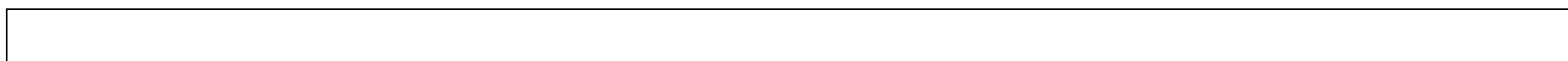


Assessment of Potential MWLP Site I3: Spring Lane

Site: I3: Spring Lane
Proposed development: Sand and gravel extraction
Date of site survey: 12 May 2016
Surveyor: BK


Figure I: Site location showing adjacent site options

A. Designations affecting the site

Figures 1A to 6B show the landscape, ecological, heritage and recreational designations on the site or within its setting.

B. Landscape Character Assessments

Relevant landscape character areas:

LCA H5: Burghfield Woodland and Heathland Mosaic (BLCA)

LCT I4: Plateau Edge Transitional Matrix (NDLCA)

Key LCA landscape characteristics

- Undulating landscape
- Larger scale pattern characterised by large inter-lined woodland blocks
- High proportion of mixed and coniferous plantations
- Pockets of heathland
- New plantations with geometric boundaries
- Arable and pasture fields divided by post and wire fencing and rough paddocks
- Winding rural lanes
- Many parklands
- Small to medium complex occurring on escarpments

Key LCA visual and perceptual characteristics

- Visually important including views of parkland (NDLCA)

LCA Landscape strategy

- Conserve and where necessary the distinctive intimate and peaceful wooded landscape with small scale mosaic of pasture, arable, woodland and heathland

LCA Guidelines

- Restore areas of pasture
- Conserve and restore remnant heathland
- New mixed woodland to follow pattern of wooded ridges and interconnected valleys
- Conserve existing boundaries including wooded boundaries and hedgerows
- Conserve rural character of the lanes
- Conserve parkland
- Selective rather than clear felling of trees (NDLCA)
- Conserve views of parkland from the wider landscape (NDLCA)
- Avoid large scale development (NDLCA)

