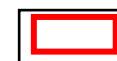
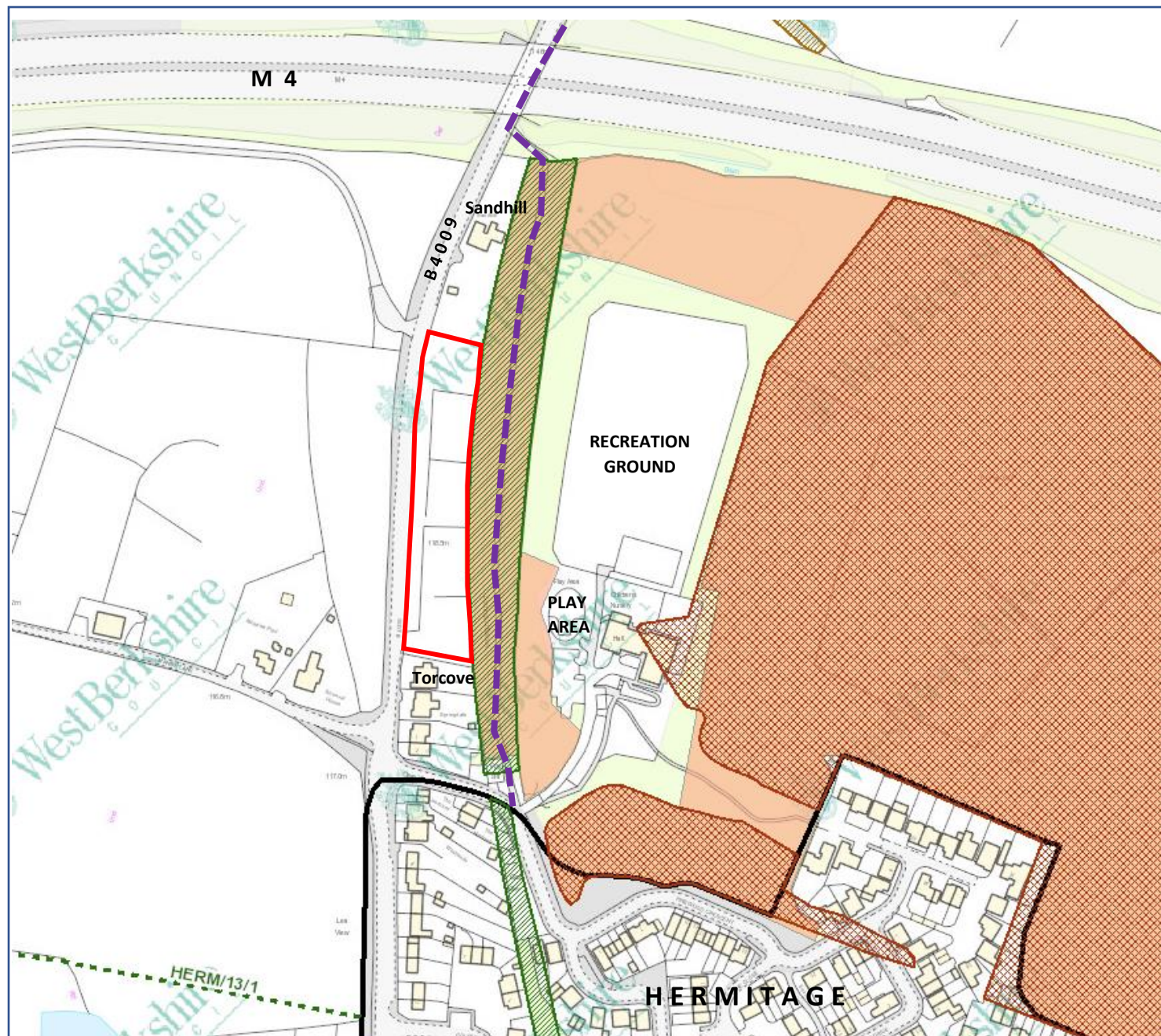


