to Newtown College**

Sandleford Park is characterised by a flat topped ridge in the north, falling south to the Enborne valley, partly overlain by parkland. The area appears quite wooded, but there are large open areas with long views out and in. The LLCA is dominated by large scale development on the high ground to the north.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Complex topography, with a flat topped ridge along the northern sector falling southwards to the valley of the River Enborne, with two north-south minor valleys and internal undulations
- Mosaic of arable, pasture and amenity grassland, with blocks of woodland, specimen trees and tree clumps
- Group of parkland ponds, former fishponds, in east, associated with Sandleford Priory
- Secluded within valleys, but open in places on higher ground

- Open views south from higher ground, and views of hard settlement edge and development encroaching into area
- Former Sandleford Priory a landmark feature
- Grade II Sandleford Park contains remnants of Capability Brown designed landscape, several listed buildings, numerous archaeological records. Varied historic sensitivity, with predominantly low to medium in north, high in centre, and medium and high in south. Overall medium to high

Other landscape sensitivity interests

- No settlement, but a number of large scattered developments, including the former priory, now a school, a new college development in the north, and a caravan park/holiday lodge development in the north east.
- Considerable visual intrusion from adjacent development, including the large scale retail park to the north east, residential, industrial, and waste development, lit roads and floodlighting masts. Overall tranquillity levels very low to low, but medium in enclosed valleys
- Medium PROW including one promoted. Medium access and recreational value
- Significant areas of ASNW and BAP habitats: medium biodiversity interest
- A number of local cultural associations and Parish Plan; high cultural sensitivity

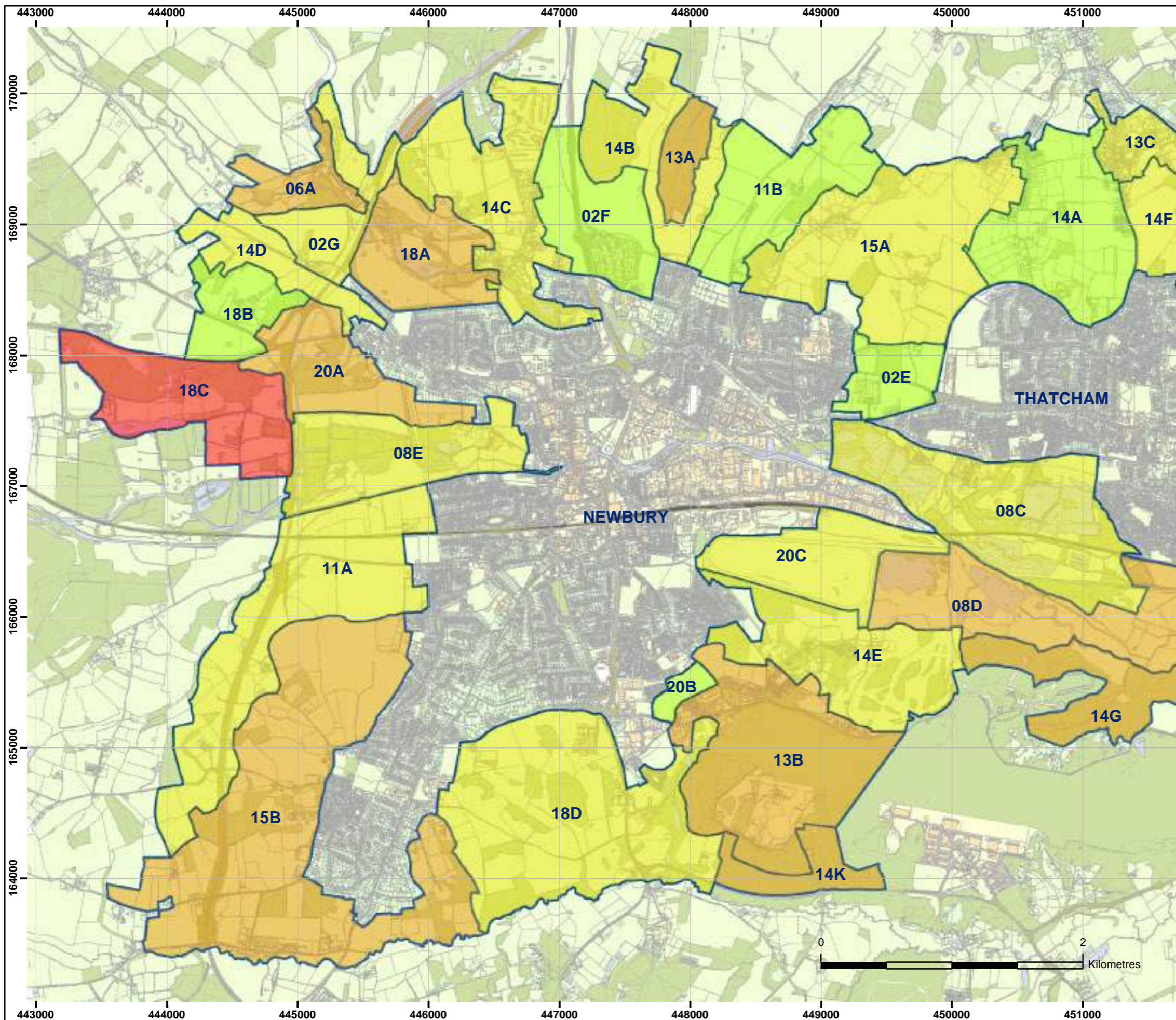
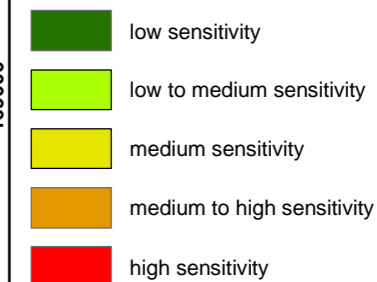
Wider landscape

