

EASTERN URBAN AREA: ADDITIONAL SITES

Assessment of Settlement

Settlement	Tilehurst, Purley and Calcot
North Wessex Downs AONB Character areas: Adjacent to LCA 8A Hermitage Wooded Commons (EUA007 and EUA007A) Adjacent to LCA 7D Pang Valley (EUA 035)	
Date of site survey	15 April 2015
Surveyor	BK

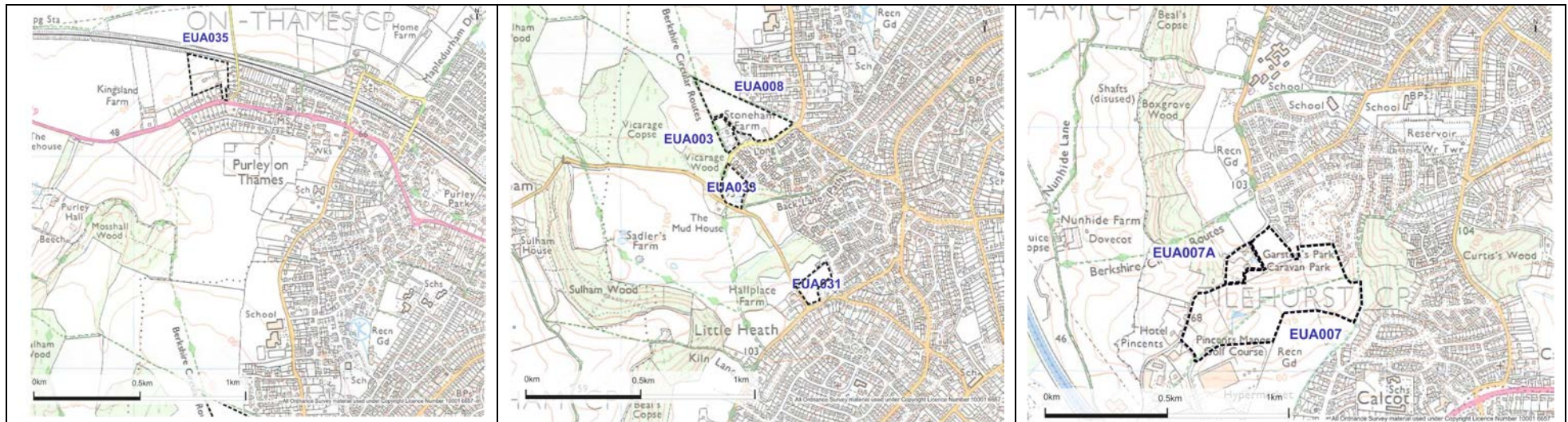


Figure EUA.1: Eastern Urban Area potential housing sites

Key landscape characteristics of LCA8A and landscape setting

- lowland area at the base of the chalk dip slope, underlain by clays, silts, sands and gravels of the Reading and Bagshot Beds and London Clay, giving rise to nutrient poor, often acidic, soils
- a broad undulating plateau falling towards the Kennet Valley to the south east and dissected by the River Pang
- variable land cover forming an intricate mosaic of woodland, pasture and small areas of remnant heathland. Some more open areas of arable land can be found on the slopes that drop to the Pang Valley and to the south east near Beenham
- large, interconnected woodland blocks and strong hedgerow pattern with mature trees restrict views and create an enclosed and intimate character. Low wooded horizons are a feature
- numerous semi-natural woodlands of ancient origin, with some large commercial plantations. Wooded commons and small areas of remnant heath are a distinctive element
- many features of biodiversity interest including heathland, dry and wet woodland, bog and areas of wet meadow
- dominated by small irregular fields of informal and piecemeal enclosures, of medieval and post-medieval date with some larger, more regular and straight edged, formal Parliamentary enclosure on flatter terrain in the south-east and west
- intricate network of rural lanes, many sunken and overhung by woodland plus more intrusive road infrastructure
- Expansive flat valley floor (NDLCA LCT17)
- historic parkland based on medieval deer parks and manor houses with associated ornamental parklands with gardens, rides and plantings are a particular feature – for example Englefield Park Grade II Registered Park and Garden north of Theale

Key visual characteristics of LCA8A and landscape setting

- Open views over large arable fields (NDLCA LCT17)
- Open landscape visible from the AONB escarpment (NDLCA LCT17).

Key settlement characteristics of LCA8A and landscape setting

- dispersed pattern of settlement characteristic of encroachment into areas of common and woodland
- includes large nucleated villages, lines of estate cottages, loose roadside settlements as well as many dispersed farmsteads and residential country houses
- well settled area with rising population due to proximity and accessibility to Reading
- Theale characterised by its linear Conservation Area with pre-War development to the north and scattered along Church Street. Post war suburban development in large areas encloses the historic core to the north, west and south with Late 20th century private housing development to the north-east and south along the A4. (Quality Design SPD- Part 3)
- Open landscape valued as a setting to Theale (NDLCA LCT17)
- Linear settlement patterns traditionally along the A4 (NDLCA LCT17)

Key landscape characteristics of LCA8A and landscape setting

- A broad undulating plateau falling towards the Kennet Valley to the south east and dissected by River Pang
- Variable land cover forming an intricate mosaic of woodland, pasture and small areas of remnant heathland. Some more open areas of arable land can be found on the slopes that drop to the Pang Valley and to the south east near Beenham
- Large, interconnected woodland blocks and strong hedgerow pattern with mature trees restrict views and create an enclosed and intimate character. Low wooded horizons are a feature
- Numerous semi-natural woodlands of ancient origin, with some large commercial plantations. Wooded commons and small areas of remnant heath are a distinctive element
- Many features of biodiversity interest including heathland, dry and wet woodland, bog and areas of wet meadow
- Dominated by small irregular fields of informal and piecemeal enclosures, of medieval and post-medieval date with some larger, more regular and straight edged, formal Parliamentary enclosure on flatter terrain in the south-east and west
- Intricate network of rural lanes, many sunken and overhung by woodland plus more intrusive road infrastructure
- Ridge top straight roads (NDLCA LCT13)
- Historic parkland based on medieval deer parks and manor houses with associated ornamental parklands with gardens, rides and plantings are a particular feature
- Intimate scale on flat to undulating plateau (NDLCA LCT13)

Key visual characteristics of LCA8A and landscape setting

- Mainly enclosed landscape with views restricted by woodland (NDLCA LCT13).

