

LOCAL DEVELOPMENT FRAMEWORK

AN INTEGRATED LANDSCAPE SENSITIVITY APPROACH TO SETTLEMENT EXPANSION WITHIN WEST BERKSHIRE

SUMMARY REPORT: NEWBURY

Introduction

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

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

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

Figure 1A: Plan of Newbury LLCAs

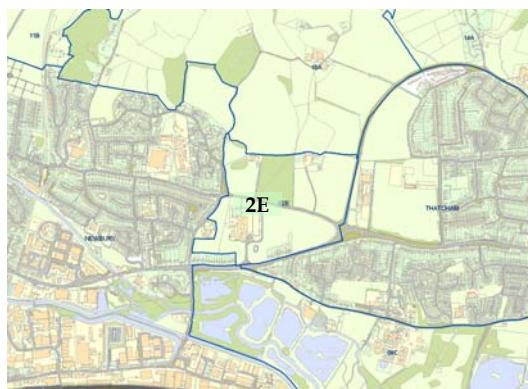
Figure 2A: Sensitivity mapping for Newbury

NEWBURY

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

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

The sensitivity of the local landscape character areas around Newbury to urban expansion is summarised below. It should be noted that the AONB which covers some of these LLCAs has not been factored in at this stage.

LLCA2E: Lower Henwick Dipslopes**Lower Henwick Farm****West Berkshire Community Hospital****View north towards Sett Copse**

Lower Henwick Dipslopes is characterised by its open, fragmented landscape and a landscape pattern eroded by urban roads and poor landscape siting and treatment to the built form. It has a strong connection the landscape to the north, characterised by the sloping topography, and the field and settlement pattern.

Overall sensitivity: Medium to low

Key elements of landscape sensitivity

- Visually and physically separates Newbury from Thatcham
- Grade 2a agricultural land
- Open area with low level of sub-division
- Landscape pattern of fields, mature trees and farmsteads north of Turnpike Road
- West Berkshire Community hospital forms a landmark feature
- Archaeological finds and historic farmhouses

Other landscape sensitivity interests

- Poor landscape structure
- Built form of mixed and non-cohesive character
- Mainly low to medium level of historic landscape sensitivity

Wider landscape

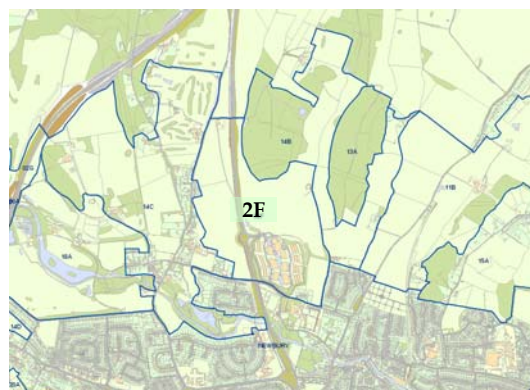
LLCA2E: *Lower Henwick Dipslopes* has good landscape and visual links with LLCA15A to the north. In particular the area north of Turnpike Road has a close affinity with the settlement and landscape pattern to the north.

Setting to the urban form

LLCA2E: *Lower Henwick Dipslopes* are exposed to the hard built form edge of both Newbury and Thatcham. This area therefore forms an important edge to both settlements.

LLCA2F: Shaw Farm Dipslopes

View towards Vodafone from the north-west



Landscaped car parking in Vodafone



View across Shaw Farm to High Wood

Shaw Farm Dipslopes is characterised by its general openness, with little internal definition, enclosed by the topography to the east and west. Busy roads, especially the A339, run through the area, but are not visually dominant. The Vodafone headquarters is a major feature, though partially screened, and built development north of Donnington on the higher ground is prominent from within the area. It has a strong visual connection with the higher wooded areas to the west and, especially, the east (LLCAs 14B and 13A).

Overall sensitivity: *Medium to low*

Key elements of landscape sensitivity

- Open countryside in strong contrast to built up areas to south, somewhat eroded by presence of Vodafone headquarters
- Mainly Grade 2 agricultural land
- Shaw Farm Road area in east more enclosed and secluded, with slight visual connection with Shaw House within Newbury to the south
- Vodafone headquarters is a landmark feature

- Open area helps to maintain character of Donnington as separate from Newbury

Other landscape sensitivity interests

- Poor landscape structure
- Little built form apart from Vodafone
- Development along Oxford Road north of Donnington (in LLCA 14C) prominent
- Low to medium levels of tranquillity
- A few significant archaeological features; low to medium level of historic landscape sensitivity
- Village Design Statement; medium cultural interest

Wider landscape

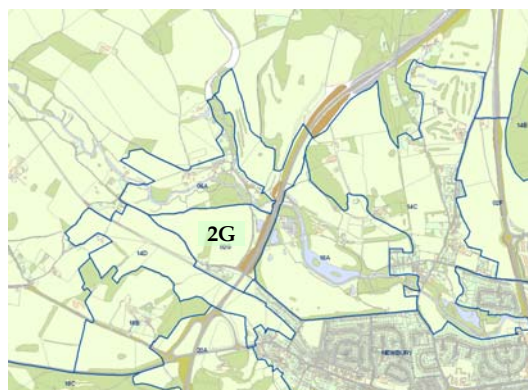
LLCA2F: *Shaw Farm Dipslopes* has good landscape and visual links with LLCAs 13A and 14B to the east. The eastern part of the area has more sense of connection with the higher wooded areas to the north and east.

