



9.0 Landscape and Visual Impact Assessment

9.1 Introduction

- 9.1.1 This Landscape and Visual Impact Assessment (LVIA) provides an assessment of the effects of the Proposed Development, on the landscape of the site and its context.
- 9.1.2 The design of the Proposed Development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the assessment process as it progressed. During the assessment, effects on features identified as important to the scenic quality, or effects on the landscape character of the Site and its setting are assessed. Effects on peoples’ views of the Site and its setting, or visual amenity, are also assessed.
- 9.1.3 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined, shown on **Figure LA.01**:
- The ‘site’ extends to the planning application boundary as shown on **Figure LA.01**;
 - The immediate context relates to the area just outside the development boundaries;
 - The wider landscape context extends to a radius of 5km from the Site boundaries as shown on **Figure LA.01**;
 - The visual study area for the visual impact assessment also extends to a radius of 5km;
 - The cumulative effects study area extends to a radius of 3km.
- 9.1.4 The access solution to the site has been amended since the application was submitted in 2018. Previously, implemented planning permission reference 14/02416/FUL was proposed to serve Phase 1 (up to 100 dwellings) with works to widen Warren Road to serve Phase 2 (the balance of the development) to be agreed. This initial access proposal has been included within this assessment. Works to widen Warren Road to 6m with 2m footways, is the subject of a separate planning application reference 19/02707/FUL. Those works are not being considered as part of this application has not therefore, been assessed within this chapter.’
- 9.1.5 The objectives of the assessment are to:
- Describe and evaluate the landscape of the Site and surrounding landscape context and the visual amenity of people in the surrounding area, which might be affected by the Proposed Development;
 - Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme’s design or operation, and whether they are likely to be significant;
 - Set out mitigation measures which could be implemented in order to avoid, reduce or offset adverse effects, especially those identified as significant, and, where possible, incorporate these in the scheme design;
 - Describe any enhancements of the landscape or visual amenity incorporated in the development proposals;
 - Provide an assessment of the significance of the landscape and visual effects of the Proposed Development with integral mitigation measures in place; and
 - Consider potential cumulative effects of the proposed development in combination with the effects associated with the development of the remainder of the allocated Sandleford Park site, which is

Application reference 18/00764/OUTMAJ submitted by Bloor Homes.

- 9.1.6 The LVIA is presented with separate sections dealing with effects on landscape, effects on visual amenity, and cumulative effects. The LVIA is illustrated by plans and photographs, as follows:

Figure LA.01	Site Location Plan
Figure LA.02	Landscape Designations
Figure LA.03	Landscape Character
Figure LA.04	Visual appraisal
Figure LA.05	Zone of Theoretical Visibility
Figure LA.06	Site photographs
Figure LA.07	Viewpoint Photographs
Figure LA.08	Cumulative Sites

9.2 Methodology and Scope

Policy Background

Key Legislation

West Berkshire Core Strategy (2012)

- 9.2.1 **Policy CS3 Sandleford Strategic Site Allocation**, Within the area identified at Sandleford Park, a sustainable and high-quality mixed-use development will be delivered in accordance with the parameters including: A network of green infrastructure to be provided which will:
- conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
 - mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
 - provide a country park or equivalent area of public open space in the southern part of the Site; and
 - respect the landscape significance of the Site on the A339 approach road into Newbury.
- 9.2.2 **Policy CS17 Biodiversity and Geodiversity** Biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 9.2.3 Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas identified on the Proposals Map in accordance with the Berkshire Biodiversity Action Plan.
- 9.2.4 **Policy CS18 Green Infrastructure** The District’s green infrastructure will be protected and enhanced. New developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. Specific standards for provision within new developments will be identified in the Site Allocations and Delivery DPD and through the master planning for strategic sites. Developments resulting in the loss of green infrastructure or harm to its use or



enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by.

9.2.5 **Policy CS 19 Historic Environment and Landscape Character** In order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to a number of points including:

- The sensitivity of the area to change.
- Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

West Berkshire Supplementary Planning Document - Sandleford Park SPD

- To ensure the conservation and enhancement of the heritage assets both within and in close proximity to the Site.
- To ensure that the development of the Site responds to the landscape character of the area and new strategic landscaping is put in place to minimise adverse visual impacts.
- To retain all important trees and hedgerows on the Site, including all of the ancient woodland areas. To manage access to the ancient woodlands to ensure that their ecological value is not compromised.
- To enhance the ecology and biodiversity on the Site, in particular through woodland management and the creation of the Country Parkland.
- To retain approximately 60% of the Site as informal open space to be accessible to existing and future residents. This will include Country Parkland and green linkages across the Site as well as play areas for all ages.
- To preserve and enhance the character of the area in terms of both its townscape and landscape design.
- To respond to the surrounding environment and create a sense of identity through the creation of character areas.

9.2.6 The assessment has taken into account the key legislation when identifying impacts of the scheme, considering the relationship of the Proposed Development on the existing landscape features and landscape character. This relates strongly to the former Sandleford Priory Parkland but also relates to the other key landscape elements which includes the existing green infrastructure including Brick Kiln Copse and the trees and vegetation aligned with Warren Road. The design of the Proposed Development has incorporated the policy aspects identified within Policy CS3 Sandleford Strategic Site Allocation and the West Berkshire SPD and has also taken into account policies CS17 and CS18 in the development strategy.

9.2.7 The following elements of the landscape policies are relevant to the assessment of landscape and visual effects of this proposal:

- The development should mitigate the impact on wildlife sites and provide a network of green infrastructure (**Policy CS3**)
- The development should conserve and enhance biodiversity and geodiversity (**Policy CS17**)
- The District’s green infrastructure will be protected and enhanced (**Policy CS18**)
- To ensure the conservation and enhancement of the heritage assets both within and in close proximity to the Site. (**West Berkshire Sandleford Park SPD**)

- To preserve and enhance the character of the area. (**Policy CS19 and the Sandleford Park SPD**)

Scoping Assessment Stage

9.2.8 Comments received during scoping identified the need to consider the importance of retaining the existing views from Sandleford Priory and preserving its historical context of the former Capability Brown designed parkland. It was also reflected upon that the assessment should also consider the historical context of the landscape and its associated history.

Assessment Methodology

9.2.9 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the methodology used is set out in **Technical Appendix A9.1**.

9.2.10 The assessment process comprises a combination of desk studies and field surveys, with subsequent analyses, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the Site and landscape context study areas and inspection of views of the Site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 18th April 2016.
- The proposed viewpoints were discussed with the planning officer at West Berkshire Council and prepared in response to the landscape officer’s consultation response;
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects of the Proposed Development;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and viewers, their susceptibility and sensitivity, and view locations, supported by a viewpoint analysis;
- Consideration of the proposals and the mitigation measures to avoid, reduce or offset adverse effects;
- Assessment of magnitude of change, the degree and nature of effects on the landscape and on visual amenity and their significance, with the mitigation proposals in place.

9.2.11 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes or of the use of public rights of way may be proposed. The purpose of mitigation measures is first, to prevent or avoid the potentially adverse effects identified, and if that is not possible, to reduce the potential adverse effects. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.



Assessment criteria

Landscape Sensitivity

- 9.2.12 The sensitivity of landscape receptors¹ is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors combines professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:
- 9.2.13 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

Table 9.1 Indicative criteria for assessing landscape sensitivity

Category	Indicative criteria
High sensitivity	A highly-valued landscape e.g. of national or international importance, whose character or key characteristics are susceptible to change; Aspects of the landscape character are highly valued as “key characteristics” and susceptible to change in National or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly-valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also noted in National or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance; A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading; Good potential for substitution or replacement.

- 9.2.14 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

Magnitude of change

- 9.2.15 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

- 9.2.16 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

Table 9.2 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and reversible.
None	No change to landscape characteristics.

- 9.2.17 While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a “great change”.

Assessing effects

- 9.2.18 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

Table 9.3 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character.
Moderate	Medium change to moderately sensitive landscape; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Localised or limited adverse change to the existing landscape character; greater change to less sensitive landscape; Considerable scope for mitigation; Localised improvement to the existing landscape.
Negligible	Little or no perceived change to the existing landscape character;



Landscape effect	Indicative criteria
	The change is difficult to discern.

- 9.2.19 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where the magnitude of change is “none”, the effect would correspondingly be None.
- 9.2.20 Major effects are likely to be considered “significant”, especially if or adverse and long term or not reversible, and Minor or Negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below, as are effects that are not significant, but may be important considerations in decision making about the proposed development. Effects moderate or above are considered to be significant.
- 9.2.21 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

Visual Sensitivity

- 9.2.22 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued as part of the experience of a valued landscape or promoted recreation facility or route.
 - The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

Table 9.4 Indicative criteria for assessing visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties with open views of the site; Views experienced by many viewers Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant; A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site; Frequent open views available of the site Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view; A view of the site from other valued landscapes, or a regionally important recreation facility or route.

Category	Indicative criteria
Lesser sensitivity	A view of low importance or value, or where the viewer’s attention is not focused their surroundings; A view of the site from a landscape of moderate or less importance; Occasional open views or glimpsed views available of the site passing views available to travellers in vehicles; A view available to few viewers.

Magnitude of change

- 9.2.23 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility, as follows:

Table 9.5 Indicative criteria for assessing magnitude of visual change

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting angle of the view or affecting views from the wider context, or larger scale of change in views from within the site or immediate context; continuing into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible.
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

Assessing effects

- 9.2.24 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

Table 9.6 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Large or very large change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints;



Visual effect	Indicative criteria
	The proposal would cause a great deterioration in the existing view; Large or very large improvement in the view, sufficient to upgrade overall visual amenity.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; lesser change to higher sensitivity viewers or greater change to less sensitive viewers.
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers; Localised reduction in visual intrusion, or improvement in the view.
Negligible	The change in the view is imperceptible or difficult to discern.

9.2.25 Major effects are likely to be considered “significant”, especially if long term or permanent, and slight or negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below and effects that are not significant but may be important considerations in decision making about the proposed development. Effects moderate or above are considered to be significant.

9.2.26 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or restoration proposals, and the resulting effect is neither beneficial nor adverse.

Weather

9.2.27 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Officeⁱⁱ publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Benson/ Midlands/ England S, the nearest Climate station to where the Site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 112.3 days in the year, about 30.7% of the year;
- There are on average 57.7 days when air frost occurs, which can produce hazy conditions limiting visibility, about 15.8% of the year; and
- There is an average of 1438.2 hours of sunshine per annum for the Midlands district, less than the regional average of 1554.3hours).

Guidance

9.2.28 In addition to GLVIA3, the Landscape Institute’s Technical Guidance Note 06/19: Visual Representation of development proposals in Landscape and Visual Impact Assessment was referred to.

9.2.29 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- Approach to Landscape Character Assessment, published by Natural England, October 2014,
- Natural England updated character area descriptions, July 2013; and
- Berkshire Landscape Character Assessment 2013.

Photography

9.2.30 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50mm for a 35mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degreesⁱⁱⁱ. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm, unless otherwise stated.

9.2.31 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins. The viewpoint locations are shown on **Figure LA.07**.

Receptor Sensitivity – Landscape receptors

9.2.32 As described in **Technical Appendix 9.2**, the sensitivity of landscape receptors^{iv} is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the Proposed Development. The sensitivity of landscape receptors is judged by considering their value, assessed in the baseline description in **section 9.3**, and their susceptibility to the changes arising from the proposed development.

9.2.33 A number of landscape receptors have been identified during the landscape appraisal. The ability of a landscape to accommodate change may be defined as its ability to accept the Proposed Development “without unacceptable detrimental effects on its character”;¹ this is referred to as the sensitivity of the landscape. There are a number of factors that contribute to this ability:

- landscape designations reflecting the national/local value of the landscape;
- existing land use;
- the pattern and scale of the landscape;
- the presence of features of historical or cultural importance; and
- rarity of the elements or character.

Vegetation pattern

9.2.34 The key features of the Site that are deemed to be the most sensitive to change are the existing vegetated mature tree lines along the Site boundaries and the woodland copse in and adjoining the site which contribute to the vegetation pattern of the landscape and the, character of the Site.

9.2.35 The context of Wash Common and surrounding properties, including Wildwoods is wooded. The site and the area to the east of the Site consists of paddocks and agricultural land set within and around small

¹ Countryside Commission, **Landscape Assessment Guidance**, 1993.



woodland pockets. The mature woodland and vegetated boundaries make the most significant contribution to landscape pattern. In views from this landscape, the vegetation within the Site and along the River Enborne is continuous. There are limited examples of grassland, either within or outside the Site, contributing to the pattern of vegetation.

9.2.36 This also includes the woodland of Brick Kiln Copse, which is of amenity value and is typical of the local landscape character. The potential loss of the pattern of mature woodland copses and mature boundary vegetation could result in a significant change in character and are therefore considered to be of **High Value**. The vegetative boundaries of the Site are considered to be of **moderate value** and will be generally be entirely preserved as part of the Proposed Development. The boundaries consist mainly of large mature trees with an understory of scrub vegetation has a **more/less susceptible** to removal due to the nature of the Proposed Development and associated elements, and thus of **moderate sensitivity**. The grassland within the Site consists of limited species with some herbaceous inclusion towards the outer edges of the Site; this has high susceptibility to removal and would be removed as a consequence of the development.

Landscape features and character

9.2.37 The character of the Site and the adjacent landscape context is largely derived from the vegetation pattern, which includes the Site boundary vegetation and Brick Kiln Copse. The individual landscape elements in the Site (vegetation and pasture) are **more susceptible** to change.

9.2.38 Typical of the character area vegetation pattern, the quality and species is of elevated ecological content and is considered to be of value in the wider context of the area. The main concerns likely to be critical are the effects of the Proposed Development on the features which contribute to the landscape setting and this includes the pasture of the Site contained by boundary vegetation and the distinctive woodland copse on the ridgeline edge. Dense hedgerow vegetation is a distinctive landscape feature within the western area of the Thames Basin Heaths character area. The West Berkshire Landscape Character Assessment identifies the area as being of moderate value and in particular recognises Brick Kiln Wood as being of moderate to **high sensitivity** whilst considering the area of woodland as prominent part of the wooded ridge of Newbury and Thatcham. The woodland within the site is therefore of **moderate value** and **more susceptible** to change. These are key features which contribute to the landscape surrounding the Site which are perceptible in the immediate and wider landscape context and is therefore considered to be of **moderate sensitivity**.