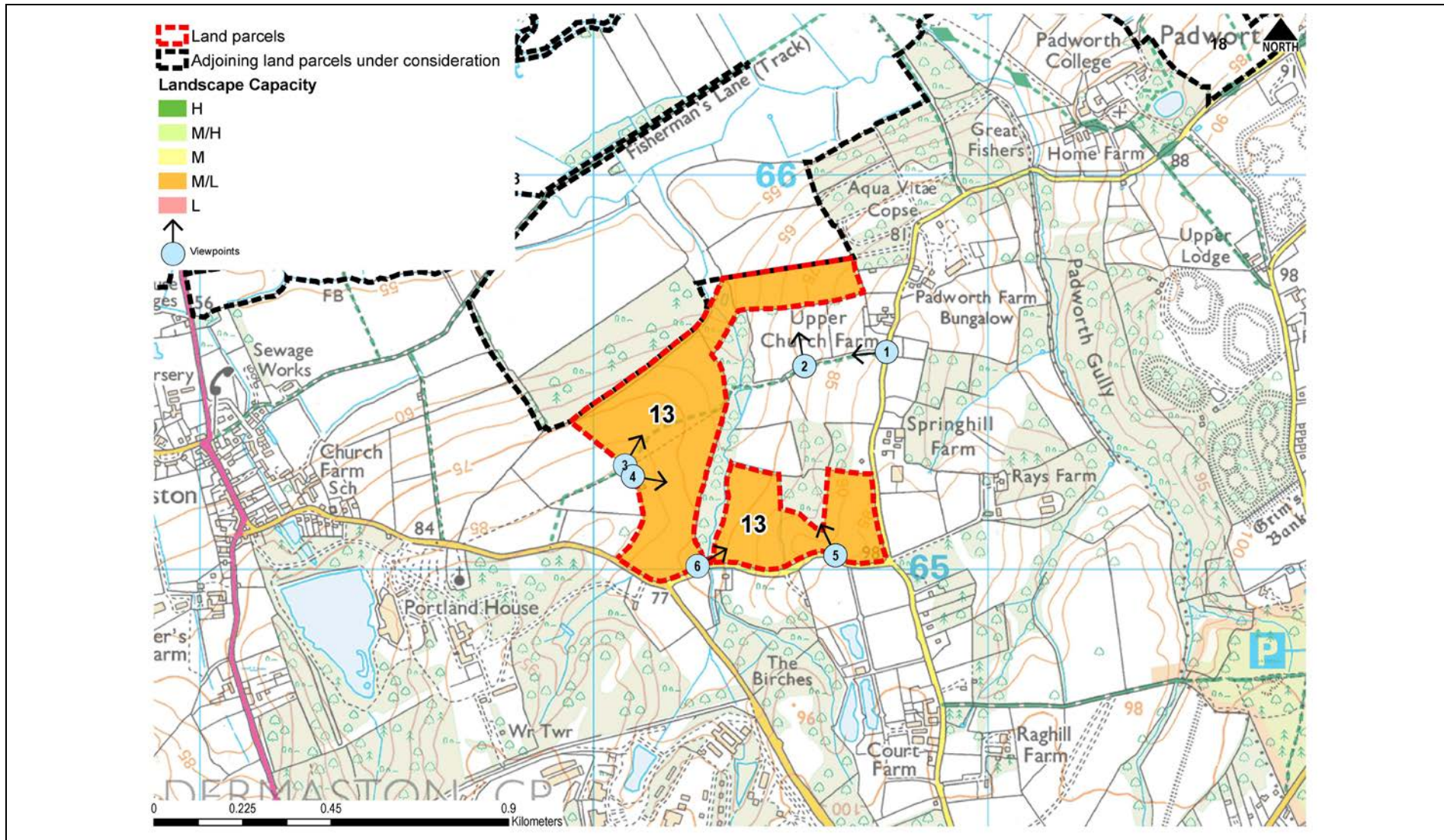


Figure 13.1: Site capacity and key viewpoints

PHOTOGRAPHS



Viewpoint 1: View from footpath adjacent to Upper Church Farm looking west across valley to Site 13 with Aldermaston Park on the skyline



Viewpoint 2: View from footpath west of Upper Church Farm looking north to eastern arm of Site 13 beyond the semi-open boundary in the middle ground.



Viewpoint 3: View from footpath on western edge of the western parcel of the site looking north-east towards the Kennet Valley bottom



Viewpoint 4: View from footpath on western edge of the western parcel of site looking south-east towards Spring Lane and into the eastern parcel of Site 13



Viewpoint 5: View from Spring lane looking north-west over the eastern parcel of Site 13



Viewpoint 6: View from Spring Lane approaching the eastern parcel of Site 13 from the west

C. Site description

Site 13 comprises two parcels of land separated by a broad woodland belt along either side of a stream which runs northwards into the River Kennet. The main area of the western parcel is a medium sized arable field on undulating ground north of the junction of Spring Lane and Church Lane. This area is bounded by woodland to the north and east. Where this vegetation thins in the north-east corner, Site 13 continues across the stream into an area of pasture on the middle slopes above the valley floor. This area is also contained by woodland to the west and east but is much more open along the longer north and south boundaries, with no separation from the Kennet valley floor. The second easterly area lies south of Spring Lane and is under arable farmland. It is bounded on two sides with intermittent mature roadside hedgerows along Spring Lane and Raghill; and by woodland along its western and northern boundaries. Both areas are surrounded by undulating farmland on the higher slopes of the Kennet Valley with both pasture and arable use and a complex of woodland. The site also forms part of the wider rural landscape and visual setting of Aldermaston Park which rises above the site in many views.

D. Key landscape features and local character

- Undulating landscape

- Inter-linked woodland blocks
- Arable and pasture fields divided by post and wire fencing and rough paddocks
- Winding rural lanes
- Parkland setting
- Small to medium complex occurring on escarpments
- Wooded boundaries and roadside hedgerows

E. Key views

- Views of parkland from the wider landscape
- Attractive views across minor valley dividing the site with Aldermaston park on the horizon

F. Landscape and visual sensitivity of the site

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium-High

- Several views into site where view is of good scenic quality and at times includes Aldermaston Park
- Limited views form road network and single path
- Screening would obstruct valuable views of an attractive landscape and to Aldermaston Park

2. Landscape Sensitivity: Medium-High

- Mix of pasture and arable within wooded setting
- Distinctive undulating topography
- Setting to Aldermaston park and a listed building
- Strong boundaries
- Quiet undisturbed area with a strong landscape pattern

3. Landscape Character Sensitivity: Medium-High (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/High

- Part of the complex pattern of the higher Kennet Valley slopes forming the foreground to Aldermaston Park and backcloth to the Kennet Valley riparian landscape to the north
- Absence of detracting development

5. Overall Landscape Sensitivity: Medium/High (combines 3 and 4)

6. Landscape Value: Medium

- Setting of Registered Park and garden and listed building.