Setting to the urban form

LLCA2F: *Shaw Farm Dipslopes* abut the built form edge of the north of Newbury and Donnington, partially softened by planting but with a hard edge in the Love Lane area. This area forms an important contrast to the adjacent built form.

LLCA2G: Bagnor Dipslopes

View from near Bagnor Bridge



Belmont Lodge



View from road to Woodspeen

Bagnor Dipslopes is characterised by its relatively open valley sides: the north facing side of the Lambourn valley and south facing side of the Winterbourne Stream valley. The A34 is a major feature on the eastern boundary, but the area is secluded further away from the road, especially in the northern arm of the LLCA.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Grade 2 agricultural land
- Open on higher ground, enclosed on lower slopes
- Unusual landscape pattern of rows of scrub in northern arm
- Long history of human habitation/use; high historical sensitivity

Other landscape sensitivity interests

- Coniferous planting belts, especially in south and east of area
- Built form within area restricted to cluster of mixed age development along Lambourn Road in south of area, but strong connection with Bagnor village (LLCA 6A)

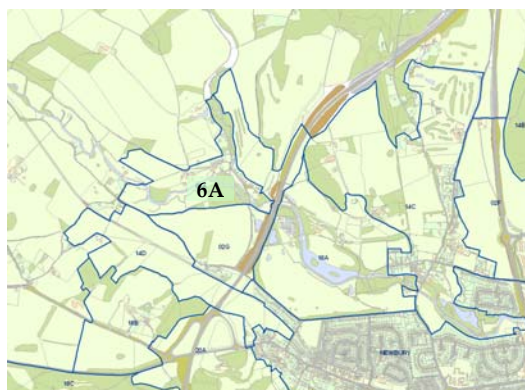
- Good levels of tranquillity away from A34
- Medium access/recreation sensitivity
- Low to medium biodiversity interest, but adjacent to sensitive habitats
- A34 on embankment dominant in east of area
- Village Design Statement, medium cultural interest

Wider landscape

LLCA2G: *Bagnor Dipslopes* is physically separated from the valley landscape east of the A34, but has strong continuity with the valley to the northwest, outside the study area, and also some views from LLCA 18A to the east of the A34.

Setting to the urban form

LLCA2G: *Bagnor Dipslopes* has no physical connection with the urban edge, being separated by the A34, and contains little built form.

LLCA6A: Bagnor Valley**Winterbourne valley north of Bagnor****Watermill theatre complex****River valley of the Lambourn and Winterbourne**

Bagnor Valley is characterised by the small scale valley floors of the Lambourn and Winterbourne Stream, containing a mosaic of woodland and meadow, and the village of Bagnor. It is tranquil and secluded despite the proximity of the A34, and has strong links with LLCA 2G (Bagnor Dipslopes) and the remainder of the valley landscape outside the study area.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Intimate and secluded landscape, views enclosed by valley sides and woodland
- Mosaic of valley floor vegetation including woodland and meadows
- Swiftly flowing meandering rivers an important feature
- Long history of human habitation, listed buildings, old mills: high archaeological potential and medium historical sensitivity
- Medium to high levels of tranquillity
- LLCA centred on small scale village of Bagnor, strong local vernacular dominant

Other landscape sensitivity interests

- A34 has relatively little influence
- Contains a number of designated recreational routes and other PROW, medium access and recreation sensitivity
- Contains SSSIs, BAP priority habitats and LNR: high biodiversity interest and sensitivity
- Village Design Statement and Watermill Theatre: medium to high cultural interest

Wider landscape

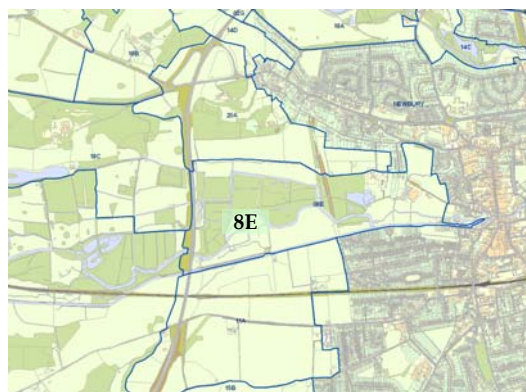
LLCA6A: *Bagnor Valley* is physically separated from the valley landscape east of the A34, but has strong continuity with the valleys to the northwest, outside the study area, and with the Bagnor Dipslopes (LLCA2G).

Setting to the urban form

LLCA6A: *Bagnor Valley* has no physical connection with the urban edge, but is an integral part of the rural setting of the village of Bagnor.