Public access and settlement

9.2.39 Recreation and enjoyment of publicly accessible places is of high value and is inextricably linked to the landscape character of the wider area. The landscape amenity as experienced by people who use the public right of way in the close proximity of the site are of **High Sensitivity and more susceptible**. Roads in the immediate vicinity of the Site are of **low sensitivity**. The landscape amenity as experienced by people who use the public footpaths and roads in the wider context and immediate vicinity of the Site is of moderate value and are **less susceptible** and is thus considered of **moderate sensitivity**. The landscape amenity of vehicle travellers is of **lesser sensitivity**, as it is of moderate-lesser value and lesser susceptibility to change. The landscape amenity of residents within the Site vicinity is related partly to landscape amenity but **more susceptible** to changes in the landscape context and is a receptor of **moderate sensitivity**.

9.2.40 The Site lies adjacent to the existing Wash Common development off Andover Road which would be considered to be of **moderate sensitivity**. However, the degree of impact on the settlement, would relate in part to the potential change in its landscape setting with the introduction of further built development to the east. The vast majority of buildings within the area are orientated in an east-west arrangement facing out towards Andover Road; however, those at the edge of the existing settlement boundary are orientated around to face the edge of the development site. There is a limited amount of perceptible inter-visibility

between the Site and the existing settlement area and the approach to the residential property design intends to mitigate against a discordant juxtaposition of the development to adjoining housing by keeping arrangement in a lower density and being of similar roofline height resulting in a **low sensitivity**.

9.2.41 The receptors, their value and susceptibility are set out in the following table, with the resultant judgement of their sensitivity to the Proposed Development:

Table 9.7 Sensitivity of landscape receptors

Receptor	Value	Susceptibility	Sensitivity
Vegetation Pattern	High	More/Less	Moderate
Landscape features and character	High	More	Moderate
Public access	High	More	Moderate/Low
Setting to settlement	Moderate	More	Moderate
Designated landscapes	High	More	Moderate

9.3 Landscape Baseline Environment

Existing baseline

9.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the Proposed Development are assessed, first, by reference to landscape character assessments for the area in which the Site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National landscape character assessment

9.3.2 The National Character Assessment for England divides England into 159 distinct National Character Areas (NCAs), for each of which a "profile" is provided'. Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment'.

9.3.3 The Site is located within the **National Character Area 129: Thames Basin Heaths**^{vi}. The key characteristics are identified as:

- Particularly diverse landscape unified by the high incidence of heathland and coniferous forestry, the open unenclosed nature of which is unusual within the context of the south-east region.
- **Heavily populated and developed area characterised by large towns** plus numerous smaller settlements along transport corridors interspersed by open land.
- Important occupation area from Mesolithic to modern times based on exploitation of the rivers with numerous Prehistoric, Roman and medieval settlements, the latter of which extended along valley bottoms.
- Fragmented but often connected blocks of largely neglected remnant heathland as a result of early agricultural clearances and widespread development, with most heath retained on large commons or as Ministry of Defence training areas.
- The western part of the area is **fairly well-wooded with grazed pasture but retains a healthy**



character due to the dominance of oak/birch/bracken/pine and remnant heath on small unimproved pockets of land.

- Variety and contrast is given by the wide grazed floodplain, drainage ditches, restored gravel workings and lush wetland vegetation associated with the Kennet Valley.
- **Cultivated farmland and pasture is typically enclosed within small and irregularly shaped fields divided by hedgerows** with small areas of wood and heath heavily used for horse grazing.
- Large tracts of coniferous plantations **or mixed wood with beech and birch are typical of much of the area**, with significant areas of ancient woodland in the west.
- The western part of the area, within which the Site is located, is fairly well wooded with grazed pasture. Cultivated farmland is typically enclosed within small irregular shaped fields divided by hedgerows with small areas of wood and heath. There are significant areas of ancient woodland in the west.

County and District level landscape assessments

9.3.4 At a county level, the most recently published Landscape Character assessment of relevance to the Site is the **Berkshire Landscape Character Assessment**, which was published in 2003. The Site is located within the **Landscape Character Area H, Woodland and Heathland Mosaic** and the key characteristics are identified as:

- Topographically varied with undulating hills and small valleys rising to mounded ridges.
- Intimate lowland rural landscape with small traditional villages and farmsteads.
- Mixed sand, clay and gravel geological substrate creating a mosaic of landcover including arable fields, damp pasture, paddocks, woodland and heathland.
- **Strong wooded context** taking a variety of woodland forms including large swathes of mixed, coniferous and deciduous woodland along the ridges, small farm woodlands, wooded 'valleys' and copses.
- **Arable land and pastures divided by a varied field pattern of small irregular fields.**
- Network of hidden streams and ponds.
- Winding rural lanes, including sunken lanes, passing through open and wooded landscapes.
- Variety of important wildlife habitats including ancient woodland, heathland, meadows and pasture, open water and parkland.
- Landscape parklands with their origins in medieval deer parks.
- Relatively dense pattern of rural settlement in some areas and some pressure and influence from adjacent urban areas in some parts.
- Numerous visible historic features including barrows, hillforts, a Roman road, earthworks, mottes and the Cold War monuments at Greenham Common.

9.3.5 Other relevant Landscape character assessment is the **Newbury District Wide Landscape Assessment** which was published in 1993 by Newbury District Council^{vi}.

9.3.6 The Site is identified within landscape character area **18a: Degraded Parkland**. Key features referred to are specimen trees and tree clumps, degraded pasture and the destruction of parkland by mineral extraction and commercial after-use. The erosion of the contextual setting by the degraded urban fringe is noted. The assessment classifies the landscape as "one which has suffered change but still demonstrates a reasonably

strong landscape character, worthy of conservation but where the overall structure and features are in decline requires a landscape strategy based on enhancement".

9.3.7 In terms of the relationship of the Site with its wider landscape setting, the **Newbury Local Development Framework** report identifies that "Sandleford Park has strong visual links with the higher ground to the south, although its character is distinct from the surrounding landscape". It states that "Sandleford Park abuts part of the southern edge of Newbury, the northern part being surrounded on three sides by often intrusive development". Despite a number of other detractors and negative impacts on its character the area "remains an important open area contributing to the rural setting of Newbury".

Landscape designations

9.3.8 Landscape designations provide an indication of landscape value; they are areas that have been recognised for the scenic beauty and recreational potential of the landscape. Designations are shown on **Figure LA.02**.

National Park/ AONB

9.3.9 The **North Wessex Downs AONB**, designated in 1972, is 1.8km south-west of the Site at its nearest point. The landscape within the adjacent part of the AONB is classed as lowland mosaic, *being "a small-scale intimate landscape with an intricate network of narrow rural lanes, winding through a mosaic of ancient woods, plantations and more open farmland"*.

Historic and cultural landscape designations

Conservation areas and listed buildings

9.3.10 A large part of the town centre of Newbury is designated as a conservation area including 200 listed buildings, the River Kennet and the Kennet and Avon Canal. The Site is 600m south of the southern extent of the conservation area. Other conservation areas in the vicinity include Stroud Green, Shaw House and Church, Shaw Road and Crescent, Donnington Square, Benham Park and Speen.

9.3.11 There are a total of 7 listed buildings located within 1km of the Site. These include, Falkland Garth (Grade II*) and 6 other Grade II buildings. The nearest listed building to the Site is Squirrel Cottage on Kendrick Road which is situated adjacent to the western boundary of the Site, and dates from c.1720. To the north in close proximity lies Warren Lodge Presbytery on Warren Road, 65m from the Site boundary. Falkland Garth a Grade II* listed farmhouse located on Essex Street lies 600m to the north. Listed farmhouses and Barns are located to the north west at 900m and 850m to the south west of the Site boundary.

9.3.12 Listed buildings and structures located within 3km of the Site are shown in **Figure LA.02-1**. The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact assessments.

Scheduled Monuments

9.3.13 There are a number of Scheduled Monuments in the vicinity of the Site. The nearest to the Site is on Wash Common 500m west of the Site there is a Barrow Cemetery consisting of a Round Barrow and two Bowl Barrows. The Site of the deserted medieval town of Newtown is found south of Sandleford Priory at a distance of 1.30km from the Site boundary. The Cruise Missile Shelter Complex at Greenham Common Airbase, 1.83km east of the Site, has been scheduled as a 'Cold War' monument.

9.3.14 The Registered Battlefield of the first Battle of Newbury which took place in 1643 is located on land between the A34 and the western edge of Newbury, 700m to the west of the Site. Scheduled Monuments are shown on **Figure LA.02-1**.



Register of Landscapes, Parks and Gardens

- 9.3.15 Located at 1.15km to the east of the Site is Sandleford Priory which is a Grade II Registered Park and Garden of Special Historic Interest. The park was designed by Lancelot 'Capability Brown' in 1781 with planting dating from the 19th century. The park surrounds the Grade I listed Priory, which was remodelled from a 14th century stone chapel to a Gothic style house in the 1780s. To the north and west of Newbury are a number of Registered Parks and Gardens, namely Hampstead Park, Benham Park and Shaw House (all Grade II).
- 9.3.16 The number of private estates that have previously existed and those that still exist within the locality of Newbury has resulted in a landscape character which is interspersed with former parkland with plantations and tree lines purposefully planted to form views and enclosures to the estates, remnants of these estates can be seen across the landscape and provide a visual landscape link to the former history of the area. Registered Parks and Gardens are shown on **Figure LA.02-1**

Ecological designations

Special Areas of Conservation

- 9.3.17 There are four Special Areas of Conservation within the study area located to the north at 3-4km from the Site boundaries, located along the River Lambourne, at Bill's dock to the north east of Newbury racecourse, at a site to the north west between Higgs Lock and Barnetts Lock on the Kennet and Avon Canal, a site further to the north lies adjacent to the A34 close to Speen Moors Plantation.

Sites of Special Scientific Interest

- 9.3.18 Approximately 500m to the east of the Site, Greenham Common and Crookham Common are designated as a Site of Special Scientific Interest, representing the single largest tract of heathland and acid grassland in Berkshire. There are a number of other SSSIs in the area including the River Kennet. The Kennet & Lambourn Floodplain and Kennet Valley Alderwoods are also designated as Special Areas of Conservation. Herbert Plantation Local Nature Reserve is mixed woodland of oak, birch, alder and pine, and is located 1.3km to the south of the Site. Bowdown Woods and Avery's Pightle (both SSSIs) are managed by the Berks, Bucks & Oxon Wildlife Trust as reserves.

Ancient woodland

- 9.3.19 There are eight blocks of woodland within 1km of the Site designated as Ancient and Semi-Natural Woodland including High Wood, Slockett's Copse and a neighbouring small block, Crook's Copse, Barn Copse, Dirty Ground Copse and the woodland in the south of the Site along the River Enborne. Local Nature Reserves (LNR)
- 9.3.20 There is one Local Nature Reserve within the study area at 2.1km from the Site boundaries located within Herbert Plantation a former part of the Adbury Park estate at Burghclere and consists of mixed woodland of Oak, Birch, Alder and Pine. The reserve contains a significant number of species that are usually located within ancient woodland and this is due to its associated history of being planted to various types of woodland since c1900.

Designated Wildlife Sites

- 9.3.21 There are a number of designated wildlife sites across the study area, the majority of these cover the areas of woodland copses that are identified as part of the local character area. A number of these copses are ancient or semi ancient woodland, but all have been designated as local wildlife sites. Brick Kiln Copse is

designated as a Local Wildlife Site and lies within the site development boundaries. Brick Kiln Copse extends into Wildwood which lies to the immediate south of the development boundary and Gorse Covert is aligned to the site on the south-eastern edge of the boundary. Ecological designations are shown on **Figure LA.02-2**.

Public access

Public rights of way (PRoW)

- 9.3.22 A number of public rights of way are dispersed evenly across the study area with the most concentrated pocket of paths being located around Newtown Common at 0.8-2km from the Site boundaries.
- 9.3.23 The closest route to the development site is located within the site aligned with the northern boundary PRoW NEWB/5/1 runs along the centre of Warren Road (sharing the existing access track) that continues through Sandleford Park (no. GREE/9/1).
- 9.3.24 to the north along Warren Road and extends to the south east across the former parkland of Sandleford Priory and exits at the A339 Newtown Road.
- 9.3.25 A short distance from the Site another footpath route extends from Andover Road and to Meyrick Road to the west.

Long distance footpaths (LDFP)

- 9.3.26 Long distance footpaths include the Berkshire Circular Routes to the west of Newbury which are 700m from the Site at the nearest point. Public Footpath GREE/9/1 crosses the Site connecting the residential area of Wash Common with the A339, which it joins opposite the access to Sandleford Priory.

National cycle routes

- 9.3.27 National Cycle Network Route 4, which connects London to Fishguard, follows the Kennet and Avon Canal through Newbury is located at 2.5km to the north of the development running east to west across the county. Public Access routes are shown on **Figure LA.02-3**

Open Access Land

- 9.3.28 Open access land is a statutory national recreational designation. It includes land managed by the Natural England and areas with public access rights under the Countryside and Rights of Way Act, 2000. The right of access does not extend to camping, cycling, horse riding or driving a vehicle, nor does it apply to developed land, gardens or cultivated land. The extent of open access land is shown on new editions of the Ordnance Survey (OS) Explorer maps. (Public rights of way are also shown on OS Explorer maps. Public rights of way within the 4km study area are shown on **Figure LA.02-3**.) Areas designated as access land under the CROW Act include the wooded slopes of Greenham Common, Crookham Common, Newtown Common, Great Pen Wood and The Chase. Open Access Land are shown on **Figure LA.02-3**.

The Landscape of the Site

- 9.3.29 The Site appraisal is shown on **Figure LA1**. The Site is located on the southern side of a broad ridgeline separating the valleys of the River Kennet and the River Enborne. Land within the Site slopes southwards towards the River Enborne from a level of approximately 120 metres AOD to 80 metres AOD at the river. Within this general pattern there is undulating topography relating to smaller watercourses, tributaries of the River Enborne.
- 9.3.30 The break in slope with the wider Sandleford Park site to the northeast provides separation between the



proposed development and settlement to the north. This separation is emphasised by existing blocks of woodland and copses which divide the Site and the wider Sandleford Park site into a number of landscape 'compartments'. The landscape comprises self-contained areas with an intimate character and few external influences. Landform associated with the central valley within the site combines with the woodland to form a boundary feature between two separate 'compartments'; Figure LA1. The character of the Site and the wider Sandleford Park site is broadly similar to the rural landscape to the south and the AONB beyond, which is described as "a small-scale intimate landscape.....a mosaic of ancient woods, plantations and more open farmland".