7. Combined Landscape Capacity: Medium/Low (combines 5 and 6)

Potential landscape impacts of development on the site:

- Disturbance of the quiet attractive rural setting to the Kennet Valley and Aldermaston Park
- Potential impact on steep undulating topography

Potential visual impacts of development on the site

- Visual intrusion in views to Aldermaston Park and over the Kennet Valley

G. Recommendations (refer to plan I3.2)

It is recommended that only a part of Site I3 is considered a potential sand and gravel extraction site. Some limited extraction was considered in the lower parts of the western area but development of this area would be difficult to achieve without substantial landscape and visual adverse effects on the site and the wider landscape character.

H. Recommended development area [and maximum building heights where relevant]

It is recommended that only the eastern part off Raghill is considered further as a potential developable area as shown in Fig I3.2. It is not recommended that any plant or stockpiling is included on the site. Bunds along Raghill and spring Lane would assist in screening the development during extraction.

I. Recommended landscape mitigation and green infrastructure

Landscape mitigation for the eastern part is shown in Figure I3.2. This would provide screening in the views from the footpath and reinstate a former tree line which is now represented by a couple of pine trees. It is recommended that the remaining land is retained as arable farmland or pasture.

J. Recommended restoration for minerals sites

The recommended developable area in the eastern part should be restored original levels and to pasture with infill planting of the roadside hedgerows in accordance with the LCA guidance.

K. Recommended point of access in landscape and visual terms

It is recommended that the point of access is from Raghill. Spring Lane is very narrow and there is a risk of damage to the existing winding rural character of this lane.

L. Conclusion and cumulative effect of extraction within the Kennet Valley

Provided only the eastern part of the site was extracted there would not be a cumulative impact on the Kennet Valley or setting of Aldermaston Park.