LLCA8E: Speen Valley

River landscape west of Northolt Leisure Centre



Kennet and Avon Canal



View of valley from south of Speen

Speen Valley has a strongly riparian valley floor character, containing the River Kennet and Kennet and Avon canal, and with internal subdivisions, containing blocks of wet woodland, formed by water-filled ditches. Noise from, and views of, traffic on the A34 extend deep into the area, but the eastern part is surprisingly tranquil despite its proximity to the centre of Newbury.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Majority of area lies within floodplain
- Generally enclosed character, though with some long views along valley
- Small to medium scale blocks of wet woodland and pasture, with sports pitches at eastern end
- Occasional visual connection with valley sides to north and south, and strong connection with northern low lying part of LLCA11A.
- Much historic interest from prehistoric to WW2, also part of registered battlefield: medium-high historical sensitivity
- Contains SSSIs and BAP priority habitats and LNR: high ecological interest and sensitivity

Other landscape sensitivity interests

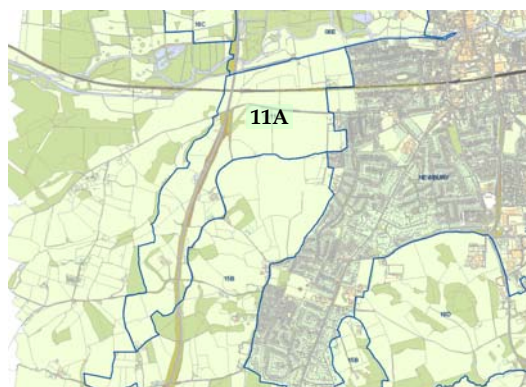
- Little built form within area apart from large sports centre in east; locks/bridges associated with canal
- Security fencing around pumping station in east of area intrusive in otherwise rural surroundings
- Overall low to medium levels of tranquillity
- Contains a number of designated recreational routes, low to medium sensitivity
- Urban influence principally from south of canal corridor, where housing encroaches visually into canal corridor
- A34 on embankment very intrusive visually and aurally in west of area, but more tranquil in east of area. Influence of A34 generally diminished by calming effect of water and woodland
- Village Design Statement
- Medium cultural interest

Wider landscape

LLCA8E: *Speen Valley* has a strong connection with the valley landscape west of the A34, despite the physical severance, as well as strong continuity with the valley sides to the north and, to a lesser extent, the south. The area also has strong connections with the lower lying part of LLCA11A to the south.

Setting to the urban form

LLCA8E: *Speen Valley* is part of an important green corridor flowing into and through Newbury. Housing south of the canal corridor, with inadequate screening, encroaches into the corridor, and there are occasional inappropriate elements such as security fencing, but the area is generally unspoiled. Development outside the area on higher ground could be damaging to the valley's essentially rural character.

LLCA11A: Enborne Wooded Lowland**West of Skinners Green Farm****Fields south of Enborne Road****North of Skinners Green Lane, west of A34**

Enborne Wooded Lowland is characterised by a generally open north facing slope in the north of the area, rising to a gently undulating landform in the south. The A34 is a major influence. The area has strong connections with LLCA8E to the north, and with the areas of higher ground to the east (LLCA15B) and west (outside the study area).

Overall sensitivity: Medium

Key elements of landscape sensitivity

- The north is a visually open area in close proximity to built up areas to the east
- Much historic interest from prehistoric to WW2, also part of registered battlefield; predominantly low to medium historical sensitivity, high in west
- Northern part is grade 2 agricultural land
- Southern part of area is smaller scale and enclosed by vegetation and topography, but severed by the A34 which cuts awkwardly through the small scale rolling topography

Other landscape sensitivity interests

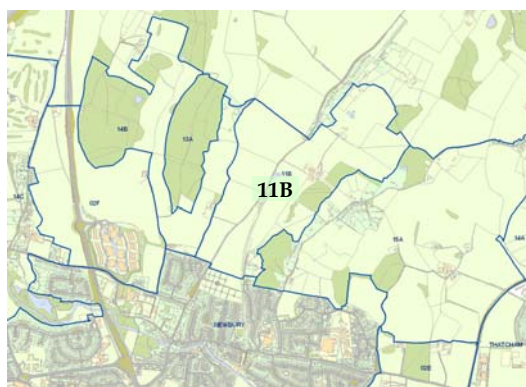
- Little built form apart from scattered long established farmsteads
- Very low levels of tranquillity near A34, high in south where A34 is screened by topography
- Northern part of area is open with few trees and little internal subdivision, and little sense of seclusion
- A34 is often dominant in west and south of area, and the area is highly visible from the road
- Contains a number of designated recreational routes, medium access/recreation sensitivity
- Low to medium ecological interest, but adjacent to sensitive habitats
- Village Design Statement and Newbury Town Design Statement
- Medium cultural interest

Wider landscape

LLCA11A: *Enborne Wooded Lowland* has strong connectivity with the surrounding landscape, in particular with LLCA8E (Speen Valley) to the north, and the higher ground to the east (LLCA15B) and west, outside the study area.

Setting to the urban form

LLCA11A: *Enborne Wooded Lowland* abuts the hard urban edge of Newbury to the east. Encroachment of built form west onto the valley side could be very intrusive from the sensitive valley landscape and higher ground to the north and west.

LLCA11B: Mousefield Wooded Lowland**View west from Long Lane****View east from Long Lane to Mousefield Farm****Towards Weavers Wood**

Mousefield Wooded Lowland is characterised by a generally open north-south valley enclosed by undulating landform, with a sense of enclosure deriving from woodland generally outside the LLCA. The area forms part of the wooded ridge north of Newbury, forming a transition between the valley and the high downland.