LLCA18D: *Sandleford Park* has strong visual links with the higher ground to the south, although its character is distinct from the surrounding landscape.

Setting to the urban form

LLCA18D: *Sandleford Park* abuts part of the southern edge of Newbury, the northern part being surrounded on three sides by often intrusive development. Housing in the north looks out over the area, but views are filtered by trees/woods within the LLCA. Large developments and caravan park/holiday lodges within the LLCA blur boundary between rural and urban. Nevertheless, even in this condition the LLCA remains an important open area contributing to the rural setting of Newbury.

West Berkshire
Landscape Sensitivity Study



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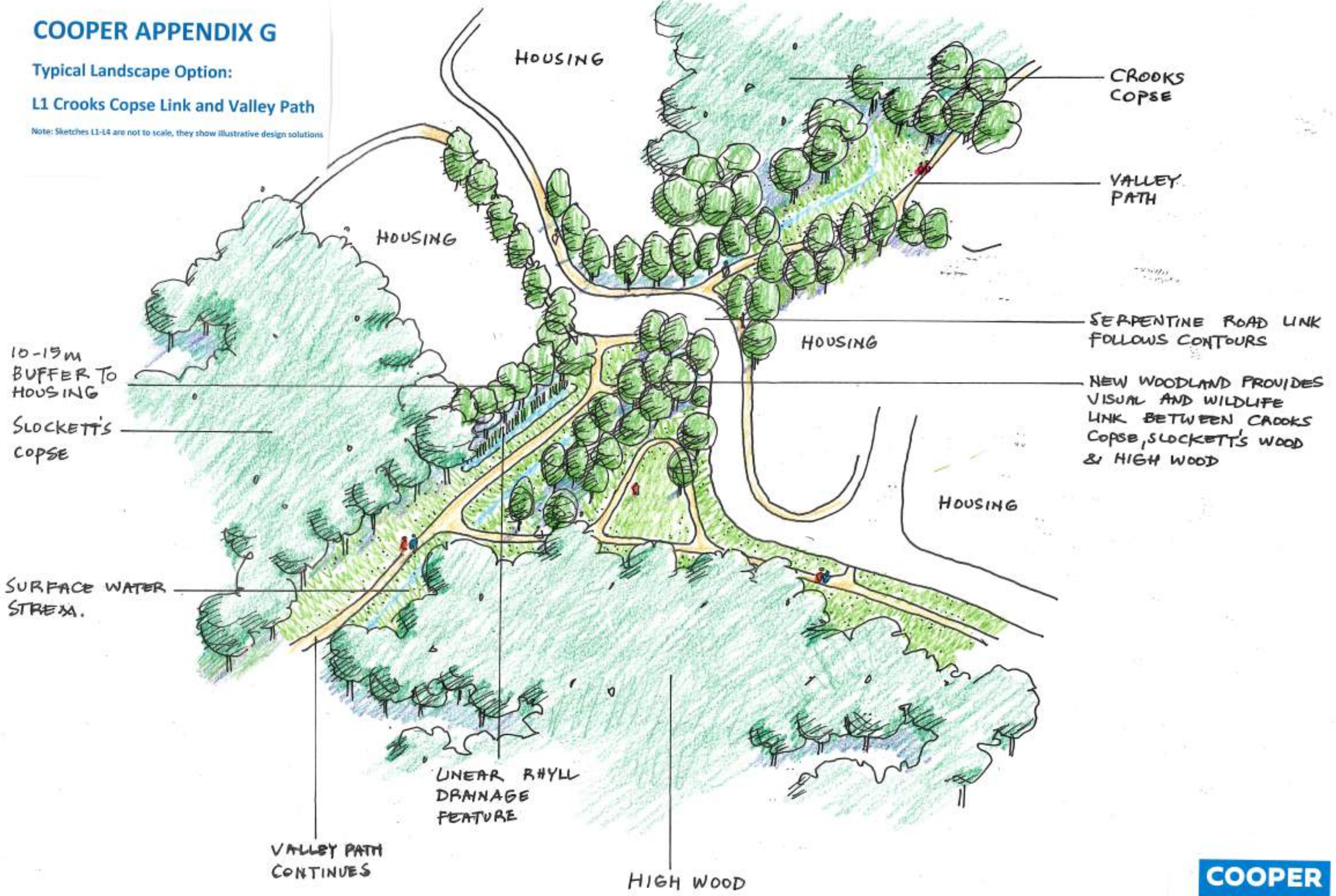
APPENDIX G: ILLUSTRATIVE SKETCHES

COOPER APPENDIX G

Typical Landscape Option:

L1 Crooks Copse Link and Valley Path

Note: Sketches L1-L4 are not to scale, they show illustrative design solutions



CROOKS COPSE

VALLEY PATH

SERPENTINE ROAD LINK FOLLOWS CONTOURS

NEW WOODLAND PROVIDES VISUAL AND WILDLIFE LINK BETWEEN CROOKS COPSE, SLOCKETT'S WOOD & HIGH WOOD

10-15M BUFFER TO HOUSING

SLOCKETT'S COPSE

SURFACE WATER STREAM.

LINEAR RHYLL DRAINAGE FEATURE

VALLEY PATH CONTINUES

HIGH WOOD

HOUSING

HOUSING

HOUSING

HOUSING

COOPER APPENDIX G

Typical Landscape Options:

L3 Retention Ponds, L2 Parkland Carriageway



TREE PLANTING & CARRIAGEWAY DESIGNED AS ONE

REINFORCED EDGES

TYPICAL PARKLAND CARRIAGEWAY
3-3.7m WIDE WITH REINFORCED FABRIC
EDGES GRAVEL OR HOGGIN SURFACE
SUITABLE FOR EMERGENCIES

VALLEY PATH

EXISTING HEDGE

GENTLE SITTING SLOPES



CENTRAL VALLEY



EXISTING HEDGEROW & TREES RETAINED

POND AREA, GENTLE GRADED SLOPES

EXISTING DEPRESSION DEEPEMED

CARRIAGEWAY TO THE PRIORY

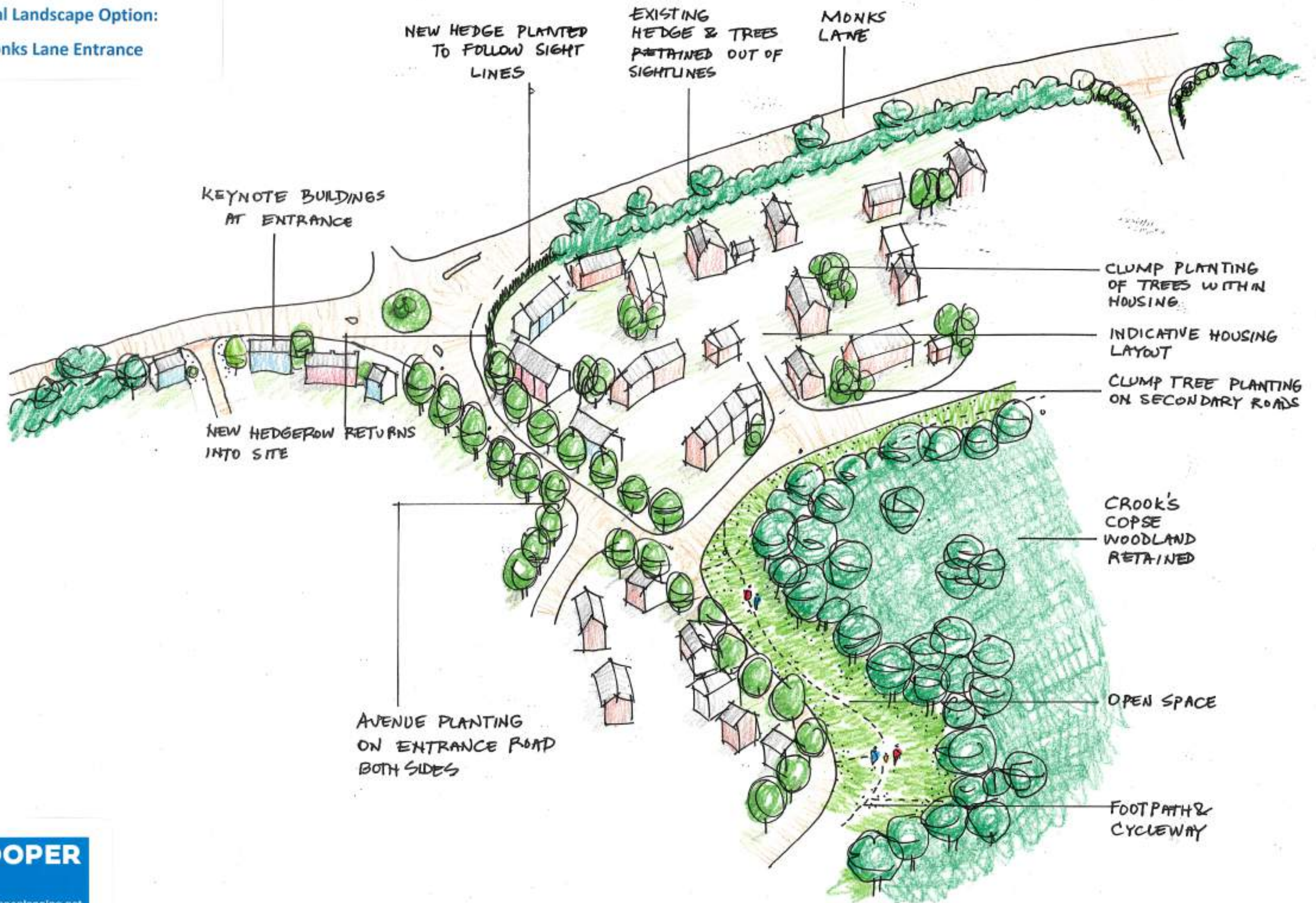
PARKLAND CARRIAGEWAY (SEE L2)

WOODLAND PATH

COOPER APPENDIX G

Typical Landscape Option:

L4 Monks Lane Entrance



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