Key settlement characteristics of LCA8A and landscape setting

- Dispersed pattern of settlement characteristic of encroachment into areas of common and woodland
- Includes large nucleated villages, lines of estate cottages, loose roadside settlements as well as many dispersed farmsteads and residential country houses
- Well settled area with rising population due to proximity and accessibility to Reading
- Tilehurst/Purley/Calcot characterised by late 20th century private housing development and small areas of semi-rural very low density housing along the urban edge (Quality Design SPD- Part 3)

Key landscape characteristics of LCA7D and landscape setting

- Dominated by arable farmland in north part of 7D
- Medium to large fields enclosed by low flailed hedgerows and post and wire fencing
- Willow pollards, poplar, alder and strips of pasture
- Manor houses and manor farms
- Relic valley floor features including former water meadows
- Comparatively isolated in parts containing only minor lanes and tracks
- Small scale landscape

Key visual characteristics of LCA7D and landscape setting

- Open landscape in north part of 7D (NDLCA LCT2)
- Strong horizontal visual character (NDLCA LCT2)

Key settlement characteristics of LCA7D and landscape setting

- Scattered settlement
- Small attractive settlement of Pangbourne
- Maintain pattern of tiny hamlets, two small villages and scattered farmsteads
- Well settled area with rising population due to proximity and accessibility to Reading
- Tilehurst/Purley/Calcot characterised by late 20th century private housing development and small areas of semi-rural very low density housing along the urban edge (Quality Design SPD- Part 3)

Summary of the key characteristics of the settlement and landscape constraints on the extent and location of development

The additional potential housing sites in this part of the Eastern Urban Area all lie in close proximity to the North Wessex Downs AONB and in the case of EUA 035 in close proximity to the Chilterns AONB, where it meets the western urban edge of Purley-on Thames. A detailed strategic assessment of the landscape sensitivity around the Eastern Urban Area has already been undertaken in a previous landscape sensitivity study, 'An Integrated Landscape Sensitivity Approach to Settlement Expansion within West Berkshire' (LSS) (2009) <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36263&p=0>). This addendum builds upon the work in that assessment by examining the Eastern Urban Area and its landscape setting in greater detail, specifically concentrating on the special qualities and key characteristics which contribute to the natural beauty of the AONB. The sensitivity classification and key landscape and visual aspects of each LLCA are considered within each potential housing site report.

The landscape pattern, the exposure and character of the adjacent built form and the visual qualities all vary along this edge of the AONB and there is some subsequent variation in the landscape sensitivity of the open land on the urban edge. This is reflected in the findings of the LSS. The three additional potential housing sites in this area fall within LLCAs in that study which vary from *low to high* sensitivity.

The lower levels of landscape sensitivity reflect the urbanising influence of Calcot, Purley and Tilehurst. The main part of Tilehurst sits on the plateau, at 100m AOD and higher, above the Pang Valley and the Kennet Valley. The built form has however split down the upper slopes towards Calcot in the south and Purley in the north so that Tilehurst now merges with these two smaller settlement areas. Despite this the western boundary of Tilehurst is well defined with most built form east of Pincents Lane, Little Heath Road and Long Lane, although scattered groups of houses, the Ikea site, and two small estates at Purley are located west of these roads. The undeveloped plateau extends westwards up to the wooded escarpment (Sulham Wood etc). The land then falls steeply down the escarpment which is either wooded as at Sulham Wood to the west or open as above Pincents Manor to the south.

To the north close to Tilehurst/Purley the slopes are much gentler with the steep escarpment some distance west of the urban edge. This latter landform is open with blocks of woodland giving rise to high intervisibility between the Chilterns AONB in the north and the North Wessex Downs AONB in the south, across the River Thames Valley. In the south the settlement edge east of Pincents Lane is fragmented with large scale commercial areas, and a supermarket. These extend down to the A4 beyond which lies the settlement at Calcot and the open land flanking the M4 and River Kennet.

Although the Eastern Urban Area has expanded west and south of the Tilehurst plateau to Calcot and to merge with Purley next to the River Thames, further major expansion would detract from the special qualities of the AONB. Where some smaller scale development may be recommended, great care will still be needed to minimise the impact on the landscape character of the surrounding AONB, through limitations on development and generous provision of Green Infrastructure. In some cases, in order to mitigate the existing harm to the AONB landscape from existing built form such as modern housing on the edge of the town, some new development may be advantageous. Particular care will be needed to avoid intrusion from the built form on the wider AONB landscape, especially where the open panoramic views are a notable valued feature and a key constraint on development.