Overall sensitivity: Medium to low

Key elements of landscape sensitivity

- Generally open with little sense of seclusion, but enclosed by woodland mostly outside the LLCA to the west (LLCA13A and 14B) and east (LLCA15A)
- Grade 2 agricultural land to west of Hermitage Road (Long Lane)
- Block of woodland on higher ground in east, former railway line route defined by trees, otherwise few trees and medium scale often fenced fields
- Little built form apart from scattered farmsteads, large farm buildings high in landscape at Mousefield Farm are visually dominant within area

Other landscape sensitivity interests

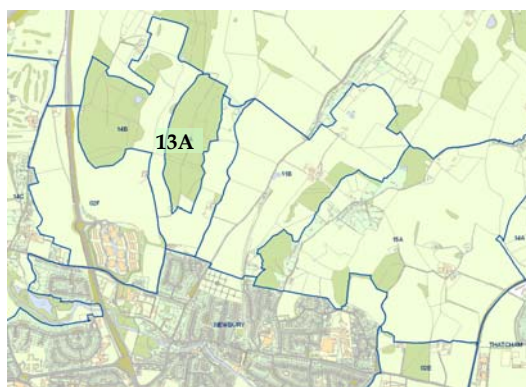
- Historic farmstead, otherwise little historical interest: predominantly low to medium historical sensitivity
- Linear development on Hermitage Road just north of area visually intrusive into area with little other built development
- Low levels of tranquillity due to busy Hermitage Road
- Contains a number of public rights of way, medium sensitivity
- Contains some BAP woodland: low to medium ecological interest
- Parish Plan
- Medium cultural interest

Wider landscape

LLCA11B: *Mousefield Wooded Lowland* has strong connectivity with the wooded ridge north of Newbury and Thatcham, and in particular adjacent areas 13A, 14B and 15A.

Setting to the urban form

The short southern edge of LLCA11B: *Mousefield Wooded Lowland* abuts the northern hard urban edge of Newbury. There is a strong contrast between the built up area and the open countryside to the north, of which LLCA11B forms part.

LLCA13A: Brickkiln Wood**View to Brickkiln Wood from Long Lane****View of Brickkiln Wood from Shaw Farm****View to Brickkiln Wood from Vodafone**

Brickkiln Wood is characterised by a distinctive north south ridge, with most of the area being covered in woodland. It is prominent in views from a number of LLCAs.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Prominent area of ancient semi natural woodland
- Part of wooded ridge north of Newbury/Thatcham
- High levels of tranquillity within woodland
- Mainly consists of BAP woodland: high ecological interest

Other landscape sensitivity interests

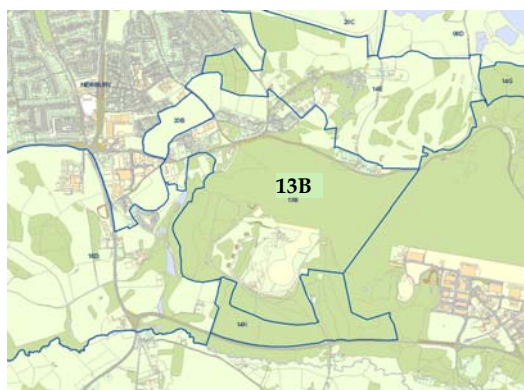
- No known archaeological features, though name suggests brick making: high historical sensitivity, but no known features, overall medium
- Parish Plan
- Medium cultural interest

Wider landscape

LLCA13A: *Brickkiln Wood* has strong connectivity with the wooded ridge north of Newbury and Thatcham, and in particular adjacent areas 11B and 14B, and strong visual links with 02F.

Setting to the urban form

LLCA13A: *Brickkiln Wood* has no direct connection with any built up area, but forms the backdrop in views from the north of Newbury.

LLCA13B: Greenham Western Plateau Woodlands and Heath**Airbase silos on Greenham Common****Avenue approach to Greenham Lodge****Greenham Common heathland**

Greenham Western Plateau Woodlands and Heath is characterised by a high, broad plateau containing a mosaic of heath, scrub and woodland, stretching north west to include part of the village of Greenham. Much of the area is common land. The area has a strong connection with the higher ground to the south and, in places, to the north.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- High plateau with extensive public access
- Mosaic of woodland, heath and scrub
- Very secluded within woodland, long views to north and south in more open areas
- Open north western corner, overlooking Newbury to the north, is important piece of open ground
- Nationally important military remains as well as other features of archaeological/historic interest: generally medium to high historical interest
- High level of public access, medium to high sensitivity

- Much of land is SSSI and contains BAP habitats: high biodiversity sensitivity

Other landscape sensitivity interests

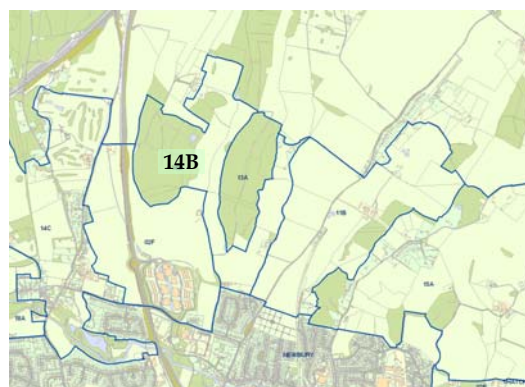
- Large buildings on New Greenham Park to east of area intrusive in some views, but remote and tranquil in centre of area
- Remains of Cold War air base on Common
- North western part of area built up and busy, and busy minor road runs through north of area
- Pinchington Lane housing in west well screened by trees
- Greenham Common Peace Camp lay just outside area; Parish Plan
- High cultural interest

Wider landscape

LLCA13B: *Greenham Western Plateau Woodlands and Heath* has strong connectivity with the high ground to the south, and in places in the north west of the area with the high ground north of Newbury and Thatcham.