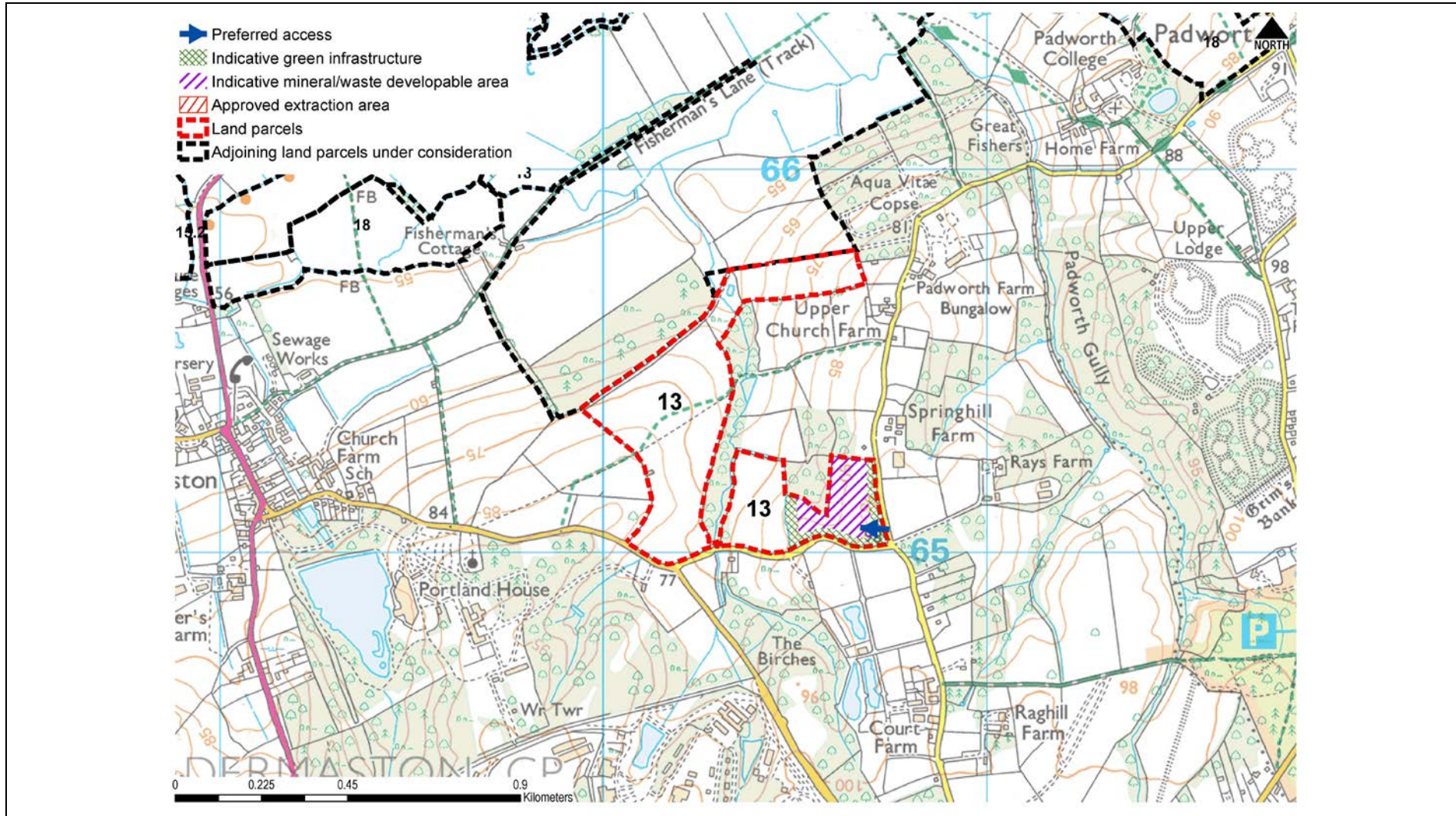


Figure 13.2: Potential development area, Green Infrastructure and preferred access

WEST BERKSHIRE POTENTIAL MINERAL AND WASTE SITE OPTIONS: LANDSCAPE SENSITIVITY STUDY 2016 RECORD SHEET

Site: I3: SPRING LANE
Site character areas: No sub-divisions
Date of site survey: 12 May 2016
Surveyors: BK
Weather/visibility: Sunny
LCA: <ul style="list-style-type: none">• LCA H5: Burghfield Woodland and Heathland Mosaic (BLCA)• LCT I4: Plateau Edge Transitional Matrix (NDLCA)
Landscape designations: None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpath across the site and leading to the east Church Road and Spring Lane Upper Church Farm Potentially from east side of Aldermaston village Fisherman's Lane ?	Types of viewers: Walkers Local road users	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting on more exposed boundaries
Views out of the site to: Kennet Valley floor Farmland around Upper Church Farm on Raghill Upper Church Farm	Magnitude of viewers (level of use and popularity): All routes very well used	Impacts of mitigation: Loss of views over the site to the wider landscape
Does the site form part of a skyline? The southern parts lie below the wooded skyline of Aldermaston Park	Visual perceptions (activity and expectations of local visual receptors): Quiet tranquil area Open fields on the upper slopes of the Kennet Valley	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating folded landform on the upper slopes of the Kennet Valley	Boundary features other than vegetation: Post and wire fence divides site and follows the footpath in the western part of the site	Tranquillity – Noise levels: Quiet area with local traffic
Geological features: None	Historic landscapes: North of Aldermaston Park	Tranquillity – Visual intrusion / detractors: None
Soil quality:	Parkland features: none	Tranquillity – Light pollution/dark skies: No lighting
Water features: Stream crosses the site from south to north		Condition: Good
Landcover and land use: Arable and pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Trees along roadsides	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Not significant part of the site	Built form: None	Accessibility by public footpath: Crossed by footpath
Woodland and copses: Woodland and copses enclose the site	Setting of listed buildings: Upper Church Farm on eastern boundary	Open access areas: N/A
Wetland and meadow: Some wetland areas within flood zone of stream	Scheduled Ancient Monuments: Not known	Recreational areas: N/A
Common land: N/A	Settlement pattern: N/A	
Heathland: N/A	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Open fields which are largely enclosed by woodland Topography allows views of site and out of site
Other significant vegetation cover:	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Part of a complex pattern of woodland and open fields with varied form due to the topography
BOA/Phase I records: BOA: Site within Burghfield to Tadley BOA 13: Targets and Opportunities: Heathland and acid grassland restoration. There is much potential for heathland restoration in planted woodland sites. Parkland and woodland management:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Local Wildlife Sites on eastern boundary		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement (s): Aldermaston
Relationship with the urban edge: Separated by some distance by Aldermaston Park and open fields
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of the matrix of open fields and woodlands along the upper slopes of the Kennet Valley Farmland setting to Aldermaston Park
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Woodland links The stream is a tributary of the Kennet
Recreational links with the wider area: Links into the wider footpath network
Character of adjacent road network Narrow rural lanes
VDS/Parish Plan – relevant extracts: N/A