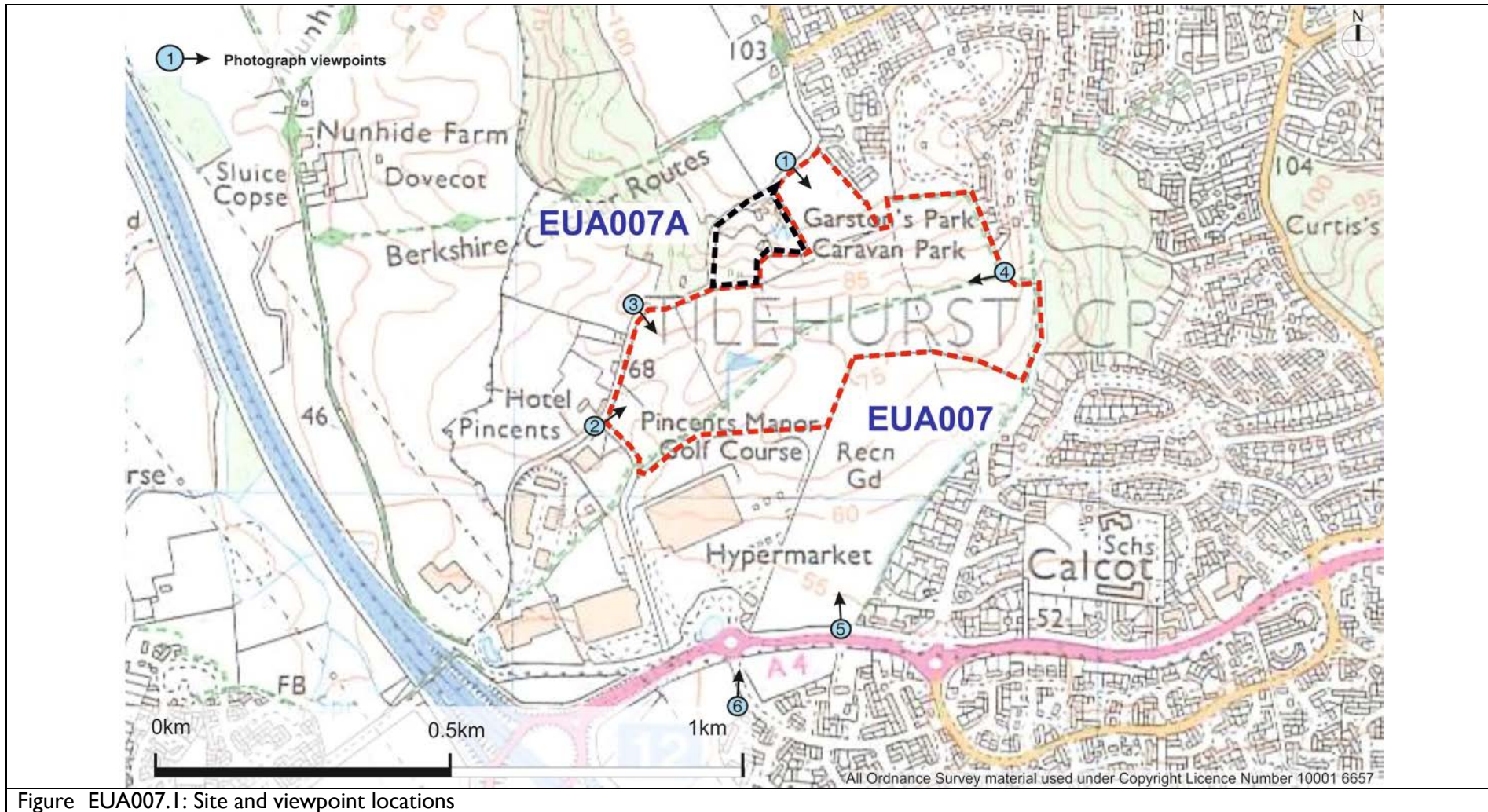
Sources:

North Wessex Downs AONB Integrated Landscape Character Assessment 2002; and An Integrated Landscape Sensitivity Approach to Settlement Expansion within West Berkshire (LSS) 2009: West Reading

Additional information from:

- Berkshire Landscape Character Assessment 2003 (BLCA)
- Newbury District Landscape Character Assessment 1993 (NDLCA)
- Historic Landscape Characterisation (HLC)
- Quality Design SPD- Part 3
- Pincents Lane – Landscape Appraisal LDA January 2014
- Site at Land off Pincents Lane, Tilehurst – planning application ref: 09/01432/OUTMAJ and planning appeal ref: APP/W0340/A/10/21 33957

K. Assessment of Potential Housing Site: EUA007 Pincent's Hill



An Integrated Landscape Sensitivity Approach to Settlement Expansion within West Berkshire (LSS) 2009: LLCA14J: Tilehurst Plateau Edge with a small area in the north-east within LLCA13E: Little Heath Gravel Plateau

LLCA14J: Tilehurst Plateau Edge has an overall *medium sensitivity*.

LLCA14J Tilehurst Plateau Edge is characterised by its sloping topography and pattern of woodland and open fields with little settlement except for a farmhouse. Panoramic views from the open slopes. The key elements of landscape sensitivity are:

- Escarpment topography
- Extensive scarp woodlands connecting into adjacent woodland cover
- Extensive areas of open grassland with public access
- Scattered mature trees on open slopes
- Panoramic views from open slopes
- Areas of medium to high historic landscape sensitivity in the south
- Good public access and recreational provision
- Medium biodiversity with significant area of Woodland BAP habitats

Wider landscape: LLCA14J Tilehurst Plateau Edge is an important part of the escarpment landscape to the west of Reading, above the Pang Valley. Where it wraps around to the south above Calcot, there are visual and physical links with both the open areas of LLCA20E and open fields of 2J.

Setting to the urban form: LLCA14J Tilehurst Plateau Edge is separated from Tilehurst by LLCA13E but in the south it abuts Calcot. The rising slopes form an important setting to Calcot where the urban edge is particularly exposed. Strong contrast with the adjacent urban form.

LLCA13E: Little Heath Gravel Plateau has an overall sensitivity of *medium to low*.

LLCA13E: Little Heath Gravel Plateau is characterised by its pattern of small pasture fields, copses and mixed types of development in the plateau top. The key elements of landscape sensitivity are:

- Pattern of small fields of pasture with copses
- Hedgerows and lines of trees
- Listed Late 16th century farmhouse at Hall Place, and 17th century Kiln Cottage
- Good public access
- Value of woodland habitat links with adjacent woodlands on the escarpment

Other landscape sensitivity interests are:

- Plateau top to escarpment
- Scattered mixed development broken up by small open areas
- Good level of visual enclosure

- Recreational provision

Wider landscape: LLCA13E Little Heath Gravel Plateau has a distinct landscape pattern which differs from the wider plateau and escarpment landscape of large fields and woodland blocks. Views are generally contained by the adjacent woodland in LLCA 14I and J.

Setting to the urban form: LLCA13E: Little Heath Gravel Plateau is influenced by its close proximity to Little Heath, resulting in fragmentation and domestic land uses. A thin belt of trees and hedgerows separates the settlement from the LLCA.

West Berkshire Core Strategy: Landscape Sensitivity Assessment of Potential Strategic Development sites 2011

Area 10 Tilehurst Recommendation: Strategic Area 10 covered the whole of EUA007. The Study concluded that some development within this potential strategic site could be acceptable provided that it is well designed with substantial green infrastructure. The development would need to provide a buffer to the AONB, maintain landscaped links between the wider landscape and the open landscapes of the strategic gap, and better integrate the urban form into the landscape. It would also need to enhance the urban form which is currently fragmented in this area. Although the southern part of 13E is not in the AONB, it shares landscape characteristics with the rest of 13E, which does lie in the AONB. The Study concludes that this field should be excluded from any site selection.