Setting to the urban form

LLCA13B: *Greenham Western Plateau Woodlands and Heath* has a slight connection with the south east corner of Newbury. New housing comes up the valley side and abuts the area north west of Greenham, while there is also new housing on the higher ground in the Pinchington Lane area. The area abuts and is affected by the large retail park to the west.

LLCA14B: Shaw Farm Plateau Edge**View across Shaw Farm****Fields below Brickkiln Wood****High Wood north of Vodaphone**

Shaw Farm Plateau Edge is characterised by a small north-south valley enclosed by prominent wooded ridges to the east and west. The southern and eastern edges of the area are affected by adjacent development and roads, but the area is otherwise secluded and tranquil, with strong links to the rest of the wooded ridge north of Newbury and Thatcham.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Strongly rural character in contrast to built up areas to south
- Woodland on higher ground within and just outside area (LLCA13A) visually prominent from within and outside area
- Large blocks of woodland contrast strongly with generally large open fields with little subdivision
- Scattered trees near Shaw Dene House in north west of area give parkland feel
- Shaw Farm Road area on western boundary enclosed and secluded, with slight visual connection with Shaw House within Newbury to the south

- High level of historic landscape sensitivity in west

Other landscape sensitivity interests

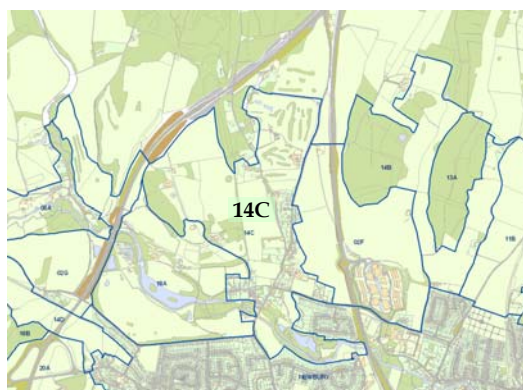
- Little built form, small scattered farmsteads without large modern barns
- Low to medium historic landscape sensitivity in east
- Low to medium access and recreational value
- Contains some BAP habitat, medium biodiversity interest
- Parish Plan, and part of former landscape setting of Shaw House
- Medium to high cultural sensitivity
- Occasional views from Shaw Farm Road to Vodafone headquarters in LLCA2F

Wider landscape

LLCA14B: *Shaw Farm Plateau Edge* has good landscape and visual links with LLCA13A and the remainder of the wooded ridge to the east, the higher ground to the west, and also visual connections with the lower ground to the west in LLCA2F.

Setting to the urban form

LLCA14B: *Shaw Farm Plateau Edge* abuts a short stretch of the built form edge of the north of Newbury. This open area is in strong contrast to the adjacent built form, with an immediate sense of open countryside along Long Lane on leaving the town.

LLCA14C: Donnington Plateau Edge**View northeast from Donnington Castle footpath****Donnington village****View south across Donnington golf course**

Donnington Plateau Edge is characterised by its rolling topography, with a prominent north-south ridge. Although containing few large woods, it gives the impression of a treed landscape. The area has a settled character, containing the historic village of Donnington, scattered small and large houses, and the Donnington Valley Golf Club, and is separated from Newbury by an important corridor of open landscape along the river Lambourn.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- The rolling topography falls steeply to the Lambourn valley to the west (LLCA18A), and less steeply but still pronounced to the east (LLCA2F)
- Land cover is a complex mix of large treed gardens, arable and grassland fields, woodland, lakes of the river Lambourn corridor, schools and playing fields
- Few large blocks of woodland, but large hedgerows with trees, linear shelterbelts and tree lined roads

- Enclosed and secluded within Donnington and along B4494, more open in north especially along Oxford Road
- Views to Donnington Castle and Park
- Donnington maintains its village character in the centre of the settlement, and the village is separated from Newbury by an important corridor of open landscape along the river Lambourn
- Many features of historic interest including listed buildings and area of unregistered battlefield, and part of Donnington Grove. Overall medium to high historic interest
- Contains some BAP woodland, medium to high biodiversity interest

Other landscape sensitivity interests

- Landscape and buildings around Donnington Valley Golf Club detract from otherwise rural character of north/north west of the area
- Long distance path, many PROW, sports pitch and golf club: medium access and recreational value
- Parish Plan
- Medium cultural sensitivity
- Long views over LLCA2F to Vodafone and Newbury from Oxford Road area

Wider landscape

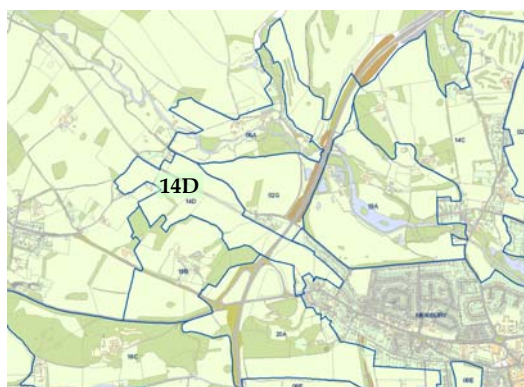
LLCA14C: *Donnington Plateau Edge* has good landscape and visual links with the higher ground to the east and west, and also strong visual connections with the lower ground to the east in LLCA2F and to a lesser extent to the south in the Lambourn valley.