- 9.3.31 The western boundary of the Site is formed by existing settlement and land-uses relating to the urban area of Wash Common. There are significant areas of vegetation and mature trees which provide separation from the adjacent uses.
- 9.3.32 Adjacent farmland forms the boundary to the south of the Site. Pasture and cultivated land extend to the east into the parkland associated with Sandleford Priory on the eastern side of the A339. The eastern boundary of the site is the western boundary of Application 3a being prepared by Bloor Homes Homes and beyond this is land identified for landscape enhancement extending up to the A339.
- 9.3.33 The existing landscape of the Site consists of pasture land that is currently utilised as horse paddocks and livestock space. The Landform is a defining characteristic of the Site and its context. The topographic analysis shown on Figure LA.4-1 illustrates the location of the Site within the context of the surrounding landform. The landscape character of the area is strongly influenced by the pattern of topography, which is dominated by the valley of the River Enborne. The valley floor is typically between 80 and 90 metres AOD within the vicinity of the Site. Land rises to the south, towards the North Wessex Downs AONB, and to the north across the Site. The topography away from the valley floor is undulating with tributaries to the River Enborne incised into the rising land away from the river.
- 9.3.34 Land to the south rises for some distance away from the Site in contrast to the land to the north, which forms a ridge running broadly parallel with the River Enborne. Monk's Lane beyond the northern boundary of the Site broadly follows this ridge, which rises typically to 120 metres AOD.
- 9.3.35 The main settlement in the area is Newbury, the majority of which is separated from the valley of the River Enborne by a local ridgeline. The suburb of Wash Common is located on the southern side of the ridge. To the east lies the former RAF site of Greenham Common. Other uses typical of the urban edge are also located on the southern side of the ridge, for example, the rugby ground, medical centre, Newbury College, hotel, retail area and recycling centre.
- 9.3.36 Beyond the edge of the urban area there are several small villages and hamlets. To the south of the Site these include Enborne Row, Burghclere and Newtown. There are a significant number of other properties and groups of properties located within the well wooded rural landscape to the south of the River Enborne, particularly along the B4640.
- 9.3.37 A significant proportion of the settlement to the south of the Site is not immediately apparent because it is absorbed into the landscape by the widespread areas of woodland. Despite the rural character of the landscape, agricultural use is not prominent. Much of the grassland between the blocks of woodland is in non-agricultural use; including a caravan/camp site on Penwood Road; the school at Horris Hill; a sewage works adjacent to the A34; a number of small stables; and extensive grounds and gardens associated with residential properties.

Characteristics and aesthetics

- 9.3.38 Vegetation pattern within the rural landscape makes an important contribution to landscape character. The

character of the landscape is derived in part from the vegetation pattern including visually prominent blocks of deciduous woodland linked by other small areas of mature vegetation.

- 9.3.39 There is one distinct block of woodland within the Site. Brick Kiln Copse divides the eastern and central development plots of the Site and lies immediately to the south of New Warren Farm House and provides links with the hedgerow vegetation to the north and east. The copse extends beyond the southern site boundary creating further green links with the hedgerow boundaries and other copses within the surrounding area.
- 9.3.40 The location of ancient woodland is shown on Figure LA.02-1. Areas of plantation woodland on ancient woodland sites are also shown.
- 9.3.41 Vegetation is an important landscape feature across the landscape to the south of Newbury. There are extensive areas of coniferous plantation in the wider context, at Great Pen Wood, but smaller areas of deciduous and mixed woodland are more common. Land to the south of the River Enborne within close proximity of the Site is well wooded, contributing to an intimate character with few external influences. This landscape pattern of irregular blocks of deciduous woodland continues on the northern side slopes of the River Enborne. The angular shape of woodland blocks outside the Site relates to the field pattern with no obvious relationship to landform. Within the Site, woodland is less angular in shape and its location relates to landform, generally along valley side slopes. This arrangement creates a more harmonious landscape with vegetation reinforcing landform leading to a distinctive character.
- 9.3.42 Woodland to the east of the Site relates to the degraded parkland of Sandleford Priory. To the north of the priory the removal of former parkland has been extensive in the past due to gravel workings and subsequent miscellaneous commercial uses including a residential caravan site, hotel, Newbury College, recycling centre, and development of the former riding school. To the east of the Site within the wider Sandleford Park site there are a number of standards trees, scattered across the pasture near the A339. Similar trees; which are remnants of the Sandleford Priory parkland are located on the eastern side of the A339.
- 9.3.43 The context of Wash Common and properties towards Wildwoods is wooded. Undeveloped land of the Site consists of paddocks set within woodland. The mature woodland and tree lines make the most significant contribution to landscape character. Similarly, to the southwest of the Site the landscape context of Cedarwood and Oakleaze Farm is densely wooded. In views from this landscape, the vegetation within the Site and along the River Enborne is continuous. There are limited examples of grassland, either within or outside the Site, contributing to the pattern of vegetation.
- 9.3.44 Field pattern contributes to the vegetation pattern, although hedgerow field boundaries tend to be overgrown with many hedgerow trees. A variety of fence types are used instead of hedging in a number of locations; post and rail fences are associated with equestrian land use; post and wire fences for livestock grazing.

Public Access

- 9.3.45 The principal attraction for informal outdoor recreation in the area includes walking the network of public footpaths, byways, minor roads and visiting places of interest. A large number of footpaths cross the study area, however only a small number exist within 1km of the Site. The majority of routes within the study area are concentrated to the northwest and the south east. There are two access roads within the Site boundary, one leads from the northern boundary off Warren Road to an individual existing property within the development boundary. The second is Kendrick Road that leads through the western section of the Site to a private property located beyond the development boundary to the south. The closest public footpath (GREE/9/1) to the Site leads along Warren Road immediately adjacent to the development boundary and continues across the former parkland to the west of the Site and extends to the A339 adjacent to Sandleford



Priory.

- 9.3.46 Various public footpaths are found to the south of the Site through areas of open access land at Newtown Common, although these do not have any direct connections with the Site. Public roads close to the Site provide a means of accessing long distance footpaths and national cycle routes. There are no footpaths extending southwards towards the River Enborne, and onwards to the access land and network of footpaths near Oakleaze Farm.

Landscape baseline summary

- 9.3.47 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this assessment were taken into account as indicators of the aspects of the landscape important to the character and value. In summary:
- The site and its landscape context occupies a small part of **National Character Area 129: Thames Basin Heaths**. Of the key characteristics of the NCA, only the features relating to its landform and land cover are relevant, such as Cultivated farmland is typically enclosed within small irregular shaped fields divided by hedgerows with small areas of wood and heath. These are highly valued in a landscape which is heavily populated and developed area characterised by large towns.
 - At a county level, the site lies within the **Woodland and Heathland Mosaic** character area, key characteristics of which include a strong wooded context and arable land and pastures divided by a varied field pattern of small irregular fields.
 - At District level the site lies within **LCA 18a: Degraded Parkland**. Key features referred to are specimen trees and tree clumps, degraded pasture and the destruction of parkland by mineral extraction and commercial after-use. The erosion of the contextual setting by the degraded urban fringe is noted. The assessment classifies the landscape as “one which has suffered change but still demonstrates a reasonably strong landscape character, worthy of conservation but where the overall structure and features are in decline requires a landscape strategy based on enhancement”.
 - The Site is not located within a nationally important landscape designation, such as a National Park or an Area of Outstanding Natural Beauty. The north Wessex Downs AONB lies 1.8km south-west of the Site.
 - Vegetation pattern within the rural landscape makes an important contribution to landscape character. The character of the landscape is derived in part from the vegetation pattern including visually prominent blocks of deciduous woodland linked by other small areas of mature vegetation.
 - Two access roads lead into the Site. The closest public footpath (GREE/9/1) to the Site leads along Warren Road along the northern boundary of the site to the development boundary and continues across the former parkland to the west of the Site and extends to the A339 adjacent to Sandleford Priory.
 - The site lies within close proximity to a number of listed buildings, including Sandleford Priory which is a Grade II Registered Park and Garden of Special Historic Interest. Within the site context there are a number of existing and former private estates within the locality of Newbury which have resulted in a landscape character which is interspersed with former parkland with plantations and tree lines purposefully planted to form views and enclosures to the estates; remnants of these estates can be seen across the landscape and provide a visual landscape link to the former history of the area.
 - Landform provides separation between the majority of the Site and adjacent settlement. This separation is emphasised by existing blocks of woodland and copses which divide the Site in a number of landscape ‘compartments’, particularly the north-western half of the Site. There are residential properties adjacent

to the site’s western boundary. The main settlement in the area is Newbury, the majority of which is separated from the valley of the River Enborne by a local ridgeline. The suburb of Wash Common is located on the southern side of the ridge. Beyond the edge of the urban area there are several small villages and hamlets.

9.4 Mitigation within the Submitted Design

- 9.4.1 The development proposals are described in chapter 3.0 of the Environmental Statement. This chapter sets out the landscape strategy and the measures to mitigate potentially adverse landscape and visual impacts. It also explains the function of the green infrastructure provided; the relationship of this strategy to the Site context; and its future maintenance.
- 9.4.2 The Proposed Development incorporates both mitigation and enhancement measures. The master plan for the Proposed Development incorporates a comprehensive landscape strategy.

Design

- 9.4.3 The primary landscape design objective of the strategy is to provide an appropriate setting for the Proposed Development at the Site. Secondary design objectives include assisting in achieving sustainability objectives, for example, increasing biodiversity and creating ecological connectivity. Sustainable drainage in the form of SuDS is also a key component of the Proposed Development that has been incorporated into the landscape proposals for the Site.
- 9.4.4 The potential for adverse effects on landscape and visual amenity have been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.
- 9.4.5 The master plan shows the retention of woodland within the Proposed Development. Existing hedgerows and linear tree groups would also be largely retained within the development and would be supplemented by additional planting in a number of locations.
- 9.4.6 The retention of the woodland would be a major asset for the Site. These areas are currently in private ownership with no public access. There is no evidence of woodland management. The development of the Site would allow the woodland copse to become an amenity resource for the public subject to consultation with Natural England.
- 9.4.7 Existing retained vegetation will help reduce the potential visual prominence of the residential development. It is proposed to retain and manage retained vegetation to maximise the degree of screening that this provides. This will also maintain habitat connectivity around and within the Site via the network of retained hedgerows and woodland.
- 9.4.8 It is also proposed to establish hedgerow boundaries between properties within the western (Sanfoin) and central sections of the Site adjacent to eastern section of the development. The hedgerows will comprise native species typical of the locality and will be managed in a form consistent with adjacent hedgerows. The hedgerows would provide a degree of screening, but it will also integrate the scheme with the surrounding landscape pattern around existing properties adjacent to the Site and will create green corridor links.
- 9.4.9 Mitigation measures incorporated into the scheme design include;
- Existing hedgerows and linear tree groups will be largely retained and integrated within the development, and would be supplemented by additional planting in a number of locations;
 - Woodland of Brick Kiln Copse will be retained, with SuDS integration within its core creating an area that



is managed;

- Buffer zones and Root Protection Areas from existing woodland, hedgerows and trees during construction;
- Predominantly 15m wide buffer zone around Brick Kiln Copse, with the exemption of a small section on the north eastern edge;
- Additional planting across the Site to integrate the development and to provide new green links.

9.4.10 Other measures proposed include the development of the density arrangement of proposed properties. To the western side of the development detached properties will be integrated in a lower density with some clustered arrangement and some linear lines of development, in keeping with the arrangement of properties of the Wash Common area and in particular those around Garden Close. Rooflines within this area will also be in keeping with the local vernacular of two storey dwellings. Towards the east, development is higher in density and is a combination of semi-detached properties and flats which will integrate with the higher densities of properties within the Bloor Scheme to the west of the Site.

Construction

9.4.11 There is limited potential for mitigating the visual effects of the construction activities and the changes that will be associated with construction of the proposed development. The level of disruption may be reduced by using best construction practice, and management measures: restriction of the working areas available, traffic management, maintenance of accesses and provision of alternative pedestrian routes, control of hours of working and minimising night working, and programming of operations to minimise the duration of works in any one location. Any lighting requirements for the contractor's compounds would be required to limit light spill, and compounds would be screened with appropriate fencing.

9.4.12 The extent of vegetation to be removed as a result of the scheme has been minimised. Vegetation proposed to be retained would be protected from direct damage from construction operations and from indirect damage resulting from activities in the vicinity of the vegetation. Temporary fencing to define the edge of the construction area would be installed from the commencement of the works.

9.5 Likely Significant Environmental Effects of the Scheme

9.5.1 This section deals with the effects of the proposed Development on the landscape of the Site and its context. It examines the significance of the landscape effects arising as a result of the proposed Development with reference to:

- the potential effects during the construction and occupation of the Development on the landscape fabric within the Site;
- the potential effects associated with the potential main access road options defined as the - 4.8m widening.
- the potential effects during the construction and occupation of the Development on landscape character, including consideration of the significance of effects on designated landscapes; and
- the potential effects on the landscape amenity of local residents, users of public rights of way and roads.

Construction Phase Effects

Landscape Fabric and Features

9.5.2 During construction, there would be a direct effect upon the landscape fabric and landscape features of the

Site as a result of construction activities. The Site layout has been designed so as to protect and manage the periphery trees and Brick Kiln Copse within the Site to conserve, enhance and create habitat areas. There will be some removal of trees within Brick Kiln Copse to accommodate sustainable drainage features in the form of attenuation ponds and swales. Hedgerows that form the boundaries to development parcels will be affected by minimal removal where the pedestrian and vehicular routes cross the field boundaries. The internal hedgerow within the eastern area of the Site will also be retained with some fragmentation occurring to allow for access. The hedgerow vegetation around Kendrick Road will be maintained in the majority except where access will be required. Some of the isolated existing trees within the western half of the Site will be removed to accommodate development plots.

9.5.3 A small segment of hedgerow and associated trees will be removed from the eastern boundary to provide a connection access point with the adjacent Bloor scheme. Grassland and arable agricultural vegetation would be removed as a result of the development. The scale of change upon the existing internal and boundary hedgerows would be **small** although the minimum loss would be long term. The magnitude of change upon the copse would be **medium** due to the inclusion of attenuation ponds within its core and this would remain throughout the period of the project. The scale of change on isolated trees would be **small** although the loss would be minimum the duration of the change would be long term due to the maturity of the trees that would be lost. The grassland vegetation within the boundaries would be removed throughout the development parcels of the Site as result of the type of development and the construction elements required for this and this change would be permanent.

9.5.4 The Warren Road widening scheme already consented results in minimal changes to vegetation because it follows the existing line of Warren Road, widening it to 4.8m.

9.5.5 The degree to which aesthetic or perceptual aspects of the landscape are altered by the proposed development, would be of **medium** magnitude. Change of an enclosed rural landscape being altered to accommodate development comprising housing, a school, a care home and day care elements, which will be permanent. The development will reduce the perception of enclosure and rural housing development with associated school care home and day care elements will be permanent and the development reduces the perception of enclosure and rural aesthetic that exists at the edge of the existing settlement boundary; however the development is limited in extents of the scale of change being localised to the Site itself and the immediate setting combined with the retention of as much of the existing fabric and features across the Site.