PHOTOGRAPHS



Viewpoint 1: View over north-west part of the site from Pincents Lane on southern edge of the AONB plateau



Viewpoint 2: View from Pincents Lane over south-west part of the site from adjacent to Pincents Manor



Viewpoint 3: View over site looking east to Withy Copse and Oliver's Copse from Pincents Lane adjacent to AONB and southern edge of EUA007A



Viewpoint 4: View from footpath across the site looking west towards Pincent's Lane and Calcot



Viewpoint 5: View from edge of the A4 over recreation ground to central parts of the site with Wither Copse and Oliver's Copse visible to the right



Viewpoint 6: View from Dorking Way over open land to rising ground on the site and wooded skyline

Site description

Site EUA007 forms a large area on rising ground between the commercial development at Calcot and the wooded edge of Tilehurst. The northern part of the site is on higher steeper ground and abuts the wooded ridgeline of the plateau, EUA007A, Pincents Hill and the AONB and Garston Park Home Village. The eastern boundary in part follows the western edge of Tilehurst on the higher ground, separated by a belt of woodland; and in part abuts the prominent woodland at Wither Copse and Oliver's Copse which form an extensive woodland edge to the Tilehurst/Calcot boundary. Tilehurst/Calcot is both separated from the site and screened by this woodland cover which links into the woodland belts along the urban edge to the north and south. The southern edge of the site is partly bounded by the curtilage of the commercial buildings and Sainsbury's store in the south-west; and partly by a line of conifers, an open fenced boundary and woodland edge planting which separate the site from the recreation ground to the south. The western boundary follows Pincents Lane, separated by a mature hedgerow. In 2009 a planning application was submitted for this site which was refused (ref 09/01432/OUTMAJ). A subsequent appeal in 2011 was also dismissed (ref APP/W0340/A/10/2133957). The Planning Inspector's report noted a number of features of the site that are particularly sensitive in landscape and visual terms:

- The role of the open character of the site in preventing coalescence between the existing development at Theale/Calcot in the south-west and Tilehurst/Calcot to the east
- The two copses provide a 'green relief' from the appearance of a continuous built up area along the settlement boundary
- The site plays an important role in delineating the extent of built form along the ridgeline
- It forms a link between the AONB and the open land of the playing fields
- It links the wooded areas of Wither Copse with the AONB and other wooded areas
- It is a visual buffer between the settlement and commercial area
- The site is a prominent open space
- Development along the western part of the site would be harmful to the AONB but development was not ruled out and the depth and form of any landscape buffer would be crucial.

<p>Relationship with adjacent settlement</p> <ul style="list-style-type: none"> • The site is separated from Tilehurst by a very substantial wooded edge which includes Withy Copse and Oliver’s Copse • The site is on the upper and middle slopes falling away from the ridge of the plateau • The site makes a major contribution to the area of open semi-rural land which forms a transitional setting to the hard settlement edge east of the woodland • The lower south-westerly part of site is part enclosed by existing development and lies on the lower slopes relating well to the adjacent commercial part of Calcot
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • The site makes a major contribution to the area of open semi-rural land which forms a transitional setting to the AONB • The north-west part of the site reflects the characteristics of the wider AONB landscape • The open site provides an important link between the landscape of the AONB and the woodland along the northern and eastern boundaries of the site • Visually the site forms an important extension of open countryside east of the AONB up to the settlement edge
<p>Impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Potential loss of an open landscape setting to the AONB • Urbanisation of setting of local woodland • Potential loss of key areas of open space contributing to the distinctive character of the AONB and the open landscape between the AONB and the settlement • Potential loss of informal recreational areas
<p>Impact on key visual characteristics</p> <ul style="list-style-type: none"> • Potential visual impact on the views from the AONB, identified during the appeal process • Potential impact on views over and from the recreational ground to the wooded skyline which borders the site and the AONB • Potential for visually prominent development on the middle and upper slopes and on the plateau
<p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential coalescence of the commercial area of Calcot with Tilehurst with consequent loss of local distinctive character • Major expansion of Reading west of the settlement boundary beyond an existing strong natural wooded boundary • Major expansion of built form north of Calcot commercial area up the open escarpment
<p>Summary of compliance with NPPF on AONB</p> <p>Development on the western and northern part of the site would result in harm to the natural beauty and special qualities of the AONB.</p>

Recommendations

This site is recommended for further consideration as a potential housing site as shown in Figure EUA007.2 subject to the following requirements to conserve and enhance the AONB; to retain open links between the recreation ground and the AONB and the wooded edge to the north and the east; and to maintain the containment of Tilehurst beyond the existing strong wooded buffer including Withy Copse and Oliver's Copse:

- Development area to be contained below the 75m AOD contour. Any minor extensions above 75m but below 80m AOD would need to demonstrate that the development would not be visually prominent from sensitive viewpoints
- Containment of development area west of the existing conifer line between Sainsbury's store and the recreation ground. Replacement of conifer line with native woodland belt and creating of pedestrian links to recreation ground to be considered
- Retention of open views from the A4 and the recreation ground to the wooded skyline
- Substantial 15m wooded landscape buffer along the east side of Pincents Lane to retain the rural character and the AONB
- Reinforcement of wooded skyline and woodland links between AONB and Withy and Oliver's copses
- Reinforcement of tree belt along northern edge of the commercial area
- Avoid creating isolated built form through creation of landscaped links into adjoining built form
- Preferred access off Pincents Lane as shown in Figure EUA007.2