Setting to the urban form

LLCA14C: *Donnington Plateau Edge* contains the village of Donnington, which is barely separated from the Love Lane area of Newbury, and separated from the main body of Newbury to the south by an important corridor of open land along the River Lambourn. The village maintains its separate identity, but this would be under threat if there were further development within or near the area.

LLCA14D: Deanwood Plateau Edge

Land south of Lambourn Road, Speen



West towards Woodspeen



East of Snake Lane

Deanwood Plateau Edge is characterised by an undulating north facing slope, part of the southern valley side of the river Lambourn. It is a generally open predominantly agricultural landscape, bisected by the A34 which is dominant in many views.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Mostly Grade 2 agricultural land
- Little field definition though roads tend to be sunken and hedgeline, treed former railway line a significant feature
- Enclosed and secluded within Donnington and along B4494, more open in north especially along Oxford Road
- Views across valley to Donnington Castle
- Tranquil and secluded at western end away from A34

Other landscape sensitivity interests

- No built development, apart from covered reservoir
- Line of Roman road, little other historic interest.

- Overall medium historic sensitivity
- Long distance path, PROW; low to medium access and recreational value
- Village Design Statement
- Medium cultural sensitivity
- Contains part of golf course, remainder in LLCA18B to the south
- Small area east of A34 surprisingly secluded despite noise of A34 and nearby junction

Wider landscape

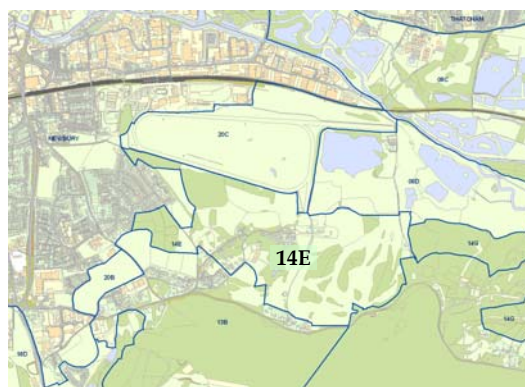
LLCA14D: *Deanwood Plateau Edge* has good landscape and visual links with the Lambourn valley sides and floor both east and west of the A34.

Setting to the urban form

LLCA14D: *Deanwood Plateau Edge* contains no built form at present, and the area to the west of the A34 is distinctly rural. East of the A34, the area abuts the western edge of Newbury with a generally soft boundary. This higher ground is highly visible from the high ground north of the valley, including Donnington Castle.

LLCA14E: Greenham Plateau Edge

Newbury and Crookham golf course



View from golf course to Hambridge Road area



Greenham Lodge

Greenham Plateau Edge is characterised by a complex folded north facing slope, part of the southern valley side of the river Kennet. It is generally wooded, and a relatively settled landscape, containing part of the village of Greenham and a golf course. It is extremely important as a wooded backdrop to the racecourse (LLCA20C), and the eastern end of Newbury/western end of Thatcham as a whole.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Contains mosaic of blocks and belts of woodland, with irregular shaped fields
- Parkland trees around Greenham Lodge
- Important wooded backdrop to racecourse and Newbury/Thatcham
- Generally enclosed and secluded, but more open in Pigeon's Farm area in north
- Greenham church and a water tower are landmarks in distant views, with Greenham Lodge a local landmark within the area
- Views to Donnington Castle from Greenham church, and filtered views to racecourse from lower areas

- Secluded within woodland
- Several historic areas of Greenham including Norman Shaw designed Greenham Lodge. Historic sensitivity predominantly low, with areas of medium to high and high. Overall medium to high

Other landscape sensitivity interests

- Development within the area generally well screened by trees, so it appears little developed from the outside
- Contains cycle routes and golf club: medium access and recreational value
- Contains BAP woodland, and area is link to other BAP areas: medium biodiversity interest
- Village Design Statement
- Medium cultural sensitivity
- Tranquillity affected by scattered housing within woodland, but still generally medium

Wider landscape

LLCA14E: *Greenham Plateau Edge* has strong landscape and visual links with the wooded valley side to the east (LLCAs 14G and H), the valley floor to the north, and the northern valley side.

Setting to the urban form

LLCA14E: *Greenham Plateau Edge* has a short part of its western boundary abutting the south eastern corner of Newbury, softened by a large block of woodland apart from a very short open stretch at the south western corner. The area is part of the small undeveloped gap between Newbury and the village of Greenham, and very important as a backdrop for the town and the racecourse.