Landscape Character

9.5.6 During construction, there would be a short-term localised change in landscape character as a result of removal of some the landscape fabric, increased construction traffic movements and on-site operations. The Proposed Development would alter the landscape character within the localised area but would have a small change upon the wider landscape character area due to the relative containment of the proposed development by landform and vegetated nature of the landscape. As a result, there would be a **small** magnitude of change.

Public Access (Landscape Amenity)

9.5.7 The development of the Site would have a large scale of change on the receptors of housing within the local area during construction, with **medium change** on the setting of properties located to the immediate north and west. The situation of the properties directly facing the Site would be altered as a result of the construction and views would be constantly changing throughout the construction period, filtered screening would have only minor effect on impact at this stage.

9.5.8 In the immediate vicinity of the Site amenity value would change due to the altered landscape and the



views across the fields from local receptors of properties and Public Rights of Way would be more enclosed to shorter distance with the incorporation of dwellings and other buildings creating a **medium change**.

- 9.5.9 The Site activity of the construction would not be apparent from wider views on long distance footpaths. Construction activity on the local roads however would be noticeable though not prominent in the broader context and would have only a **small change**.

Setting to settlement

- 9.5.10 The development of the Site would have a large scale of change on the receptors of housing within the local area during construction, with medium change on the setting of properties located to the immediate north and west. The situation of the properties directly facing the Site would be altered as a result of the construction and views would be constantly changing throughout the construction period, filtered screening would have only minor effect at this stage.
- 9.5.11 In the immediate vicinity amenity value would change due to the altered landscape and the views across the fields would be more enclosed with the incorporation of dwellings creating a **medium change**.
- 9.5.12 The 4.8m Warren Road widening work would contribute to this change, however, the change would be limited by creating only minimal widening works with limited removal of vegetation aligned alongside the route.

Designated landscapes

- 9.5.13 There will limit change on designated landscapes within the wider context during the construction period, however, there will be a direct change on Brick Kiln Copse, covered by the local ecological designation of Local Wildlife Site. This area will experience some construction activity with the removal of trees within the woodland and the construction of attenuation ponds and boardwalk walkway within this area. Activity will be increased and movement within the woodland of construction machinery will result in a moderate magnitude of change, however this will be of short duration resulting to **small magnitude of change**.

Operational Phase Effects

Landscape Fabric and Features

- 9.5.14 The retained hedgerow/treeline boundaries would remain in place on site throughout the occupation of the development and although dissected in some parts to allow for access enhanced sections would be created as part of the landscape proposals including the property boundaries. Throughout the Site additional planting as part of the development of the green infrastructure would be introduced and in time would increase the overall vegetation content within the Site. The removal of parts of the boundary for access purposes would be a permanent change, however additional planting of further hedgerows and trees within the Site would aim to mitigate against loss and would increase the level and diversity of vegetation of the Site and would therefore be considered as a **small** magnitude of change.

Landscape character

- 9.5.15 Whilst the proposed residential development would result in change to landscape character within the immediate site context, the Proposed Development would have a limited effect upon the wider character area at both a regional and local level. The development would become integrated into the wider envelope of the adjoining character area of Wash Common evidenced by the retention of retained tree lines and the proposed landscaping. The magnitude of change would be **small**.

Public Access (Landscape Amenity)

- 9.5.16 Footpaths within the immediate context of the development will experience a distinct change in character across the Proposed Development due to a reduction in tranquillity and the urbanisation of the footpath corridor which would result in a **medium change**. Those rights of way within the vicinity of the development would experience increased activity within the general area of access route and the enclosure of the Site would affect the amenity value of the localised footpath. Footpaths within the wider context would be little affected. Improved green infrastructure planting and introduction of open green space and play space would increase the amenity value of part of the Site itself resulting in a **small change**.

Setting to settlement

- 9.5.17 The setting of properties directly facing the Site along Garden Close Lane, Kendrick Road and Round end would be altered compared to the previous open view which would be a permanent change.
- 9.5.18 Views would be adversely affected due to the introduction of the development to the rear of the houses. A small number of residents would still receive some open views across the Sanfoin area. There would be screening of the Site through the further growth of existing vegetated boundaries and with planting and establishment throughout the interior of the Site which would reduce some of the visual intrusion.
- 9.5.19 The 4.8m widening works on Warren Road would contribute to this change. The setting of the settlement within the immediate vicinity of the Site would be altered as a result of the development proposals which would include the road route. During operation the setting of the settlement would gradually alter as mitigation and proposed planting consistent with existing vegetation matures and reduces the magnitude of change experienced during the construction period.
- 9.5.20 In the long-term the residential development would become part of the landscape setting and the potential initial adverse impacts on landscape amenity would become less, resulting in a **Medium/small magnitude of change**.

Designated landscapes

- 9.5.21 The operational effects will have a limited effect on designated landscapes across the wider context of the scheme due to the distance between other designated areas. There will be a direct change on Brick Kiln Copse, covered by the local ecological designation of Local Wildlife Site. Visitors to this woodland, which is not currently accessible by the public would experience a sense of some urban enclosure as a result of the Proposed Development. The Copse will no longer be entirely open to landscape to the east and west, however, this will still be open to the south and the parkland development. The inclusion of ponds, a raised walkway within the woodland will create new elements within it combined with improved management would not necessarily be a negative change to existing aspect of the woodland and would provide some ecological and amenity benefits as well as visual interest resulting in a **small magnitude of change**.

9.6 Additional Mitigation, Compensation and Enhancement Measures

- 9.6.1 No additional landscape and visual mitigation is proposed as a part of the construction or operational phases of the development. All mitigation proposed forms part of the submitted design, although some areas have been indicated to experience significant nature of effect this has been designed out from the design wherever possible. The residual effects are considered as such because of the change from rural landscape to one of the built forms. This can be reduced by planting and similar methods of mitigation, however, the development of housing within a current semi-rural setting can only be mitigated against to a certain degree. Existing retained elements of the development parcels and the additional elements of planting provided within the development of a site will continue to provide an increase in mitigation on a year on year basis.



9.7 Assessment Summary and Likely Significant Residual Environmental Effects

9.7.1 The Site layout has been designed in order to minimise impact to the existing pattern and fabric of the landscape by retaining the vegetated Site boundaries and woodland contained across the site as far as possible where access points and development allows. The effects of the Proposed Development on the landscape character and its components would be **moderately adverse** in initial stages of construction upon the context area due to the activity and initial change that would result in increased activity and construction movement and initial development. However, this would reduce to **minor adverse** during the occupational life of the development due to the effective mitigation provided by existing vegetation pattern, the design of the development and through the inclusion of additional planting elements within the development providing defined screening and increasing the amenity value. This would create only **significant** effects on a small localised area on a limited number of receptors which would over time reduce, with effects within the wider context being little altered or unchanged resulting in impacts being **not significant**.



Table 9.8 Assessment Summary and Residual Environmental Effects – Landscape Effects

Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Construction							
<p>Vegetation Pattern Visually prominent blocks of deciduous woodland linked by small areas of mature vegetation</p>	Moderate sensitivity	<p>The Proposed Development would retain the majority of hedgerow/tree line and Brick Kiln Copse vegetation within and around the Site boundary, which would be protected during the construction period. Small areas of vegetation removal would occur to form the Site access points pond construction and properties. The boundary vegetation and woodland copse is important in the immediate vicinity and within the wider context. This would be further compensated by additional planting within the Site to mitigate for the loss.</p> <p>The grassland and some individual trees in the interior of the Site would be removed through the construction of the residential properties. The overall magnitude of change is small.</p>	<p>During construction, the integral pattern of vegetation of the Site would be maintained with only minimal removal of vegetation across access points. Removal of trees within Brick Kiln Copse would be limited to the core of the copse resulting in little outward change resulting in minor adverse effects which would be considered to be Not Significant.</p>	None	Small	Minor adverse, not significant	Medium
<p>Landscape features and Character</p>	Moderate sensitivity	<p>The Proposed Development would alter the local landscape character of the immediate vicinity with some minimal vegetation removal at the boundary of the Sites and also with the removal of field grassland. Vehicle movement, delivery of materials and general site activity throughout the development period would greatly alter the landscape character of the existing secluded field structure. In the broader setting the construction activity would potentially alter the character on a short term basis. The development in the wider setting would not be prominent within the general daily activity of Newbury and would therefore be Medium/small change</p>	<p>Within the immediate context there would be an alteration of the landscape features and character of the Site. There would be a change in the character of the Site, however this would be localised to the confines of the Site. In the wider context the Site would retain the key features of its character through the retention of the vegetation pattern creating a moderate to minor adverse effect.</p> <p>Not significant</p>	None	Medium/small change	Moderate-minor adverse, not significant	Medium
<p>Public Access (Landscape Amenity) (Local residents Pedestrians using public footpaths & roads, visitors to Newbury College, rugby club and St Gabriel's School; vehicle travellers along Monk's Road, the A339 and B4640)</p>	High/moderate sensitivity	<p>The Site activity of the construction would not be apparent from wider views on long distance footpaths. Construction activity on the local footpath in particular along the route where the footpath follows the road route. Increased activity of vehicular activity and adjacent construction work would have a negative effect, the tranquillity of the route would change with the increased activity and the altered views</p>	<p>Change as a result of the Proposed Development would be most perceptible to people who use the public footpath which passes adjacent to the Site. This route passes through a self-contained rural landscape which would experience change during its transition to an urban environment resulting in a minor adverse effect.</p>	None	Small	Minor adverse, not significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
		<p>experienced along its route resulting in a medium change.</p> <p>Road routes across the area would not experience change and although activity may be noticeable it would not be prominent in the broader context and would have only a small change.</p>	Significant	None		Minor adverse, Not significant	Medium
Setting to settlement	Moderate sensitivity	<p>The development of the Site would have a large scale of change on the receptors of housing within the local area during construction, with medium change on the setting of properties located to the immediate north and west. The situation of the Site to the rear of properties would be altered as a result of the construction and views would be constantly changing throughout the construction period, filtered screening would have only minor effect on impact at this stage. From the immediate vicinity, amenity value would change due to the altered landscape including the loss of trees along Warren Road. and the views across the fields would be enclosed to shorter distance with the incorporation of dwellings creating a medium change.</p>	<p>Residents of a group of properties along Garden Close would be able to perceive change within the setting of their properties. Adverse impact would only occur where the development would be a perceptible element in the setting of the property.</p> <p>The 4.8m Warren Road widening works, would create a slight change to residents aligned with Warren Road with vegetation removal and replacement which would contribute to this change.</p> <p>In addition to temporary disturbance during the construction period, residents of those properties would experience a permanent change from a setting which is predominantly rural, to one which is more urban, but which will be screened through planting resulting in minor adverse effects which would be considered to be Not Significant.</p>	None	Small	Minor adverse, not significant	Medium
Designated landscapes	Moderate sensitivity	<p>Brick Kiln Copse which will experience some construction activity with the removal of trees within the core of the woodland and the construction of attenuation ponds within this area. Activity will be increased and movement within the woodland of construction machinery will result in a moderate magnitude of change, however this will be of short duration resulting to small magnitude of change.</p>	<p>There will be very little distinct change to the designated landscapes within the wider context of the proposed development due to the distance between the Site and these areas.</p> <p>Direct effects will occur on the designated Brick Kiln Copse due to the implementation of attenuation pond and boardwalk footway within the woodland. The changes will open up aspects within the woodland as trees are felled and ponds are formed but activity will be of short duration resulting in a minor adverse effect and would be considered to be not significant</p>	None	Small	Not Significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Operation							
<p>Vegetation Pattern Visually prominent blocks of deciduous woodland linked by small areas of mature vegetation</p>	Moderate sensitivity	<p>The Proposed Development would retain the Site boundary, and this would be further strengthened by management and additional planting.</p> <p>Additionally there would be beneficial elements of increased biodiversity with species added to the woodland buffer area, inclusion of ponds across the Site and further additional planting of property boundaries and garden planting. This change would be considered beside the loss of the pasture grassland, being a change to the previous landscape vegetation within the Site. The additional planting within the Site could potentially increase the species range and improve the diversity of the Site and is considered to be a small change</p>	<p>During operation the Site would be less open and more segregated due to the arrangement of properties, however there would be an increased level of vegetation across the Site, in particular within the western parcel where proposed tree planting and property hedgerows would mature and form a green network across the Site increasing the vegetation variety and content resulting in a minor effect which would be considered as Not significant.</p>	None	Small	Minor adverse, not significant	Medium
<p>Landscape features and Character</p>	Moderate sensitivity	<p>The development at this stage would be established and the Site vegetation would provide additional screening and visual fragmentation of the roof line of the development. Localised character would remain altered due to the loss of the open aspect of the fields. However, in the wider context the development would not be considered to be greatly detrimental upon the landscape character and although a change in character the loss would be considered as Small change</p>	<p>The features of the landscape which contribute to its character having been retained would result in the development being largely enclosed within the vegetated boundaries. The settlement boundary of Newbury would be extended to the south and west and the character area of Wash Common would be extended across the development site. In the wider context, the landscape features and character would largely be unaffected resulting in a minor adverse effect.</p> <p>Not significant</p>	None	Small	Minor adverse, not significant	Medium
<p>Public Access (Landscape Amenity) (Local residents Pedestrians using public footpaths & roads, visitors to Newbury College, rugby club and St Gabriel's School; Vehicle travellers along Monk's Road, the A339 and B4640)</p>	High/moderate sensitivity	<p>In the long-term the residential development would become part of the landscape setting and the potential initial adverse impacts on landscape amenity would become less, resulting in a Medium/small change.</p> <p>The increased activity within the general area of people cars and the enclosure of the Site would affect the amenity value of the area, improved hedgerow, introduction of open green space and play space with</p>	<p>In the long term the introduction of built development into the landscape and the occupation of the Site would have adverse effects on landscape amenity. The widening of Warren Road would increase use and access. These effects would be mitigated by the layout of the development and its response to adjacent land uses. The potential loss of views of a rural landscape can in part be offset by improved public access to the Site and</p>	None	Medium-small	Minor adverse, not Significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
		increased planting would increase the amenity value of part of the Site itself resulting in a small change .	adjacent scheme. Newly forged links to the retained ancient woodland and the parkland relating to Sandleford Priory would represent a significant addition to the landscape amenity of Newbury, due to increased accessibility. Overall, the impact of the Proposed Development has the potential to create a slight adverse/minor beneficial effect on landscape amenity. Not Significant				
Setting to settlement	Moderate sensitivity	The setting of the Site directly behind existing properties would be altered compared to the previous open view which would be permanently altered. Views would be adversely affected due to the introduction of the development in front of the houses. Residents would still receive some open views across the Salisbury Green area and there would be screening of the Site through the further growth and establishment of the hedgerow boundary and with planting throughout the interior of the Site which would reduce some of the visual intrusion. In the long-term the residential development would become part of the landscape setting and the potential initial adverse impacts on landscape amenity would become less, resulting in a Medium/small change .	From the immediate vicinity amenity value would change due to the altered landscape and the views across the fields would be enclosed to shorter distance with the incorporation of dwellings creating a moderate/slight adverse effect.	None	Moderate	Moderate/slight adverse Not Significant	Medium
Designated landscapes	Moderate sensitivity	The operational effects will have a limited effect on designated landscapes across the wider context of the scheme due to the distance between other designated areas. There will be a direct change on Brick Kiln Copse which will experience a sense of some urban enclosure as a result of the Proposed Development. The inclusion of ponds within the woodland will create new elements within it, however these would not necessarily be a negative change to existing aspect of the woodland and would provide some ecological benefits as well as visual interest resulting in a small magnitude of change .	The inclusion of ponds and walkway within the woodland will create new elements within it, however these would not necessarily be a negative change to existing aspect of the woodland and would provide ecological benefits, amenity and visual interest resulting in a minor beneficial effect .	None	Small	Not Significant	Medium



9.8 Visual Baseline Environment

Existing baseline

Zone of Theoretical Visibility (ZTV)

- 9.8.1 In the ZTV illustrated on **Figure LA.05-1**, no allowance has been made for potential screening by minor variations in topography, existing vegetation, buildings within settlement, etc.
- 9.8.2 In the ZTV illustrated on **Figure LA.05-2**, the screening effects of the woodland and buildings has been taken into consideration, based upon the data in the Ordnance Survey OS Open Map Local ESRI® Shapefile have been modelled at a mean average height of 10m and buildings at the notional 8m high building. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration.
- 9.8.3 For the visual impact assessment, a ZTV study area of a 5km kilometre radius from the Site was investigated and mapped (**Figure LA.05-2**). Potentially sensitive visual receptors include residents, people visiting areas covered by landscape designations, areas or sites of historic interest, public footpaths, bridleways and cycle routes, and visitor attractions.
- 9.8.4 During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which define actual visibility, were identified. Representative viewpoints were then selected for the visual impact assessment.
- 9.8.5 The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the Site.