## **WB APPENDIX LAA: FIGURES AND PHOTOGRAPHS**

- **Figure LA1:** WBC Core Strategy and the Eling Way
- **Figure LA2:** Aerial photograph of appeal site and wider context
- **Figure LA3:** Zone of Theoretical Visibility (ZTV) and photo viewpoints
- **Figure LA4:** Original site baseline condition

**Photo viewpoints:** Locations as set out on Figure LA3 – **Print out at A3**

# FIGURE LA1



Appeal site

## West Berkshire Core Strategy 2006 - 2026



Hermitage settlement boundary



Local Wildlife Site: Pinewood Pits Furze Hill



Tree Preservation Orders – Woodland



Tree Preservation Orders – Area



Eling Way – footway and cycleway

Project: Land south of Sandhill

Drawing Title: **WBC Core Strategy Policy and the Eling Way**

Drawing No: 01/2025/LA1

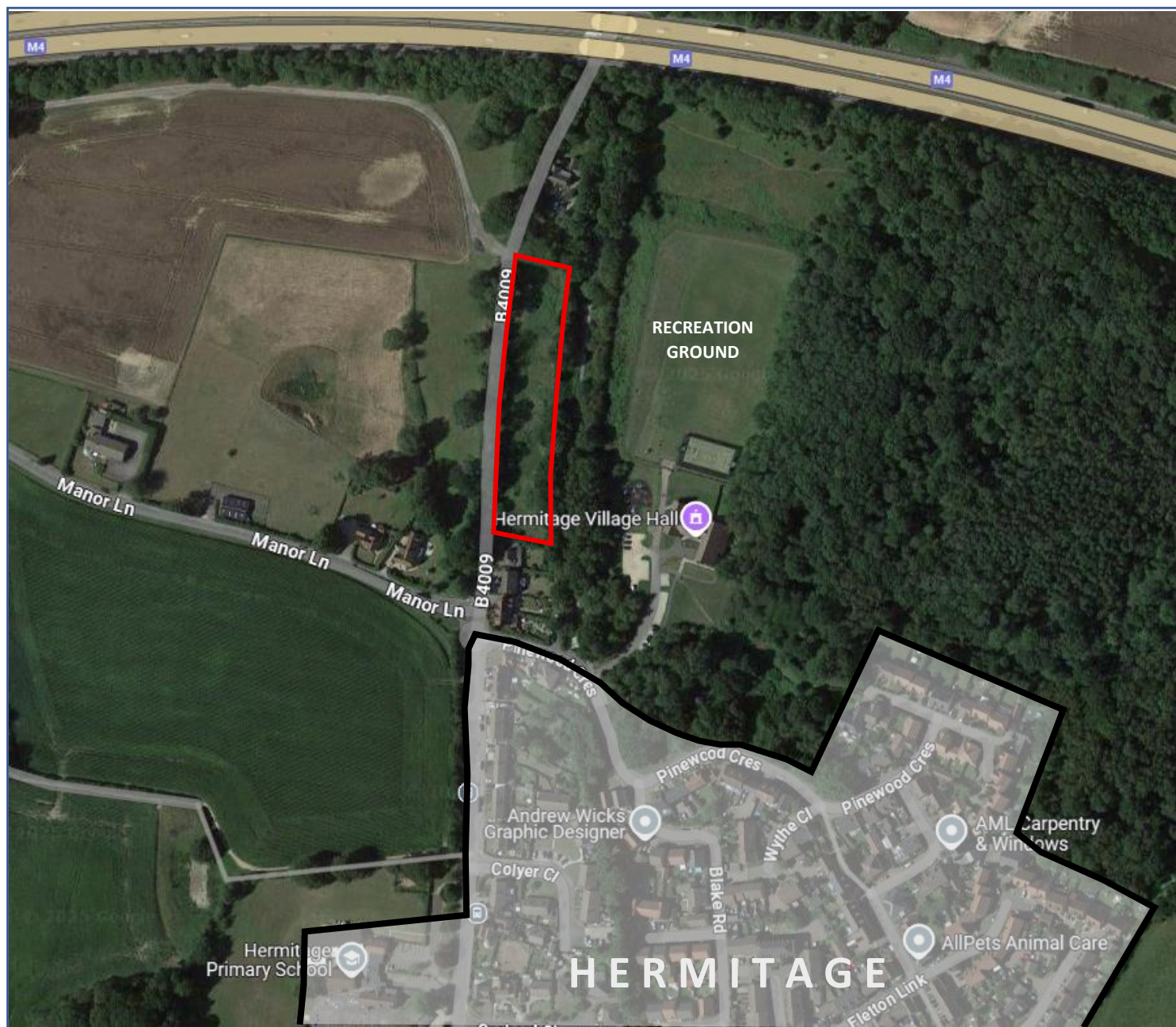