LLCA14K: Greenham Common Plateau Edge

View from A339



Track west of Alderbridge Gully



Woodland flora

Greenham Common Plateau Edge is part of the wooded south facing slope of the Enborne valley, which stretches east along the southern side of Greenham Common. The busy A339 runs along its southern boundary, reducing tranquillity, but it has strong landscape links with the higher plateau to the north.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Steeply sloping wooded southern side of the Enborne valley, containing minor north south valleys
- Strongly enclosed by woodland and topography, but busy A339 reduces tranquillity and seclusion
- Wooded backdrop to plateau area of Greenham Common (LLCA13B)
- Part of Greenham Common, links with remainder of Common and adjacent parkland. High historic sensitivity. Medium to high overall
- High BAP habitat and SSSI: high biodiversity interest

Other landscape sensitivity interests

- No built development apart from one modern house
- Contains common land. Medium access and recreational value
- Parish Plan, partly within Greenham Common
- Medium to high cultural sensitivity

Wider landscape

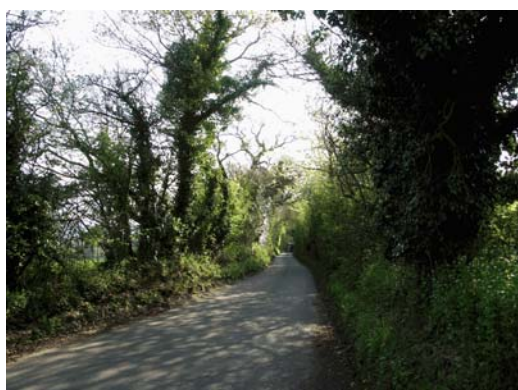
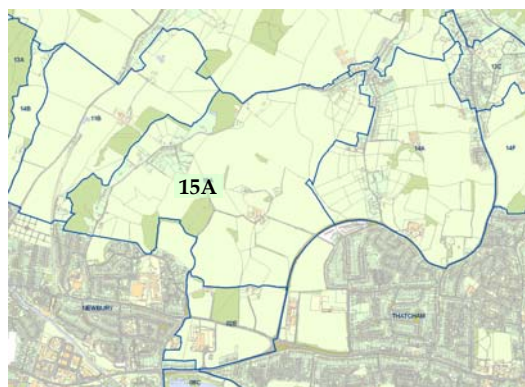
LLCA14K: *Greenham Common Plateau Edge* has strong landscape links with the wooded valley side to the east and with the higher Greenham Common plateau to the north.

Setting to the urban form

LLCA14K: *Greenham Common Plateau Edge* does not abut the built edge of the town.

LLCA15A: West Thatcham Farmland

View from Stoney Lane across to Yates Copse



Stoney Lane



View south towards Henwick Manor

West Thatcham Farmland is characterised by undulating topography with large field sizes and locally significant woodland. Settlement is scattered or linear with large curtilages. It has particularly strong landscape and visual links with 2E and 14A, and with the ridge to east and west and across the Kennet valley to the south.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Undulating slope rising to rounded ridge forms part of the northern escarpment to the Kennet Valley
- Grade 3 agricultural land
- Substantial hedgerows and locally important woodland blocks in the west
- Very secluded/enclosed/tranquil in parts
- Older settlement of scattered farmhouses
- Good level of publicised public access

Other landscape sensitivity interests

- Edges affected by development/traffic

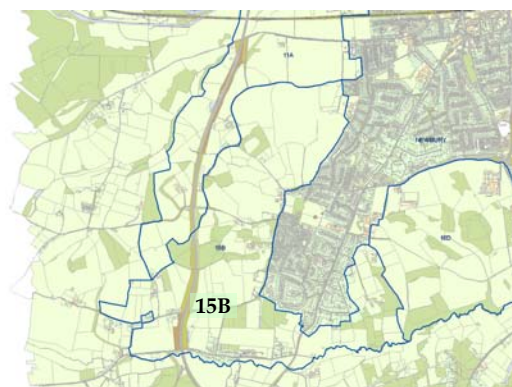
- Large fields with open boundaries in the east
- Linear settlement of houses in large gardens
- Generally low to medium historic landscape sensitivity with patches of high
- Medium to low bio-diversity sensitivity
- Some woodland BAP habitats
- Some cultural interest and Village Design Statement and Parish Plan

Wider landscape

LLCA15A: *West Thatcham Farmland*. The southern part of this area has strong links with 2E and forms part of the open landscape separating Thatcham from Newbury. Henwick Manor sits on a gentle ridge which forms a northern boundary to the south facing slopes which extend down to the A4. The area as a whole has strong visual and landscape links with the remainder of the east-west ridge.

Setting to the urban form

LLCA15A: *West Thatcham Farmland* abuts Thatcham to the east with an open boundary allowing intervisibility with the town edge. To the west the area abuts Newbury with woodland screening the urban edge in places but elsewhere housing is conspicuous on the edge.