Viewpoint study

- 9.8.6 The visual appraisal drawing, **Figure LA.04**, illustrates the location of the Proposed Development and shows the ZTV at a scale of 1:25,000. It also shows the locations of the Site and appraisal photographs, which are reproduced on **Figures LA.06**, and **LA.07**, which were derived from the comments received from the Landscape Officers within West Berkshire Council.
- 9.8.7 A total of 15 views were taken to illustrate the Site and its appearance in publicly available views (**Figures LA.07**), from the viewpoint studies, a representative selection of views is taken forward to the visual impact assessment.
- 9.8.8 Views of the Site are available from the immediate vicinity from the north with other views being available from the south and west, either where relative elevation allows views over intervening features or where there are no intervening features to obscure views. The key areas of visibility are:
- Near views from the north on Warren Road;
 - Near views from Kendrick Road;
 - Near views from footpath route GREE/9/1;
 - Mid distance views from the east;
 - Mid distance views from the south;
 - Mid distance views from Sandleford Priory
- 9.8.9 Views from within the Site are also provided to illustrate the landform of the Site and show other areas not publicly accessible from which the Site is visible.

Views from the North

- 9.8.10 The ZTV shown on **Figure LA.04-1** identified a zone of land to the north where the Site is potentially visible. Despite the extent of theoretical visibility there is little actual visibility identified during the field survey as it is prevented by intervening vegetation.
- 9.8.11 **Appraisal Photograph 03** shows a view taken from the western end of Warren Road at 102 AOD, 0m from the Site boundary. The western development plot can be seen within the centre of the view through the hedge line, where pasture/ open paddocks can be seen. New Warren Farm House can be seen in the centre of the view adjacent to Brick Kiln Copse.
- 9.8.12 **Appraisal Photograph 11** indicates a view as seen from Monks Lane at 120m AOD at 0.62km to the north of the Site. The route combines the road link between the A339 and the A343 and also includes footpath and cycle routes. The view indicates that there is no inter-visibility between this location and the Site due to the high and well-maintained vegetation that is aligned along the length of the road.
- 9.8.13 **Appraisal Photograph 12** is representative of a view seen from the junction of Monks Lane and the A339 along a footpath route that leads from within the centre of Newbury at 121-130m AOD at 1.40km from the Site at its nearest point. Newbury College can be seen in the background to the left of the view. The Site is obscured from view by the vegetation along the road boundary and by the woodland copses within the surrounding landscape around the Site.

Views from the East

- 9.8.14 The ZTV shown on **Figure LA.04-1** identified zones of land to the east where the Site is potentially visible. Despite the extent of theoretical visibility there is little actual visibility identified during the field survey as it is prevented by intervening vegetation.
- 9.8.15 **Appraisal Photograph 04** is a representative view as seen from the Grade I listed Sandleford Priory (Now St Gabriel’s School) at 110 AOD at 1.3km from the eastern boundary of the Site. The view experiences views of the Grade II former parkland of the priory and the woodlands of High Wood, Gorse Covert and Waterleaze Copse can be seen as a feature of the view. Views extend to higher landform along the horizon of the view. The development site itself is obscured from view by the woodland and boundary vegetation.
- 9.8.16 **Appraisal Photograph 06** shows the views as seen from the footpath route that passes from the northern boundary of the Site along Warren Road to Sandleford Priory at 120 AOD at 36m from the eastern site boundary. The pasture and the eastern boundary vegetation consisting of shrubs, scrub vegetation and mature trees forms the extent of the view. Glimpses through the boundary vegetation can be seen of the development plot and New Warren Farm House which would become obscured within the summer months.
- 9.8.17 **Appraisal Photograph 16** indicates the views experienced from Greenham Common at 121 AOD at 2.05km from the Site. The view is considered due to the Common sitting at an elevated level to the Site and due to its designation of being within CROW access land and its proximity to the scheduled monuments of the former silos. The view is taken from one of the main footpath routes through the common. Views of the Site are completely obscured by intervening vegetation that extends from the common to Sandleford Priory.

Views from the West

- 9.8.18 The ZTV shown on **Figure LA.04-1** did not identify any zones of land to the west where the Site is potentially visible. However, it was considered that views from within the area should be considered to assess potential impacts on the designated Scheduled monuments and battlefield locations and the Registered Park and Garden of Hampstead Park on Hampstead Hill. There is little actual visibility identified during the field survey as it is prevented by intervening vegetation.



- 9.8.19 **Appraisal Photograph 01** indicates a view as seen from Kendrick Road at 100 AOD at 0km overlooking the central development plot where enclosed pasture can be seen between the boundary tree line. New Warren Farm House is seen beyond the field boundary line with Brick Kiln Copse adjoining this in the background of the view, screening the majority of the eastern plot from view.
- 9.8.20 **Appraisal Photograph 05** is indicative of the view experienced by road users and residents along the A343 Andover Road at 125 AOD at 0.01km from the Site boundary its nearest point. The viewpoint is representative of the view seen of Warren Road. The development of the Warren Road access will be most apparent at this point however the rest of the development Site is obscured from view by the built form of properties. Mature tree lines and vegetation is particularly apparent on the northern side of Warren Road.
- 9.8.21 **Appraisal Photograph 08** denotes a view as seen from Wash Common open space at 124 AOD and at 0.57km within which lies a scheduled ancient monument of medieval tumuli (burial mounds). The intervening built form and associated vegetation of property boundaries and the mature vegetation bounding the open space prevents views of the Site.
- 9.8.22 **Appraisal Photograph 09** is indicative of the view experienced from the footpath on Round Hill that links to the Berkshire Circular Routes at 126 AOD at 1.14km from the Site boundary. The elevated location experiences far reaching views to the south to the opposite ridgeline. The undulating landform close to this viewpoint and the intervening mature vegetation and woodland copses results in views not being available of the Site with only the rooflines of some properties seen on Essex Road.
- 9.8.23 **Appraisal Photograph 10** at 122 AOD and at 2.91km from the Site boundary shows the view as seen from the Berkshire Circular Routes footpath that passes through Hampstead Park and lies on the edge of the registered park and garden. The view overlooks Hampstead Park Vineyard adjacent to Enborne Road. The view presents views of the undulating landscape and the intervening mix of vegetation of mature hedgerows and woodland copse. Properties can be seen on Enborne Lodge Lane and on Wheatlands Lane, however beyond this, properties of Wash Common and of Newbury beyond are not visible. The Site is obscured by the landform and vegetation spread between the Site and the viewpoint.

Views from the South

- 9.8.24 The ZTV shown on **Figure LA.04-1** identified a zone of land to the south where the Site is potentially visible. Despite the extent of theoretical visibility there is little actual visibility identified during the field survey as it is prevented by intervening vegetation.
- 9.8.25 **Appraisal Photograph 13** indicates a view seen from the footpath route that runs alongside the A34 at 135 AOD and 2.58km from the Site boundary. Views extend along the road corridor and traffic can be seen moving along both carriageways. Properties can be seen on the edge of Horris Hill. Properties of Wash Common and of Newbury are not visible. The Site is not visible from this viewpoint due to the landform and intervening vegetation that separates the Site from the viewpoint.
- 9.8.26 **Appraisal Photograph 14** shows a view from a local footpath route that passes at 1.10km to the south at 100 AOD. Undulating pasture can be seen in the foreground which gently falls towards the Enborne river corridor. Properties on Garden Close can be seen in-between the ribbons of vegetation. The Site is not visible from this viewpoint due to the extents of the intervening vegetation.
- 9.8.27 **Appraisal Photograph 15** is indicative of views experienced along the B4640 Newtown Road, at 95 AOD at 1.1km from the Site boundary. The open views extend over rolling farmland to the north and east. Sandleford Priory and its immediate grounds can be seen to the east. To the north the woodland copse of Gorse Covert can be seen on the horizon. The Site is located to the west of the copse however cannot be viewed from this location due to the vegetation associated with the River Enborne corridor and the dense tree growth of the Gorse Covert.

- 9.8.28 **Appraisal Photograph 17** is an informal route off Penwood Road within woodland in the North Wessex Downs AONB at 125 AOD and at 2.93km from the Site boundary and in close proximity to the Registered Park and Garden of Highclere Castle. The view is completely obscured by the dense mixed vegetation that extends across the ridge from Bails Copse to The Chase.

9.9 Visual receptors

- 9.9.1 The following is a résumé of the viewers and locations from where views may be available, with references to the representative viewpoints or other photographs.

People in settlements and residential properties

- 9.9.2 The Site is located to the south-east of the existing settlement boundary of Newbury and adjoins the existing developments on Wash Common that extend along both sides of the A343 Andover Road stopping shortly before Enborne Row located along the wooded river corridor. The local access roads off of Andover Road contain a mix of housing which are surrounded in the main by mature vegetated boundaries. The streetscape also contains mature trees creating a distinctly vegetated settlement. The northern end of the Site lays adjacent to Park House School and sits on undulating pasture which falls to the south. Mature hedgerows and woodland copse bound the Site. The character of the area of settlement and undulating landform and vegetation pattern creates screening features.
- 9.9.3 The Site is obscured by the intervening vegetation and the built form from the majority of the settlement of Newbury and surrounding villages and hamlets.
- 9.9.4 The properties that experience views are those that adjoin the development site such as those located just off of Warren Road close to the Catholic Church at the northern end of the Site, views from the rear of the properties overlook the central development plot which extends from the property boundaries and can be seen extending southwards, represented by **site photograph 03**.
- 9.9.5 The access road would result in a change in visual effects with the works to Warren Road having minor effects on the view as a result of the widening of the road, removal of vegetation and the additional activity that the development will create.
- 9.9.6 Properties aligned with the western boundary on Garden Close, represented by **Site photograph 06** experience views from the rear elevation, with partially filtered views through the boundary vegetation.
- 9.9.7 The setting of the Grade 1 Listed Sandleford Priory (St Gabriel's School) located to the south east of the Site is of high importance and views should be maintained to overlook the former parkland. The development Site, located to the west, although in an elevated location to the Priory is not clearly seen from the view as represented by **viewpoint 04**, the woodlands of High Wood, Gorse Covert and Waterleaze copse on the higher land between the Site and the Priory offer screening of the Site due to the maturity and density of the existing wooded areas.
- 9.9.8 To the south properties within Newtown despite being on a similar elevation are not afforded views of the Site due to the intervening vegetation of the woodland copses of Gorse Covert, Wildwoods, Waterleaze copse and the wooded river corridor all contribute to screening the Site from views within the wider context.
- 9.9.9 The access and widening works on Warren Road would contribute to a change in the view for residential properties along and adjacent to Warren Road represented by **viewpoint 05** however the wider route has the potential to offer improved pedestrian and vehicular access combined with landscaping to mitigate the loss of existing vegetation.
- 9.9.10 Residents within the immediate vicinity of the Site would be considered as **High/ moderate sensitivity** due to the potential change in views and setting which would create a negative effect for these receptors



and they are therefore more susceptible to change. In particular there will be a negative impact upon the setting of Squirrel Cottage on Kendrick Road. However, the limited number of residents directly affected results in the majority of receptors being of lesser susceptibility to change and are of **moderate to lesser sensitivity**.

Users of public rights of way and areas of public access

- 9.9.11 Public footpaths and roads in the wider context and immediate vicinity of the Site offer views of the Proposed Development. **Appraisal Photographs, 03 06, 07, 08, 09 and 10** are taken from the public footpaths that pass close to the Site and at a further distance where the topography of the area allows long distance views of the wider area.
- 9.9.12 Within the vicinity of the Site there is only one public footpath route which passes adjacent to the most northern boundary of the Site leading from Warren Road and extending south east across existing farmland to exit opposite St Gabriel’s School (Sandleford Priory) on the A339. Views west of the development will be visible though partially filtered through tree line vegetation as illustrated by **Appraisal Photographs 06 and 07**. From the west, the development will be partially screened from the footpath however views into the Site will be visible along the proposed main access road where the existing hedgerow will be segmented to allow for the access into the Bloor scheme. Beyond the eastern end of Gorse Covert copse, the Site is not visible.
- 9.9.13 Footpaths set at locations at a further distance from the Site also experience screened views due to the woodland copses, river corridor vegetation and plantation woodland as illustrated by **Appraisal Photograph 14**
- 9.9.14 The landscape amenity of Public footpath users is considered to be of **moderate sensitivity** due to the landscape amenity within the immediate vicinity being affected. However, this is limited to close proximity footpaths. In wider views due to the Site being less perceptible footpath users are considered to be of **lesser sensitivity**.

Road users

- 9.9.15 The landscape amenity of vehicle travellers is of **lesser sensitivity**, with the view becoming less sensitive as the speed of traffic along the road increases or the duration of view along the route decreases.
- 9.9.16 Road users would be presented with limited views, with only glimpse views presented of the Site vegetation of the boundaries and Brick Kiln Copse providing screening to the surrounding landscape, preventing most views of the Site. **Appraisal Photographs 05, 11 and 12** indicate views from local roads.
- 9.9.17 Road users along Andover Road and Warren Road will experience the changes related to the development to the greatest extent. The Warren Road work would result in limited widening of the road with some disturbance to the current view and minimal removal of vegetation.