Drawn By: TA Checked by: LA

Date: March 2025

Scale: NTS – see scale bar



# FIGURE LA2



Appeal site boundary



Hermitage settlement boundary

**Project:** Land south of Sandhill

**Drawing Title:** Aerial photo of appeal site and local context

**Drawing No:** 02/2025/LA2

**Drawn By:** TA **Checked by:** LA

**Date:** March 2025

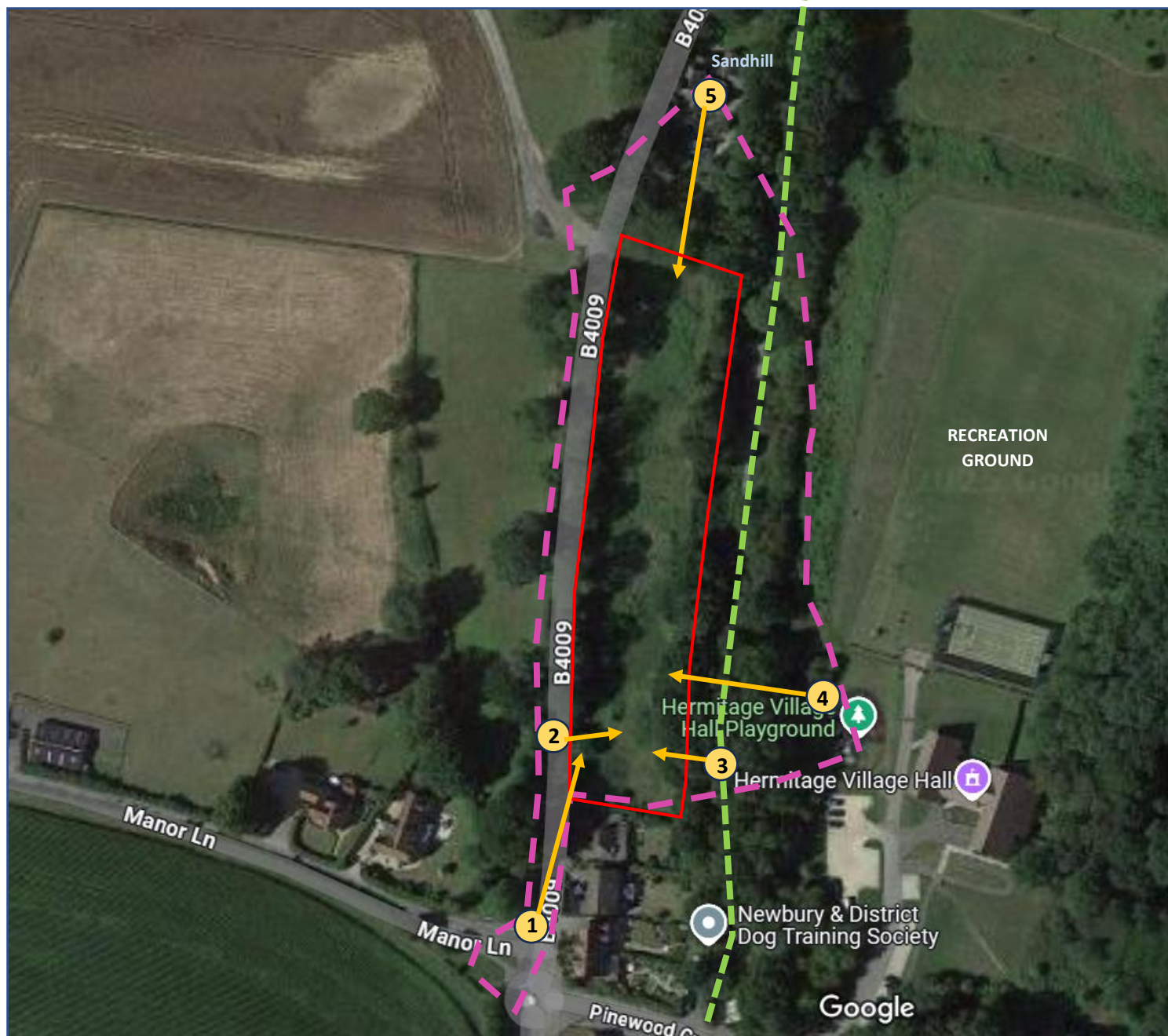
**Scale:** NTS – see scale bar



NORTH



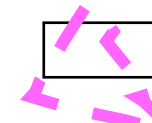
# FIGURE LA3



Appeal site boundary



Eling Way footway and cycleway



Zone of Theoretical Visibility - the boundary of the area where the appeal site and proposed development is and will be theoretically visible from



Photo Viewpoints – see WB Appendix LAA: Figures and Photographs and WB Appendix LAB – Visual and Landscape Impact Tables