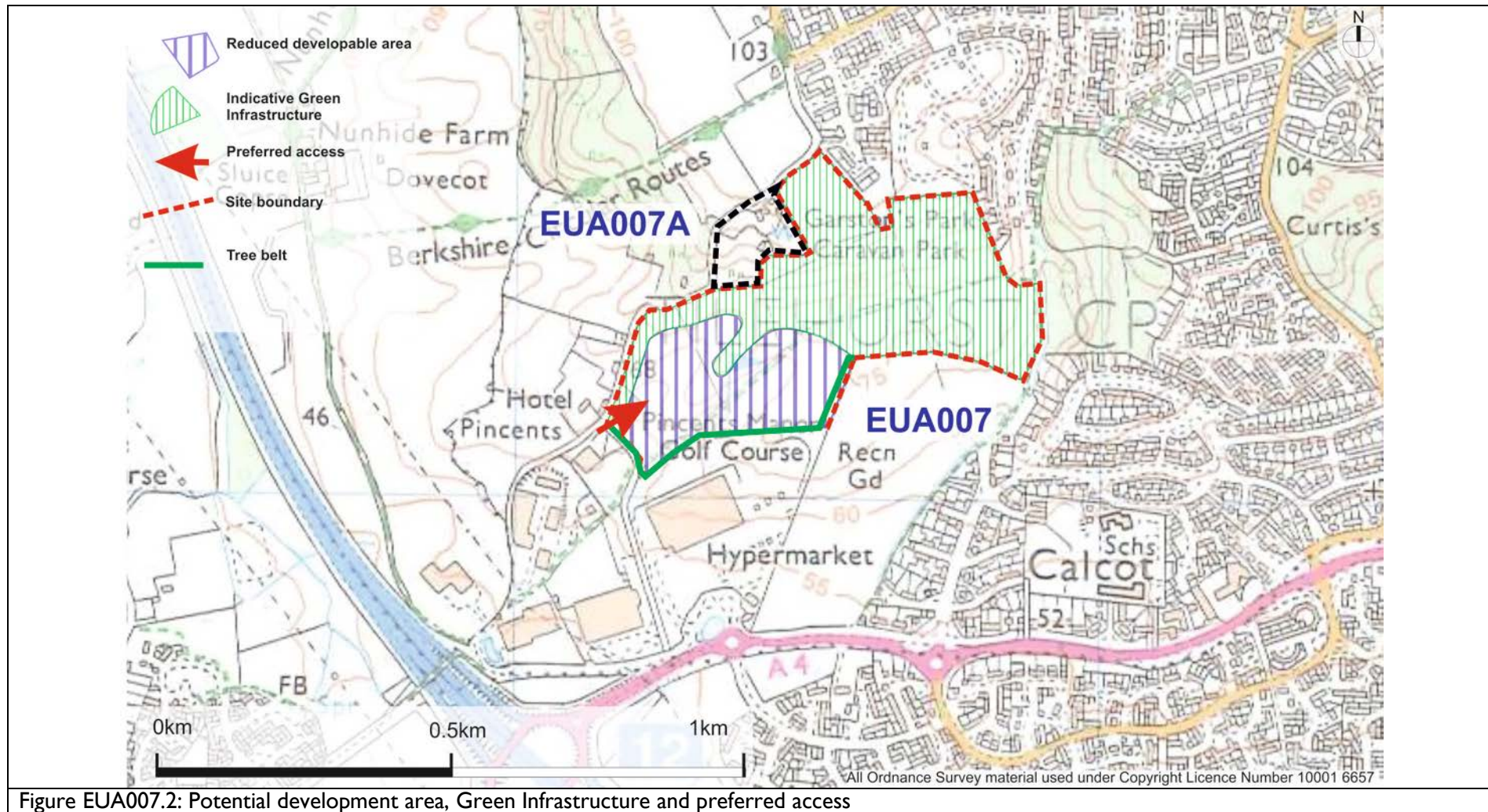


Figure EUA007.2: Potential development area, Green Infrastructure and preferred access