Views from other landscape interests

- 9.9.18 Other areas of landscape amenity are represented by Sandleford Priory registered park and garden located 1.2km to the east. Views from the priory (now St Gabriel’s school) are screened at this distance by intervening mature vegetation of High Wood, Gorse Copse and Brick Kiln Copse. The woodland copses sit on a local ridgeline elevated to the location of the priory which restricts views of the development represented by **Appraisal photograph 04**.
- 9.9.19 Other areas include Greenham Common, a scheduled ancient monument located 1.8km to the west which is also an RSPB important bird area. Greenham Common within a more elevated location to that of Sandleford Priory does not experience views due to the woodland and copses surrounding the Site. Further

areas of interest such as The Battle of Newbury registered battlefield site and the registered park and garden of Hampstead Park at a distance of 1km and 3km respectively do not experience views and the Site is not discernible in the wider context, indicated in **Appraisal photograph 09 and 10** the view is screened by intervening vegetation, built form and landform preventing views.

9.10 Sensitivity

- 9.10.1 The sensitivity of views is affected by factors such as the distance to the viewer, the number of viewers affected and the importance of the Site in the overall view. The context of the viewpoint may also contribute to the ability to accommodate change. For example, people viewing from residential properties or from a valued landscape might be regarded as less able to accommodate change, than those viewing from an industrial context.
- 9.10.2 The sensitivity of the visual receptors is assessed as follows:
 - People in settlements and residential properties: **more susceptible** to changes in their visual amenity; open unobstructed views including the Site assessed are of high value: **high sensitivity**, and filtered, oblique or partial views of lesser value: **medium sensitivity**;
 - Users of public roads: **less susceptible** to change in their visual amenity; short glimpsed views of site vegetation are of low value, although open unobstructed views across the former Sandleford Priory parkland are of high value: **Low sensitivity**.
 - Users of public rights of way: **more susceptible** to change in their visual amenity; openness and tranquillity of the closest footpath will be altered. High value: **Moderate sensitivity**.
 - Visitors to the valued landscape: **more susceptible** to change in their visual amenity; historical use, openness/enclosure and tranquillity being key. High value: **High sensitivity**.

9.11 Visual baseline summary

- 9.11.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:
 - Views from the immediate west and North of the Site are available at certain points partially filtered by boundary vegetation screens views.
 - Filtered views from the North and east from adjacent footpath are limited by the boundary vegetation.
 - Longer distance view from the south along footpath near Cedarwood to the south of the Enborne River where glimpse views of rooflines are seen where the Site lies in an elevated location.

9.12 Mitigation within the Submitted Design

- 9.12.1 Refer to Section 9.4. a management strategy would consider the maintenance and management of the woodland to maximise amenity and biodiversity value.

9.13 Construction and Operational Phase Effects

- 9.13.1 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.



Table 9.9 View with development & magnitude of change

Viewpoint Ref	View during construction	View after Occupation	Magnitude of change
01 Kendrick Road (east) 0 km from site boundary (Within Site)	During the phased construction, initially activity would be glimpsed to the east across field pasture and beyond boundary vegetation, however throughout the construction period this would alter and construction activity would then be visible within the adjacent field seen in the centre of the viewpoint.	Enclosed pasture would alter to show two storey detached properties extending southwards aligned along access roads. Planting around the properties and boundary vegetation would mature and would visually separate rooflines across the streets.	Construction: /medium change Occupation: /medium change
02 Kendrick Road (West) 0 km from site boundary (Within Site)	During the construction, the pasture of the Site would be removed and there would be a large increase in daily activity on and around the Site with the movement of construction and machinery activity. Some trees within the Site would be removed though the vegetation along Kendrick Road and adjacent properties on the western boundary would remain.	Once site works are completed the Site activity would become more settled. The partially filtered view would consist of detached properties arranged across the enclosed area with associated access roads. Hedgerow and tree vegetation around properties and additional planting to the boundary hedge line would be seen and would over time mature and provide increased screening.	Construction: medium change Occupation: medium change
03 Warren Road (south) 0 km from site boundary (Within Site)	At the start of the construction phase activity would be most apparent within this area being the first phase site. The main access road would be formed to the right of the view and would be the main access point for construction traffic with movement of materials and machinery. The existing pasture would be removed and groundwork and construction activity would be visible. The tree line/hedgerow shown would be retained.	The existing enclosed pasture would give way to the primary school site which would be seen in the centre of the view to the left of the access road with dwellings seen to the right. Daily movement of people from properties and activity in relation to the school would be seen.	Construction: medium change Occupation: medium change
04 Sandleford Priory	During the construction phases there would be little to no discernible activity within the Site due to the intervening tree	There would be no discernible alteration to the view once	Construction: Negligible

Viewpoint Ref	View during construction	View after Occupation	Magnitude of change
1.31 km from site boundary	line boundaries and in particular the mature vegetation of Gorse Covert and High Wood. Increased activity may be seen on Newtown Road but this would be absorbed into the everyday activity on the road.	construction is complete and the dwellings occupied.	Occupation: Negligible
05 Andover Road (Warren Road view) 0.01 km from site boundary	Construction activity would be apparent from this viewpoint throughout the development of the scheme. The widening of the Warren road would be most visible aspect of the development with some limited vegetation removal and construction activity being seen. Intervening built form and vegetation would screen views of the rest of the development site. Some increased activity on Warren Road and Andover Road would be present due to this being the main access into the Site.	After occupation of the Site there would be no apparent views of the development site beyond Warren Road. Activity relating to people movement from the new dwellings would be evident along the widened road though this would not be overtly discernible against the existing people/traffic flow associated with Andover Road.	Construction: Great/medium Occupation: Small
06 Warren Road Footpath route 0.03 km from site boundary	During the construction within the eastern plot filtered views of heavy machinery and construction activity would be seen. The removal of vegetation within the Site boundary for the access road to connect this site with the Bloor scheme would allow for views through into the construction site and would allow views through of the erection of dwellings.	Once occupation occurs the school building and associated activity with within the Site would be visible through the access road gap in the adjacent vegetation to the centre of the view, with the care facility and further dwellings to the right. Enhancement of the vegetation boundary would gradually mature and vegetation gaps would lessen, however the access road would remain and properties and buildings would be seen extending into the Site.	Construction: Great change Occupation: medium change
07 Warren Road/ A339	There would be some glimpses of site activity during the construction period. At this distance the visibility of the	During occupation, there would be filtered views of the new built form through boundary vegetation and the	Construction: Great change



Viewpoint Ref	View during construction	View after Occupation	Magnitude of change
Footpath route 0.26 km from site boundary	activity would be less discernible. However, the access road formed within the boundary vegetation would allow views of construction activity. The vegetated site boundary would screen the majority of the construction from view.	access into the Site would be an apparent gap in the established tree line.	Occupation: Great change
08 Wash Common 0.57 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation and built form.	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
09 Round Hill footpath 1.14 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation and built form.	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
10 Enborne Road footpath 2.91 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation and built form.	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
11 Monks Lane 0.56 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation and built form.	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
12 A339/ Newbury college 1.26 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation and built form.	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
13 A34 Footpath	During construction, there would be little discernible construction activity on the Site. The Site is screened from view by the	After occupation, there would be no discernible alteration of the view.	Construction: Negligible

Viewpoint Ref	View during construction	View after Occupation	Magnitude of change
2.76km from site boundary	adjacent landform and intervening vegetation. Glimpse views of crane activity may be seen extending above site vegetation (if used).		Occupation: Negligible
14 Penwood Road 1.06 km from site boundary	During construction, there would be no visible activity within the Site. Crane activity may be seen extending above tree lines (if used) but this would be for a very limited time period.	Once the Site is occupied there would be no alteration to the view from this location.	Construction: Negligible Occupation: Negligible
15 B4640 1.04 km from site boundary	During construction, there would be no visible activity within the Site. Crane activity may be seen extending above tree lines (if used) to the left of the view but this would be for a very limited time period.	Once the Site is occupied there would be no alteration to the view from this location due to the intervening vegetation of Brick Kiln Copse and in particular that of Gorse Covert which screens views due to its location on the ridgeline.	Construction: Negligible Occupation: Negligible
16 Greenham Common 2.04 km from site boundary	The Site would not be discernible within the view due to the intervening vegetation around the edge of Greenham Common	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible
17 Tot Hill 2.96 km from site boundary	The Site would not be discernible within the view due to the dense vegetation covering this and the surrounding area	After occupation, there would be no discernible alteration of the view.	Construction: Negligible Occupation: Negligible

9.13.2 The visual effects assessment has been informed by the ZTV/ ZVI study shown on **Figure LA.05**. It identified a number of locations from which the Proposed Development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 5-6** and the sensitivity of the viewers (visual receptors) represented defined in **section 5.5** above.

9.13.3 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:



Table 9.9 Assessment Summary and Residual Environmental Effects – Visual Effects

Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Construction							
<p>Site View 06</p> <p>Appraisal View 03</p>	<p>People in settlements and residential properties, Users of Public Rights of Way open views: high sensitivity</p>	<p>The magnitude of change would be experienced by receptors in only a limited number of properties. The change to receptors utilising the Public Right of Way would be distinct with the more rural aspect altered to one of construction activity; however, the initial change to the site would be determined as temporary resulting in medium change</p>	<p>The effects experienced by receptors would be Moderate adverse due to the alteration in their existing views, which currently are open across enclosed pasture which will become shortened to views of construction activity and new housing elements.</p> <p>Significant</p>	<p>Proposed continued management of boundaries to ensure vegetative screening remains intact and gradually increases</p> <p>None</p>	Medium	Moderate adverse, significant	Medium
<p>Appraisal View 11, 02</p>	<p>People in settlements and residential properties, filtered, oblique or partial views: medium sensitivity</p>	<p>Many of the receptors live within properties that have a high level of vegetation around their properties screening many from views, though some would still experience filtered views especially from upper floor windows. The number of receptors who experience these views are very low. The initial change to the site during construction would be determined as temporary resulting in medium change.</p>	<p>The effects experienced by receptors would be Moderate adverse due to the alteration in their existing views, which currently are open across enclosed pasture which will become shortened to views of housing.</p> <p>Significant</p>	<p>Proposed continued management of boundaries to ensure vegetative screening remains intact and gradually increases</p> <p>None</p>	Medium	Moderate adverse, significant	Medium
<p>Appraisal Views 12, 14, 15</p>	<p>Users of public roads moderate sensitivity</p>	<p>Due to the positioning of the Site and the intervening vegetative and built form providing screening the Site cannot be seen from adjacent roads or those within the wider context resulting in a Negligible change</p>	<p>There will be negligible effects on views experienced by road users within the study area. The majority of views from roads either restricted by roadside vegetation or by the built form resulting in limited extents of views. Views from the road over the former landscape of Sandleford Priory are not affected.</p> <p>Not Significant</p>	<p>Ensure site vegetation remains intact</p>	Negligible	Negligible, not significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Appraisal View 05	Residents, users of public roads and Public rights of way High/Moderate sensitivity	The magnitude of change would be experienced by residents aligned with Warren Road and road users along Warren Road and Andover Road. Construction of the alterations to the access would be apparent alongside activity and movement of construction traffic for the rest of the development site. Although activity on Warren road would be visible for access works the existing built form and intervening vegetation screens the remaining areas of development from view. Users of Andover Road would experience only minimal change where the construction activity would only be a minor short duration element within the view	The significance of effect on Warren Road and therefore residents, road users and users of the connecting Public Rights of Way would be moderate adverse with initial construction activity being directly experienced with widening works and removal of vegetation. Further activity of construction traffic and activity would also be experienced along the route throughout the development process. Significant	Minimise the removal of vegetation along Warren Road. Ensure proposed enhancement planting is delivered	Andover Road: Minor/negligible Warren Road: Moderate	Andover Road: Minor adverse, Not significant Warren Road: Moderate adverse, Significant	Medium
Appraisal Views 06,07,09,10,13	Users of public rights of way Moderate sensitivity	The majority of footpaths within the study area will not be affected by the scheme due to the intervening screening aspects resulting in a negligible change . However, the footpath adjacent to the Site will experience a great /medium change .	The nature of effects on the footpath immediately adjacent to the Site would be moderate adverse due to the change in the rural quality of the majority of the footpath altering to be an urban green corridor. Views through field openings and gaps in vegetation would become road access points or become more enclosed as construction activity commences and proceeds through the project. Other footpaths across the study area are unaffected Significant The effect on other footpaths, is negligible and not significant	None	Footpath adjacent to site: Great/medium Other footpaths: Negligible	Footpath adjacent to site: Moderate adverse, significant The effect on other footpaths, is negligible and not significant	Medium
Appraisal View 17	Users of access land: Moderate sensitivity	The Site cannot be viewed from access land within the study area due to the location of areas in relation to the Site and also due to the extents of vegetation around access land resulting in a Negligible change	The degree of effects experience by users of access land is Negligible due to views not being available of the Site Not Significant	None	Negligible	Negligible, not significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Appraisal Views 04, 08, 10	Visitors to the Sandleford Priory, Hampstead Park, AONB (valued landscapes): High sensitivity	There are a number of valued landscapes which including the registered parks and gardens, important landscapes (AONB) or the historical aspects regarding battlefield sites and medieval settlement. The careful positioning and the vegetated nature of sites results in views not being experienced and therefore resulting in a Negligible magnitude of change.	The careful consideration of development being retained with field boundaries and the retention of site woodland results in the degree of effects on valued landscapes as being negligible and Not Significant.	Ensure site vegetation remains intact	Negligible	Negligible, not significant	Medium
Operation							
Site View 06 Appraisal View 03	People in settlements and residential properties, open views: high sensitivity	The magnitude of change would initially be great with the finalisation of construction activity and the built form on the rural land and the change in activity would be permanent, though over time and as the development matures it will be absorbed into the existing settlement resulting in Great /medium change	Mitigation planting as part of the scheme will over time screen more of the development from view, however the views will remain shortened and will be of urban development as opposed to rural edge resulting in a continued Moderate adverse effect	Proposed enhancement to boundary vegetation	Medium/small	Moderate adverse, significant	Medium
Appraisal View 11, 02	People in settlements and residential properties, filtered, oblique or partial views: medium sensitivity	The magnitude of change would initially be great with the introduction of the built form on the rural land and the change would be permanent, though over time and as the development matures it will be absorbed into the existing settlement resulting in medium change	Mitigation planting as part of the scheme will over time screen more of the development from view, however the views will remain shortened and will be of urban development as opposed to rural edge resulting in a continued Slight adverse effect Not Significant	Proposed continued management of boundaries to ensure vegetative screening remains intact and gradually increases	Medium/small	Slight adverse, not significant	Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Appraisal Views 12, 14, 15	Users of public roads moderate sensitivity	There would be no alteration in the magnitude of change after the construction phase is complete and the Site becomes occupied. Negligible change	The degree of effects will not change from the construction phase to the occupational state of the Site. Not Significant	Ensure site vegetation remains intact	Negligible	Negligible, not significant	Medium
Appraisal View 05	Residents, users of public roads and Public rights of way High/Moderate sensitivity	During operation there would be an initial moderate magnitude of change experienced by residents aligned with Warren Road with a change to the road and the alteration of roadside vegetation. Users of Andover Road would experience negligible change as operational traffic will become absorbed within the existing flow of movement. Changes seen along Warren Road by the majority of road receptors will only be glimpsed and be of short duration. The operational impacts on residents and users of Warren Road would be altered to that previously experienced with a wider road layout and changes to the built and vegetated corridor as a result magnitude of change would initially be moderate during the first stages of operation after which the new planting would mature and activity would be become absorbed into the existing and surrounding settlement resulting in a medium change	The degree of effects experienced by users of Andover Road will not be a distinctly discernibly change from the construction phase to the occupational state of the Site. Negligible/Not Significant The significance of effect on Warren Road and therefore residents, road users and users of the connecting Public Rights of Way would be moderate adverse during the occupation of the site with new and additional movement and activity being directly experienced by residents and users of Warren Road. As new vegetation matures the vegetated aspect of the road will return to an aspect similar to that previously experienced. Significant	Ensure proposed enhancement planting is delivered and managed to maintain tree line and hedgeline mix along north side of Warren Road.	Andover Road: negligible Warren Road: Moderate	Andover Road: Negligible, Not significant Warren Road: Minor adverse, Not Significant	Medium
Appraisal Views 06,07,09,10,13	Users of public rights of way Moderate sensitivity	The majority of footpaths within the study area will not be affected by the scheme due to the intervening screening aspects resulting in a negligible change . However, the footpath adjacent to the Site will experience a change in view. The magnitude of change would initially be great with the introduction of the built form on the rural landscape and the change would be permanent, though over time and as the development matures it will be absorbed into the existing settlement resulting in a medium change	The degree of effects would over time reduce as the development is occupied and the enhanced tree line boundary vegetation matures screening the development, however the amenity and tranquillity quality of the footpath would remain changed resulting in a moderate/minor adverse effect and not Significant . The effect on other footpaths, is negligible and not significant	None; Proposed continued management of boundaries to ensure vegetative screening remains intact to ensure rural green corridor remains intact.	Footpath adjacent to site: medium Other footpaths: Negligible	Footpath adjacent to site: Slight adverse, Not significant The effect on other footpaths, is negligible and not significant	Medium Medium