**Project:** Land south of Sandhill

**Drawing Title:** Zone of Theoretical Visibility and photo viewpoints

**Drawing No:** 03/2025/LA3

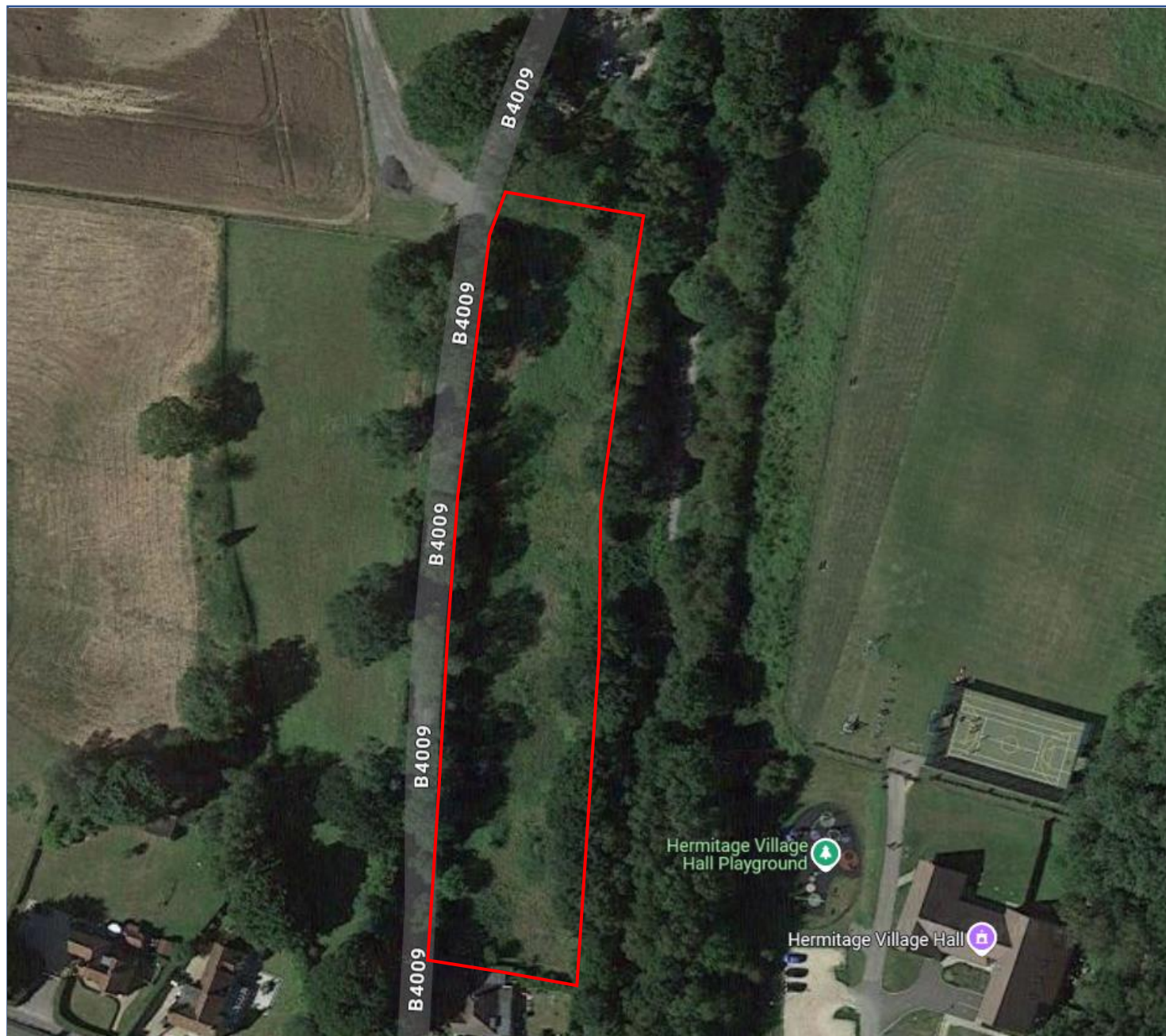
**Drawn By:** TA **Checked by:** LA

**Date:** March 2025

**Scale:** NTS – see scale bar



FIGURE LA4



Appeal site boundary



NORTH



Project: Land south of Sandhill

Drawing Title: **Appeal site baseline condition**

Drawing No: 09/2025/LA4

Drawn By: TA      Checked by: LA

Date: March 2025

Scale: NTS – see scale bar

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## Photo viewpoints: Locations as set out on WB Appendix LAA Figure LA3 – Print out at A3

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**Camera:** Sony A7 Full Frame: lens FE 1.8/50 **Height of camera:** 1.5m:

**Visualisation Type:** Type 1, **Projection:** Planar, Horizontal Field of View (HFOV) 39.6 degrees **Image Enlargement/Sheet size:** 100% @ A3 – to be viewed at a comfortable arm's length: **Page size/ Image size** 420 x 297 / 390 x260

### Location/Direction of view/Date/Time:

**Photo viewpoint LA1:** B4009 Looking north east: SU 51033 73076: 5<sup>th</sup> March 2025/ 1.30pm

**Photo viewpoint LA2:** B4009 looking east), Looking north west: SU 51036 74028: 5<sup>th</sup> March 2025 / 1.33pm

**Photo viewpoint LA3:** Eling Way, Looking west: SU 51089 74042: 5<sup>th</sup> March 2025/ 10:30am

**Photo viewpoint LA4:** Hermitage recreational ground, adjacent play area Looking west: SU 51113 74022: 5<sup>th</sup> March 2025 / 10:40am

No photo for viewpoint 5, from Sandhill

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### Date/Weather conditions

5<sup>th</sup> March 2025: Bright and clear





**Photo Viewpoint LA1:** View from the B4009 towards the appeal site. As shown the existing site boundary hedgerow screens and filters views into the appeal site. To comply with Highway standards, a visibility splay will be required and a pedestrian footpath which will remove a length of hedgerow which will open up views directly into the whole appeal site





**Photo Viewpoint LA2:** View from the B4009 towards the appeal site. As shown at this location there are direct views into the appeal site of the unauthorised development  
WB Landscape Appendix LAA: Photo viewpoints





**Photo Viewpoint LA3:** Looking west towards the appeal site from the multi recreational path: Eling Way. Activities within the eastern area of the appeal site will be visible as shown by the unauthorised development. March 2025





**Photo Viewpoint LA4:** Looking west over the Eling Way to the appeal site. The unauthorised development replaces a view of a grass field as shown