L. Assessment of Potential Housing Site: EUA007A Pincents Hill

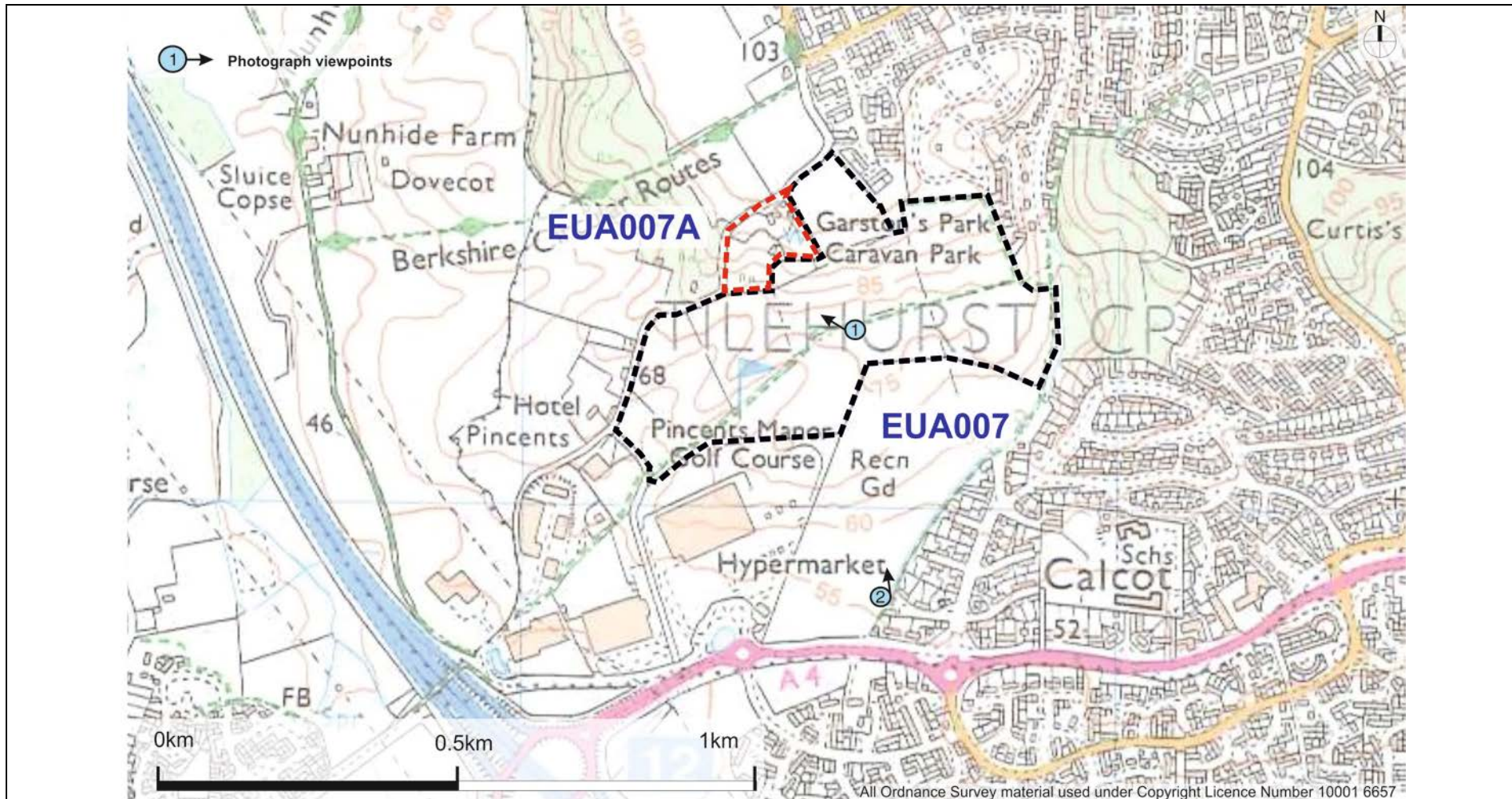


Figure EUA007A.I: Site and viewpoint locations

An Integrated Landscape Sensitivity Approach to Settlement Expansion within West Berkshire (LSS) 2009: LLCA14J: Tilehurst Plateau Edge

LLCA14J: Tilehurst Plateau Edge has an overall *medium sensitivity*.

Tilehurst Plateau Edge is characterised by its sloping topography and pattern of woodland and open fields with little settlement except for a farmhouse. Panoramic views from the open slopes. The key elements of landscape sensitivity are:

- Escarpment topography
- Extensive scarp woodlands connecting into adjacent woodland cover
- Extensive areas of open grassland with public access
- Scattered mature trees on open slopes
- Panoramic views from open slopes
- Areas of medium to high historic landscape sensitivity in the south
- Good public access and recreational provision
- Medium biodiversity with significant area of Woodland BAP habitats

Wider landscape: LLCA14J Tilehurst Plateau Edge is an important part of the escarpment landscape to the west of Reading, above the Pang Valley. Where it wraps around to the south above Calcot, there are visual and physical links with both the open areas of LLCA20E and open fields of 2J.

Setting to the urban form: LLCA14J Tilehurst Plateau Edge is separated from Tilehurst by LLCA13E but in the south it abuts Calcot. The rising slopes form an important setting to Calcot where the urban edge is particularly exposed. Strong contrast with the adjacent urban form.

PHOTOGRAPHS



Viewpoint 1: View from EUA007 north into EUA007A

Viewpoint 1: View from recreation ground with site situated within the treed skyline

Site description

Site EUA007A forms a triangular parcel of land on rising ground at the edge of the plateau between EUA007 to the south and east and Pincents Hill and the AONB to the north and west. It comprises a single dwelling with its grounds and adjoining woodland. The grounds of the house are mainly laid to grass with trees and shrubs. The woodland is extensive, extending into the centre of the site and forming both the western and southern boundaries of the site. This woodland links into the woodland on the AONB escarpment (Harefield Copse) to the east. The third eastern boundary with the open grassland in EUA007 is part open / part tree lined.

<p>Relationship with adjacent settlement</p> <ul style="list-style-type: none"> • The site is separated from Tilehurst by open land in EUA007 which is not recommend as a location for potential housing for the reasons given in the report on EUA007 • The site is remote from the remainder of Tilehurst and Calcot • The existing development on the site is typical of scattered dispersed settlement in the AONB within LCA 8A and along Pincents Lane north of Pincents Manor
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • The site is very typical of the pattern of woodland and open grassland within the AONB • The site is located on the upper slopes and lip of the plateau which defines the AONB and open countryside within EUA007 • There are strong links with Harefield Copse • The site and its tree cover form the skyline and are highly visible in views to the AONB from the open land and developed areas of Calcot • Intervisibility with Berkshire Circular Route in the AONB to the west
<p>Impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of woodland and tree cover and contribution to wooded escarpment • Urbanisation of rural character of Pincents Hill • Development on the plateau lip
<p>Impact on key visual characteristics</p> <ul style="list-style-type: none"> • Development would be on the prominent plateau edge • Development would introduce urban form on the skyline • Development would be highly visible from the open land between Tilehurst and Calcot • Visible from the Berkshire Circular Route in the AONB
<p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Development would introduce urban form onto Pincents Hill remote from both Tilehurst and Calcot
<p>Summary of compliance with NPPF</p> <p>Due to the proximity of the site to the AONB, the contribution that the site makes to the setting of the AONB in its current form, and the potential visibility of development from sensitive visual receptors in the AONB, development on this site would result in harm to the natural beauty and special qualities of the AONB.</p>
<p>Recommendations</p> <p>The site should not be pursued further as a potential housing site.</p>