Summary description of the identified receptor	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Appraisal View 17	Users of access land: Moderate sensitivity	There would be no alteration in the magnitude of change after the construction phase is complete and the Site becomes occupied. Negligible change Ensure site vegetation remains intact.	There would be change in effects during the occupation of the Site which would remain as Negligible.	Ensure site vegetation remains intact.	Negligible	Negligible, not significant	Medium
Appraisal Views 04, 08, 10	Visitors to the Sandleford Priory, Hampstead Park, AONB (valued landscapes): High sensitivity	There would be no alteration in the magnitude of change after the construction phase is complete and the Site becomes occupied. Negligible change	The degree of effects would not alter between the construction or occupational phases of the development and effects would therefore remain as negligible. Not Significant	Ensure site vegetation remains intact	Negligible	Negligible, not significant	Medium



9.14 Additional Mitigation, Compensation and Enhancement Measures

9.14.1 None proposed.

9.15 Wider Allocation and Cumulative Effects

Wider Allocation Impact Assessment

9.15.1 Proposals by Bloor Homes for the development of Sandleford Park lie immediately to the east of Warren Farm. The most recent proposals comprise 1000 houses, a care home, a primary school, secondary school expansion site, with associated community and retail space. The scheme is concentrated in two areas, one to the north east and the second located to the east of the Site, joining the boundary of Sandleford Park West. The remaining site area forms a large area of open space/restored parkland maintaining the association of the former Sandleford Priory parkland. The development would increase the settlement footprint of Newbury south of its current boundary along Monks Lane and create further built form in the current rural landscape with housing forming infill in the agricultural fields between Newton Road and Andover Road. The proposals would result in existing elements of the college and the rugby club on Monks Lane becoming more connected, forming ribbon development along the south side of the road. It would sit within the existing landscape designed around the pockets of woodland copses and field boundaries. The development would to a degree further encroach on the landscape edge of Sandleford Priory resulting in the former parkland being increasingly enclosed on its northern side.

Cumulative Impact Assessment

- 9.15.2 The cumulative landscape and visual effects assessed are of this proposal with other developments within 1km of the development site. The study area was defined initially by considering the extents of the landscape character within which project lies and its potential "zone of influence", i.e. where interaction between the Proposed Development and the other developments considered could result in cumulative landscape or visual effects. The ZTV for the Proposed Development and areas of overlap with the ZTVs of projects to be included in the assessment informed the extent of the study area for assessing cumulative visual effects.
- 9.15.3 The cumulative assessment has considered housing proposals and similar developments consisting of the majority of housing with other mixed-use facilities. Developments of another nature such as industrial development or municipal schemes have not been included due to the visual difference of these schemes with this proposal. Proposals such as a communications mast and associated elements on land adjacent to the junction of Monks Lane and Newtown Road have not been included. The structural difference of such a scheme to this proposal does not create a visual accumulative influence to this development as it is of a singular type; however, it could be considered in respect of an additional built element within the landscape.
- 9.15.4 The other projects identified as having the potential to result in cumulative effects with this Proposed Development shown on **Figure LA.08**, are:



Table 9.11 Cumulative sites considered

Ref	Project	Easting	Northing	Distance from site (km)	Info, if relevant
(A) 18/00764/OUTMAJ	Sandleford Park	446798	164972	0km	Outline planning permission which includes 1000 dwellings, 80 bed care home commercial (retail and community) space and a primary school with associated access and green infrastructure. – 1 st phase includes 337, access off Warren Road, country park and green infrastructure.
(B) NEW012 - HSA1	Land north of Newbury College, Monks Lane, Newbury	447204	165228	1.18km	15 Dwellings accessed to the west of the public house via existing roundabout.
(C) 18/00529/FULEXT	Land west of New Road, north of Pyle Hill, Newbury	448539	165509	2.35km	36 dwellings, roads, ancillary structures, amenity open space and landscaping with access to New Road
(D) 17/00223/FULEXT	Land on North Side of Pyle Hill	448133	165774	2.27km	71 dwellings with provision of internal access roads and associated car parking, pedestrian access and landscaping. (Being Built)
(E) HSA4 (D) 17/01096/OUTMAJ	Land to the North of Pinchington Lane, Greenham Road, Thatcham	447761	165332	1.61km	Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for 157 dwellings with related roads, parking areas, footpaths and landscaping.
(F) NEW030 – CS2	The Racecourse, Newbury	448713	166699	2.67km	10 year Phased delivery of up to 1,500 dwellings. Over 400 already constructed and occupied. Appropriate retail facilities; Social and physical infrastructure Appropriate green infrastructure; Generation of on-site renewable energy.
(G) 12/00772/XOUTMA	Land Off Faraday and Kelvin Road Newbury Berkshire	447657	167462	2.9km	Renewal of Application 08/01255/OUTMAJ - Mixed use redevelopment comprising approximately 26,554sqm (gross external) of floor space providing offices (B1), retail (A1), Financial and Professional Services (A2), hotel (C1), restaurant (A3), hot food takeaways (A5) motor dealership and residential apartments (160 units including 48 affordable) together with 330 car parking spaces, new junction on to A339, site access and ancillary development.
(H) 16/00547/FULEXT 17/02372/NONMAT	Market Street Redevelopment Newbury Berkshire RG14 5DP	447166	164867	2.31km	Non-material amendment to planning permission 16/00547/FULEXT (Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure)
(I) 18/03293/COMIND	Land adjacent to Newbury RFC, Monks Lane	446304	164957	0.39km	Construction of 64 bed care home and associated works



Ref	Project	Easting	Northing	Distance from site (km)	Info, if relevant
(J) 18/01904/PACOU	Bayer House. Strawberry Hill, Newbury	446876	167537	3.03km	Prior approval notification for conversion of office to form 191 residential apartments.
(K) 19/01269/FUL	Newbury College, Monks Lane, Newbury	447248	165112	1.18km	Proposed University Centre at Newbury College
(L) 17/03434/COMIND	Land south of Newbury College, Monks Lane Newbury	447225	164764	0.93km	Construction of new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form permanent access to the school.
(M) 15/00319/FULEXT	Sterling Industrial Estate, Kings Road, Newbury	447750	166881	2.73km	Full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.
(N) 18/00797/OUTMAJ 19/01281/OUTMAJ	Newspaper House and units Q1-Q6, Faraday Road, Newbury	447475	167263	2.95km	Outline permission for demolition of existing Newspaper House and industrial units for redevelopment of site for 82 flats and office accommodation together with parking and associated works
(O)155227	Newbury College, Newbury	447330	165061	1.15km	Extant permission for Hotel/conference centre
(P) 19/02707/FUL	6m Warren Road	446012	164567	0.00km	Widening of Warren Road to 6m
142802	Newbury Retail Park, Pinchington Lane, Newbury				Not a relevant application to this development.
17/02092/OUTMAJ Beyond study area	Land at Bath Road, Speen, Newbury	445594	168269	3.53km	93 Dwellings Limit of built form to below higher ground to avoid prominent development on the skyline. Retention of the allotments in situ, A tree planted landscape buffer to local roads to maintain the rural character of the western approach Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line. Development will protect and enhance the local distinctive character of the Speen Conservation Area and its setting.
NEW045 – HSA3 16/01489/OUTMAJ	Land at Coley Farm, Stoney Lane, Newbury	452362	167220	6.59km	75 Dwellings sensitively designed to respect the character. Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting. Responds effectively to the topography of the Site in terms of design and layout.



Ref	Project	Easting	Northing	Distance from site (km)	Info, if relevant
Beyond study area					
14/02480/OUTMAJ Beyond study area	Land Adjacent to Hilltop Oxford Road Donnington Newbury Berkshire	447053	169093	4.2km	Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m ² local centre (Use Classes A1/A2/D1/D2 - no more than 200m ² of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works.
17/00818/OUT Beyond study area	Land at Manydown, Basingstoke	459692	151468	18.57km	Construction of 3,200 homes, 1 secondary school, 2 primary schools and country park – Beyond study area and at too great a distance to have an influence.



- 9.15.5 The “temporal scope” that informed selection of the other projects was based upon:
- existing schemes and those under construction;
 - schemes in the development and consenting process, including schemes with planning consent and schemes that are the subject of a valid planning application that have not yet been determined.
- 9.15.6 The information about the other projects, and their ZTVs where available, was obtained from their respective planning applications or other documents in the public domain.

9.16 Types of cumulative effects

- 9.16.1 Cumulative landscape and visual effects result from additional changes to landscape and visual amenity caused by the Proposed Development in conjunction or in combination with other proposed housing development. The types of cumulative effects assessed are:
- Additive effects: landscape and/or visual effects combined with or in addition to the effects of the other developments;
 - Sequential: experience of first one effect, and later another at different places as one moves through the landscape;
 - Temporal: effects accumulating over a period of time on the landscape or visual amenity, from this proposal and the other developments.
- 9.16.2 Cumulative landscape and visual effects that may introduce new types of change and/or increase or extend effects of the main project are identified and whether the proposed project adds to or combines with the other projects to create a significant cumulative effect.
- 9.16.3 Major effects are likely to be considered “significant”, especially if adverse and long term or not reversible, and minor or negligible effects “not significant”. The relative significance of intermediate effects is indicated in the assessment below, as are effects that are not significant, but may be important considerations in decision making about the Proposed Development.
- 9.16.4 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

Mitigation of cumulative landscape and visual effects

- 9.16.5 The potential for mitigating cumulative landscape and/ or visual effects has been considered and measures incorporated in the design of this proposed project and the effects are assessed with the mitigation measures in place.

9.17 Cumulative landscape effects

- 9.17.1 The assessment considers cumulative effects on the fabric of the landscape and its individual elements or features; on the aesthetic, perceptual or experiential aspects of the landscape, such as scale, sense of enclosure, diversity, pattern, colour, sense of naturalness, remoteness or tranquillity, and on the overall character of the landscape, especially modification to key characteristics and possible creation of new landscape character.
- 9.17.2 Final conclusions about the degree of the cumulative effect on the landscape of this proposed project with the other developments considered are based upon the following considerations:

Table 9.12 Judging the degree of cumulative landscape effects

Degree of effect	Indicative criteria
Major	Large irreversible effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes. Cumulatively, the developments are a key characteristic of the landscape, defining a new landscape character type or area.
Moderate	Cumulatively, the developments are becoming a characteristic of the landscape, but not of sufficient dominance to be a defining characteristic of the area.
Minor	Cumulatively, the developments are not an important or key characteristic of the landscape and have little effect on the values and experiences associated with the landscape e.g. wildness, sense of history; Reversible effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of the landscape.
Negligible	The developments have little effect on the landscape character, cumulatively.

Analysis and assessment

- 9.17.3 The developments of land at Bath Road, Speen; Land at Coley Farm, Stoney Lane; Hilltop Oxford Road and land at Manydown, Basingstoke are all located beyond a distance of 3.5km and therefore beyond the study area. Views of the site are not seen from this distance with landform, intervening vegetation and built form preventing cumulative effects from being experienced and these developments will not be included with the rest of the cumulative assessment
- 9.17.4 The closest developments to the site are the Sandleford Park (A) Bloor Homes and the 6m Warren Road widening works (P).
The Sandleford Park Bloor Homes scheme boundary which sits immediately adjacent to the Site will have the biggest cumulative impact on the site by encapsulating the development on its eastern boundary with further development and altering the character of the open rural aspect to the east. The 6m Warren Road scheme will consist of widening works, road re-alignment and vegetation removal this will also include landscape mitigation proposals. The widening works will initially alter the character and setting of the route. There is no inter-visibility between the football club and the Sandleford Park West development site due to intervening vegetation.
- 9.17.5 Land Off Faraday and Kelvin Road (G) and the Market Street (H) proposal both lie within the centre of Newbury of which there is no inter-visibility between the site and this proposal which is screened by the vegetation of the site boundaries and intervening built form.
- 9.17.6 The Greenacre development sits at a relatively close distance to the site and has now been constructed, however the intervening landform and vegetation prevents any cumulative effects from being experienced.
- 9.17.7 The London Road Industrial Estate redevelopment references a temporary change in use to the existing site and the demolition of an existing building results in a limited change to the whole site. It’s location at just over 3km away within the centre of Newbury results in cumulative effects being negligible.
- 9.17.8 The development of land at Coley Farm is considered to be at too great a distance at 6.59km from the development site to create a cumulative effect with the proposal.