M. Assessment of Potential Housing Site: EUA0035 72 Purley Rise

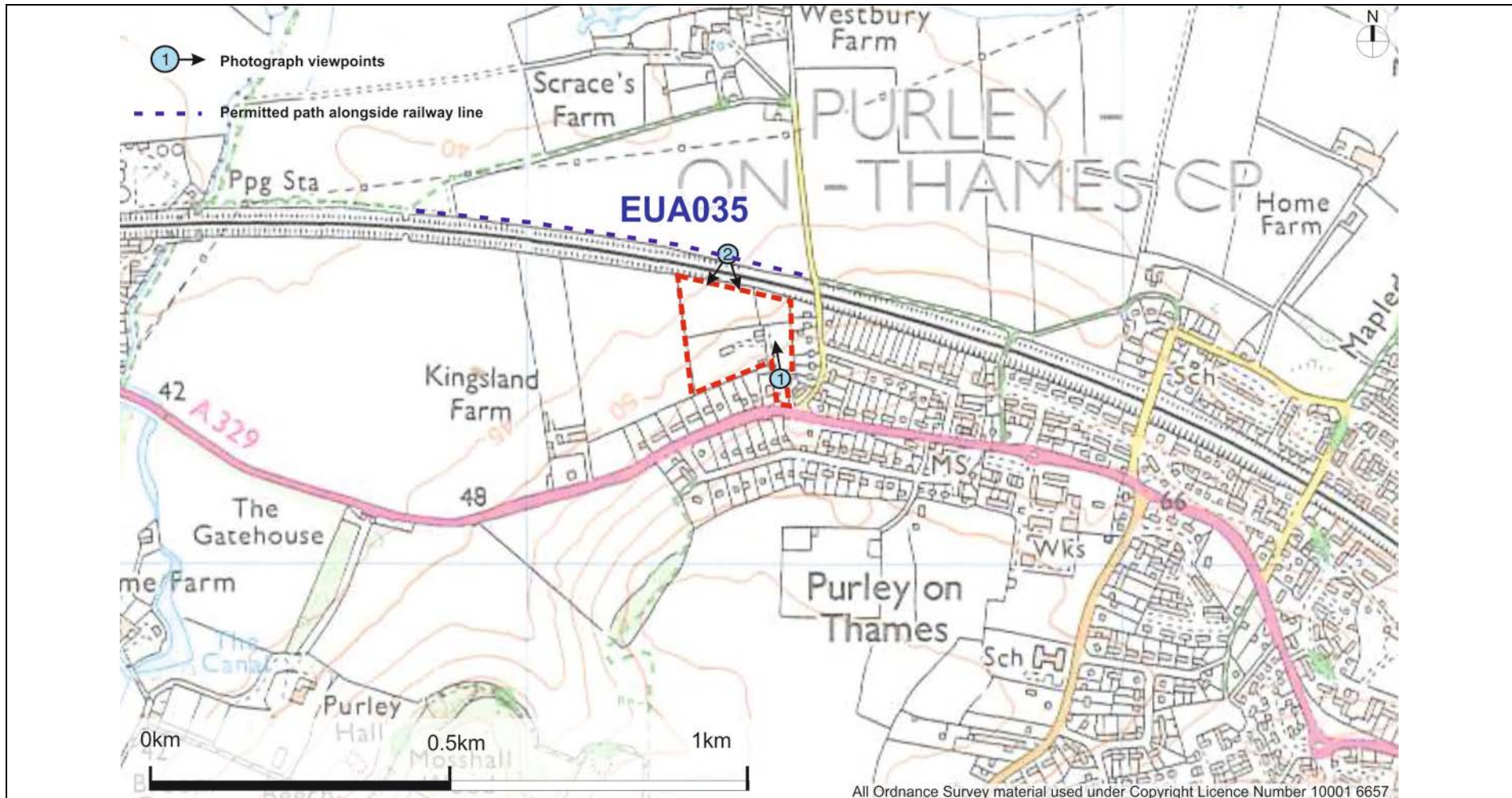


Figure EUA035.I: Site and viewpoint locations

An Integrated Landscape Sensitivity Approach to Settlement Expansion within West Berkshire (LSS) 2009: EUA035 lies adjacent to LLCA2H Lower Purley Chalk Lowlands

LLCA2H Lower Purley Chalk Lowlands has an overall *medium to low sensitivity*.

Lower Purley Chalk Lowlands is characterised by open fields and the remnants of former valley floor landscape features. It sits in the river Thames floodplain enclosed and overlooked by the two AONBs. It includes a sewage works but generally is not affected by degrading urban fringe uses. The key elements of landscape sensitivity are:

- Believed to be part of the inspiration for Kenneth Graham's *Wind in the Willows*
- Extensive views to and from the wider landscape
- 60% of area in the floodplain
- Part of the river valley floor
- Remnants of valley floor landscape features (willow pollards, hedgerows, small copses)
- Sparse settlement

Wider landscape: LLCA2H Lower Purley Chalk Lowlands does not have strong character links with the adjacent character areas, although it does act as a transitional landscape between the riparian 10A and the escarpment 2I. There is however some visual continuity with 10A, 18F and 2I and the Chilterns.

Setting to the urban form: LLCA2H: Lower Purley Chalk Lowlands abuts both Pangbourne and Purley. The relationship with Pangbourne is much weaker and the urban form less intrusive. Purley sits on rising land with little screening to 2H, making it much more exposed to the urban form. 2H forms an important 800m wide open gap between these two settlements.

PHOTOGRAPHS



Viewpoint 1: View of southern edge of the site from access track into the site off A329 Purley Rise



Viewpoint 2: View from permitted path along northern side of railway line with single storey buildings on the site visible below the tree line

Site description

Site EUA035 comprises two areas between the railway line to the north and houses fronting onto the A329 Purley Rise to the south. The northern part is grassed with little vegetation except for some scrub, a few trees and hedgerow to the western boundary. The southern part contains a number of single storey buildings and sheds with a driveway and hardstandings in a poor condition on the site of a former caravan site. This part includes some mature tree cover in the west of the site, along its northern boundary and in part along the southern boundary to the adjacent gardens. The site is bounded by sub-urban housing to the south and east and an open countryside of large arable fields in the river Thames floodplain to the north and west. The existing buildings are visible from a permitted path south of the railway line but no other public viewpoints have been identified. The site lies within the setting of the North Wessex Downs AONB which extends to the south and is part of the river valley landscape that separates the North Wessex Downs AONB from the Chilterns AONB, north of the river Thames.

<p>Relationship with adjacent settlement</p> <ul style="list-style-type: none"> • The southern part of the site lies largely above the 50m AOD contour, which reflects the existing settlement pattern • The site is influenced by housing to the east and south
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • The site is severed to some extent from the open wider landscape to the river Thames valley by the railway line • The northern part shares a sense of open countryside with the land to the west and is part of the valley floor landscape • The site contrasts with the open arable and riparian landscape which dominates LCA 7D
<p>Impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Potential loss of tree cover • Potential loss of open grassland which forms a part of the open valley floor landscape
<p>Impact on key visual characteristics</p> <ul style="list-style-type: none"> • Potential increase in the prominence of new development on the northern edge of Purley • Potential increase in the prominence of existing development if there is tree loss on the site
<p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • The northern part would be outside of the current topographical limit of the settlement in this location • Development on the southern part would not significantly change the settlement pattern in this area
<p>Summary of compliance with NPPF</p> <p>Development on the southern part of the site could result in localised harm to the natural beauty and special qualities of the AONB if it were to be more visually intrusive than the existing built form. Development on the northern part would result in harm to the natural beauty and special qualities of this part of the AONB.</p>
<p>Recommendations</p> <p>It is recommended that the southern part of the site as shown in Figure EUA035.2 should be considered further as a potential housing site subject to the following constraints:</p> <ul style="list-style-type: none"> • Retention of the open northern part as undeveloped open space • Retention of the tree cover on the site and around the boundaries • Provision of open space and Green Infrastructure within area shown in Figure EUA035.2 to conserve and enhance the setting of the AONBs and landscape character of the settlement edge • Densities and mass and scale of the development to reflect the adjacent settlement character • The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley.