- 9.17.9 A proposal for the development of 100 properties on land at Bath Road located to the north at 3.53km is considered to be at too great a distance to have cumulative effects on this proposal and there is no inter-visibility that is experienced between the developments.
- 9.17.10 A small-scale development is proposed on the land to the north of Newbury College (**B**) which will add further development to the roundabout area at the eastern end of Monks Lane.
- 9.17.11 The large-scale redevelopment of Newbury racecourse (**F**) and associated housing located to the north east is already an established development with over 420 properties already constructed and inhabited. The scheme is not visible within the study area due to the existing built extents of Newbury. The development will be incorporated around the racecourse with the majority of the proposal included within the existing extents of the racecourse which lays adjacent to a large scale industrial estate. The scheme is considered to be at a sufficient distance to not create cumulative effects on this scheme.
- 9.17.12 Close to Greenham Road there are three housing development plots (**C**, **D** and **E**) that are located between 1.7 to 2.4km to the north east. There is no inter-visibility between the Site and these developments which are screened by the dispersed woodland pockets and the surrounding built form of Newbury around the proposal.

Additive effects

- 9.17.13 The additive effects that results with the development of the proposals and the existing settlement of Newbury is that of the incremental effects with the repeated type of development of housing with only a small number of other elements included. The Sandleford Park West housing development will be connected with the larger scale Bloor scheme to the east which will then be linked via a route to the Newbury college development to the east again, resulting in a continuous link of housing from Andover Road to Newtown Road across the landscape.

Sequential effects

- 9.17.14 The various proposals in the majority cannot be viewed across the study area from any one viewpoint. However, there is the effect of the 6m Warren Road widening scheme and the Sandleford Park West development being seen at the same time as the Bloor Homes due to the immediate proximity of the proposals being adjacent to the Site. This in turn will flow into the development north of Newbury college, resulting in a continuous ribbon of development extending east from Garden Close Land and south from Monks Lane altering the localised landscape character.

Temporal effects

- 9.17.15 The temporal effects that are formed as a result of the cumulative assessment proposals is that of the sense of much increased urban form. Moving south and east from Newbury the current experience of built form reduces rapidly within 0.5km from the Sandleford Park West development boundaries. Gradual extension of the settlement boundary eastwards across the rural landscape results in the degree of separation decreasing between Newbury and smaller settlements to the east. The 6m widening works to Warren Road will further increase the sense of the urban form as the wider road will be of a similar scale to Andover Road thereby removing the existing more enclosed character of Warren Road.
- 9.17.16 Other temporal effects are that of the gradual loss of undeveloped areas through a mixture of large scale and more discreet developments resulting in fragmentation of landscape pattern including that of the historical landscape heritage with the separation of landscape elements such as open grassland, hedgerows and woodlands altering the local landscape character.
- 9.17.17 Cumulative landscape effects of these schemes will result in the current footprint of Newbury being

increased and will extend the settlement boundary to the south and east. The current extents of agricultural land will be reduced resulting in a smaller landscape buffer between the extents of Newbury the Enborne River corridor and Greenham Common, resulting in a change in the landscape from enclosed pasture/ agricultural land to urban infill.

- 9.17.18 The degree of cumulative landscape effects experienced is limited to the combination of this development with the 6m Warren Road Widening scheme and the Bloor Homes scheme is considered to be of **minor adverse** effect due the loss of extents of open land and the extension of the urban form. The resulting housing and associated elements will initially become a distinctive area due to the development arrangements altering the rural landscape, and encapsulating the woodland pockets within the development boundaries, however, in the wider context the change in character will not be distinctly discernible. The cumulative aspects of the majority of other developments are considered to be negligible due to their location within the existing core settlement of Newbury. Developments sit within the confines of existing site boundaries providing some screening effects and are considered to be **Not significant**.

9.18 Cumulative visual effects

- 9.18.1 Cumulative visual effects, resulting from changes in the content and character of the views due to introduction of new elements or removal of or damage to existing ones, are identified and the nature of views available and the contribution of project being assessed to cumulative visual effects. Additive effects may occur either when developments are seen together in one angle of view or where they are seen when looking in different directions from one location. The effects on viewers as they follow linear routes and move through the landscape are considered.
- 9.18.2 The following factors inform the judgment about the significance of visual effects:

Table 9.13 Judging the degree of cumulative visual effects

Degree of effect	Indicative criteria
Major	Cumulatively, the developments dominate the view, seeming to define a new visual aesthetic; Large scale effects arising from new, non-characteristic or discordant or intrusive elements into the view of highly sensitive receptors, or at recognised and important viewpoints, or from recognised scenic routes.
Moderate	Cumulatively, the developments are seen as a characteristic of the landscape in the view, but not of sufficient dominance to be a defining characteristic of the visual amenity.
Minor	Cumulatively, the developments are separate isolated elements of the landscape in the view, too infrequent and of insufficient importance to be perceived as a characteristic of the area; Cumulatively, the effects on visual amenity are reversible, of short duration, or occur over a restricted area.
Negligible	The developments have little effect on the visual amenity, cumulatively.



Analysis and assessment

Additive effects

9.18.3 The majority of the proposed schemes do not have large scale inter-visibility between them, however the development site is seen in conjunction with the Warren Road 6m widening scheme Bloor scheme and these will be viewed from the existing footpath route where it passes across the main access route into and through both schemes where the extents of housing will be viewed to the east and west and seen extending to the south. Mitigation planting across the Sites will reduce some of the impact; however, this will create a view of urban extension against the open landscape to the south east.

Sequential effects

9.18.4 The various proposals cannot be viewed across the study area from any one viewpoint. However, there is the effect of the Warren Road 6m widening and the Bloor Homes being seen at the same time as the Sandleford Park West development due to the immediate proximity of the schemes being adjacent to the Site. Moving through the landscape on the existing footpath and road routes will result in a continuous visual flow of development extending to the east passing through Warren Road to the Bloor development before opening up in to the wider landscape.

Temporal effects

9.18.5 There is little inter-visibility between the majority of the developments proposed within the study area. The Bloor scheme and Warren Road widening works adjacent to the Site boundary and in the future to be connected via road access with this development is the only scheme where inter-visibility is experienced. This will have the most visual influence upon receptors of the footpath that passes adjacent to the Site and extends across the Bloor development area. Current visual experiences are of open to filtered views across agricultural pasture land which will become limited to an urban green corridor.

Conclusions

9.18.6 There will be an increase in the footprint of Newbury with the addition of development parcels extending the settlement boundary to the south and east. The majority of schemes will, over time, be absorbed into the extents of Newbury, however development located adjacent to Monks Lane creates an urban corridor where currently it lies predominantly open beyond hedgerows on the southern side. Developments will largely be screened, and the majority will lie in isolation to each other. However, the Sandleford Park West, Warren Road 6m widening scheme, Bloor Homes and Newbury College developments will form additive impacts upon a minor number of views within the local context resulting in **moderate to minor adverse** effects though these will not be experienced within the wider area or within wider views due to the extents of existing mature vegetation across the southern section of the study area, the outcome of which is **not significant**.

9.19 Summary and Conclusions

Summary of findings

Landscape assessment

9.19.1 The proposed site layout has been developed with consideration of existing screening and intrinsic character aspects that are provided by the field boundary and internal vegetation of the woodland copse. A generous buffer zone from the canopy edge of Brick Kiln copse with protection and enhancement of the boundary vegetation allows for movement without cause of concern to future damage to the landscape elements.

The assessment has identified the effects on landscape features and character as **moderate adverse** at all stages of construction and operation of the development due to the limited change to the landscape fabric, although the character will change. Essential management of the woodland, design of the scheme to ensure the orientation of properties is relative to Brick Kiln Copse combined with the careful design of footpath routes to ensure the woodland is not encroached upon unnecessarily will ensure the mature established vegetation of the copse is retained, maintaining some of the previous landscape character of the area.

Visual assessment

9.19.2 The visual assessment identifies effects ranging from **moderate adverse to negligible** for visual receptors due to the limited impact of the development to a relatively small number of receptors through both the construction and occupational phases. Those experienced during the construction period are considered to be temporary due to each view only experiencing certain aspects of the development at any one time and as each period of construction is of a relatively short duration. **Moderate adverse effects** are those initially experienced by residential and footpath receptors at Appraisal view 06 and site photograph 6 due to immediate though partial filtered views into the Site which would enable receptors to experience the change in view from slightly extended rural views to shortened views of the urban form.

9.19.3 Views of the development can be screened against and will be as part of the development proposal, however the addition of urban development within a rural landscape and shortened views can in itself only be mitigated against to a certain degree and the implementation of extensive screening elements can in themselves have a visual abruptness to them. The increase of vegetation of the scheme and that of the existing boundaries will provide a more gradual process of screening. Therefore, effects of the development would be relatively long term, however this would gradually decrease over time as the Site becomes more integrated with the surrounding landscape as planting incorporated as part of the design and existing boundary vegetation continues to mature. **Minor adverse** effects for representative view location 07 although in close proximity to the Site are lessened by the boundary tree line/hedgerow. Public Rights of Way visual receptors at representative view location 9, 10, 13 and 14 would experience negligible effects as initial open views towards the Site are prohibited by the intervening road boundary and site boundary hedgerows. Visual receptors at representative view 05 aligned with Warren Road will be subject to change throughout the construction and occupational phases with **Moderate adverse effects** experienced. Local road visual receptors at representative view 11 and 12 receive **negligible effects** due to limited angle of view and existing built form and hedgerow vegetation.

9.19.4 Overall the visual effects of the proposal are limited with **significant** effects only being experienced in the immediate adjacent context of the site, with minor to negligible experienced across the wider area where effects are **not significant**.

Cumulative effects

9.19.5 The locations of the Proposed Developments either within existing urban areas or on former farmland/pasture results in intervisibility between the developments being limited within the study area. The majority of schemes are in isolation and do not link local landscapes or cannot be viewed between the Sites which are considered to have negligible cumulative effects on the scheme. The combined effect of this development with the Warren Road widening and the adjacent Bloor scheme has the potential to create moderate adverse effects however the separation of development plots with intervening vegetation of woodland copses, hedgerow vegetation and tree planting in combination with the parkland corridor as proposed on the Bloor scheme aids in the separation of development reducing the continuous effects.

9.19.6 It is considered that the weather conditions would not have any significant effect on the impact of the development. The study although carried out on a mainly cloudy day provided good visibility and did not



hinder views across the Site or the wider context. The development would not be any more apparent within the landscape on a day of more sunshine hours due to the physical screening of the Site by surrounding vegetation and the local landform.

Policy considerations

9.19.7 The development proposal has taken into account the policies and in its design, has considered the aspects related to these policies respecting the landscape significance of the Site on the A339 approach road to Newbury, ensuring all important vegetation is retained, ensuring conservation and enhancement of heritage assets in close proximity to the Site and to enhance the biodiversity and ecological values are maintained by woodland management. The minimal additional infrastructure of the Site to existing routes ensures that disturbances to the west of the Site are low level requiring no increased works beyond the immediate site. The diversification of the Site from pasture farmland to delivery of new homes is supported by the West Berkshire Local Plan core strategy and meets with the criteria of the policy considerations within it.

Designated landscapes

9.19.8 Landscape designations shown on **Figure LA.02** provide an indication of landscape value, these designations have been considered in relation to the development study

9.19.9 The only designations directly relative to the development site are those below;

- Local Wildlife Sites
- Public Rights of Way
- Sandleford Priory registered park and garden
- Listed buildings

9.19.10 The nature of the Proposed Development has a relatively low level of visual impact within the extents of the study area due to the existing landscape elements of vegetation, landform and built form combined with the proposed layout and mitigation incorporated within the design. In the long-term effects of the development would not be significant.

9.19.11 Designations indicated below, although within the study area, are not impacted by the development in the wider context as disturbance of the landscape is limited to the Site, external infrastructure and features are not affected. The appraisal study has shown that amenity value is minorly affected by the development and visual intrusion which is limited to close proximity. Views as at a greater distance are not available of the Site.

- North Wessex Downs AONB lays 1.6km to the south west.
- Areas of open access land is 0.8km south of the Site.
- Public Rights of Way are approximately 0km to the north-west of the Site. Other long distance footpaths in the study area is the North Downs Way.
- National cycle route 4 Thames Valley cycle route is located 2.5km to the north;
- The Scheduled Monument nearest to the Site is at Wash Common 0.8km to the north-west;

- The nearest SAC site to the Site, is adjacent to the Kennet and Avon Canal South- located 2.8 km to the north-west;
- SSSI, Greenham Common, is located 2.6km east of the Site;
- The nearest Local Nature Reserve Herbert Plantation in the study area is, located 2.05km km to the south-east.

Conclusions

9.19.12 Throughout the Site survey and assessment, the Site development was deemed to be contained within the Site boundaries not just within its physical limitations but also within its visual extents.

9.19.13 The Site layout has been designed where possible to fit within the structure of the vegetation pattern of the Site where access points and visibility splays allow. The change of the Site from agricultural land to a housing development alters the landscape character of the immediate locale of the Site and increases the built form of Newbury; however, in the broader view the landscape character is not largely altered. Only for receptors within close proximity will the impact of the development be significant, where views and setting will be permanently altered from rural open middle distance landscape views experienced on the urban settlement edge to shortened views of housing and being absorbed into the urban extents of the area. In the wider context, the positioning of the development results in the effects being less. In distant views the Site is not perceptible and therefore would not alter the views of Newbury already experienced.

9.20 Glossary

Term	Definition
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particular distinctive sense of place.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual receptors	Individuals or defined groups of people who have the potential to be affected by a proposal.

9.21 References

- iii The Landscape Institute, Landscape Technical Guidance Note 06/19: Visual Representation of development proposals Landscape and Visual Assessment, September 2019, on LI website: <http://www.landscapeinstitute.org/knowledge/visualisation.php> accessed November 2019

ⁱ The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

ⁱⁱ The data quoted are those for Benson weather station, Midlands region, obtained from The Met Office website: <http://www.metoffice.gov.uk/public/weather/climate/gcph3vm8s>



iv The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

v National Character Area profiles: data for local decision making, on Natural England website: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>, Accessed November 2017

vi National Character Area Profile - **Character Area 129: National Character Area 129: Thames Basin Heaths**, Natural England, [2014], on Natural England website:

<https://www.gov.uk/government/organisations/natural-england>, Accessed November 2017

vii Newbury District-wide landscape assessment: Technical Report, Newbury District Council, 1993