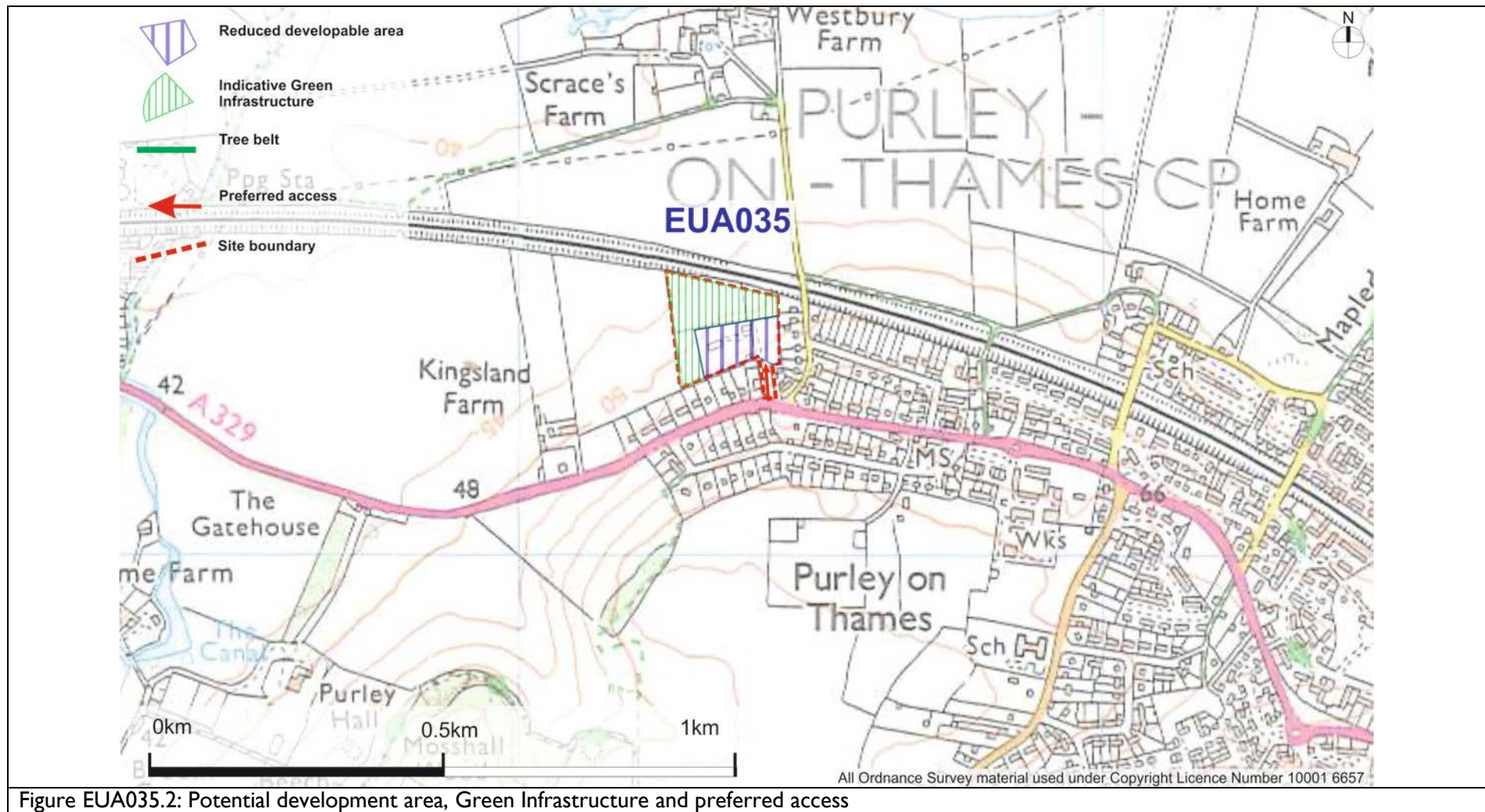


Figure EUA035.2: Potential development area, Green Infrastructure and preferred access

Conclusion and cumulative effect of all EUA sites (EUA003, EUA007, EUA07A, EUA008, EUA031, EUA033 and EUA035)

Of the above sites and those considered in 2014, only EUA003, EUA007, EUA008, EUA031, EUA033 and EUA035 are recommended for further consideration as potential development areas. The inclusion of a potential development area at EUA007 would be the only site recommended site north and west of Calcot. It is not recommended that there is any development on the plateau close to the AONB at EUA007 or EUA007A. As a consequence there would be no intervisibility between EUA007 and EUA031 and no accumulation of development within LCA8A of the AONB or LLCA13E on the plateau. The potential cumulative effect of EUA003, EUA008, EUA031 and EUA033 is set out in the July 2014 Study.

Of these EUA035 is the only site in Purley and therefore there would not be a cumulative impact on the northern part of this settlement. The nearest potential sites at EUA003 and EUA008 lie beyond and to the south of the upper AONB plateau to the west of Purley with no intervisibility between the sites. EUA035 also lies within a different landscape character area to EUA003 and EUA008 so that the limited area of development recommended at EUA035, and the reduced areas in EUA003 and EUA008, would not result in a cumulative impact on the landscape character of either LCA 8A or LCA7D of the North Wessex Downs, or on the LLCAs 2I or 2H. The potential cumulative effect of EUA003 and EUA008 is set out in the July 2014 Study.

In conclusion, the addition of the reduced areas of potential development as shown in figures EUA007 and EUA035 would not have a cumulative impact with EUA003, EUA008, EUA031 and EUA033.