LLCA15B: Wash Common Farmland**Round Hill on Copse Hall Lane****Banks of the River Enborne****View from Enborne Street south**

Wash Common Farmland is part of the upper slopes of the north facing Kennet valley side and the south facing Enborne valley side, forming a significant area of high ground between the two. Largely agricultural, it also contains areas of woodland. Its long eastern boundary adjoins the Wash Common area of the town, and wraps round the south and east of this area. This LLCA has extensive intervisibility with the higher ground to the north, west and south.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Northern part contains the gently sloping north facing Kennet valley slope
- Southern part contains more complex topography: steeper folded south facing Enborne valley slope, with occasional higher outliers
- Large, open amalgamated fields to north, elsewhere mosaic of small quite regular fields with tall hedgerows and hedgerow trees interspersed with blocks and belts of mainly deciduous woodland
- Parkland character around Enborne Lodge and Skinners Green

- Very secluded in some lower areas where enclosed by topography and vegetation, more exposed in open higher areas
- Long views to higher ground to the north (including to Donnington Castle), west and south
- Tranquillity generally high, despite A34 cutting through area, though reduces to low near western edge of Newbury
- Numerous archaeological finds, part of registered battlefield, listed farm buildings. Predominantly low to medium historic sensitivity, with high in south and north. Overall medium to high

Other landscape sensitivity interests

- Variety of built development within area: linear housing in south, large school premises on eastern boundary, otherwise scattered long established farms often with large modern barns
- Medium level of PROW. Low to medium access and recreational value
- Contains Ancient Semi-natural and BAP woodland, small fields with hedges: medium biodiversity interest
- Newbury Town Design Statement and a number of local cultural associations
- High cultural sensitivity

Wider landscape

LLCA15B: *Wash Common Farmland* has strong landscape and visual links with the higher ground to the north, west and south, and is a prominent piece of higher ground between the valleys to the north and south.

Setting to the urban form

LLCA15B: *Wash Common Farmland* wraps round the west, south and east of the Wash Common area of Newbury. The boundary is generally soft and wooded in the east and south of the area; the long eastern boundary of the LLCA with the western side of Wash Common is mostly composed of back gardens with variable screening, with a hard edge to housing in the Fifth Road area.

LLCA18A: Donnington Park**View across Donnington Park from the castle****Donnington Castle****Lakes and parkland of Donnington Park**

Donnington Park lies within the narrow Lambourn valley, with the riparian valley characteristics overlain by the parkland/golf course landscape. The river and a lake are major elements, and the area contains blocks and belts of deciduous woodland as well as more ornamental scattered trees associated with the golf course. Donnington Castle is a major landmark within the area and in many views from outside, including from the A34.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Gentle north facing valley side, steeper south facing valley side
- Lake with wooded islands a prominent feature
- Extensive grassland including golf course, with blocks and belts of deciduous woodland and scattered more ornamental trees
- Open landscape internally, but enclosed as a whole by landform and tree cover
- Long and important views south to and from Donnington Castle, and views to southern valley side

- Many landmark features including Donnington Castle, Donnington House and parkland features
- Area is intervisible with A34, but medium tranquillity despite this
- Very significant, multi-layered historic environment, including scheduled monument castle, part of grade II* registered park with listed structures, unregistered battlefield site. Medium historic sensitivity in south, with low and low to medium in north. Overall interest medium to high
- Nationally significant castle site, long distance and other PROW, golf course. Medium to high access and recreational value
- Contains SSSI/SAC, and BAP woodland: medium to high biodiversity interest

Other landscape sensitivity interests

- Former country house now hotel/country club with associated estate buildings including stabling, kitchen garden, and several parkland features. Contains inappropriate new features in connection with the golf club such as car parking which need improvement
- Glimpses to edge of Donnington village, important connection
- A number of local cultural associations plus Village Design Statement
- High cultural sensitivity
- Actively used landscape, but secluded from Newbury

Wider landscape

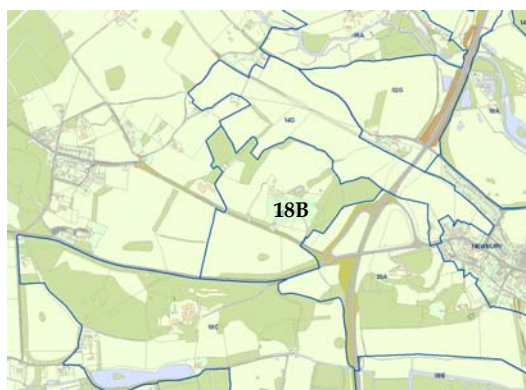
LLCA18A: *Donnington Park* has strong visual links with the higher ground to the south, and the castle is a major landmark feature from surrounding areas, including the A34.

Setting to the urban form

LLCA18A: *Donnington Park* abuts the north western part of Newbury (Grove Road), with ribbon development to south with short front gardens and minimal screening. The boundary is softened by planting within the LLCA, and a distinctive line of trees. The area has a soft treed edge to Donnington village.

LLCA18B: Foley Park

View from Deanwood over golf course to AONB



Deanwood Golf course



Fields south of B4000

Foley Park lies on the upper slope of the southern Lambourn valley side, while the southern part, south of the Lambourn road, extends onto the high ridge between the Lambourn and Kennet valleys. Although containing agriculture, the area feels dominated by recreational uses, containing a golf course, and with a large hotel just outside the area. There is little sense of a historic designed landscape. The A34 is prominent in views from some areas.

Overall sensitivity: Medium to low

Key elements of landscape sensitivity

- The northern area, north of the Lambourn road, is part of the rolling north facing Lambourn valley side, centred on a small valley
- South of the Lambourn road the LLCA lies on part of the ridge between the Lambourn and Kennet valleys
- Southern part is enclosed by trees, but the northern part is more open, overlooking the Lambourn valley
- Deanwood House, in the east of the area, is strongly enclosed by trees

- Long views north to northern side of the valley, with the A34 prominent in the view

Other landscape sensitivity interests

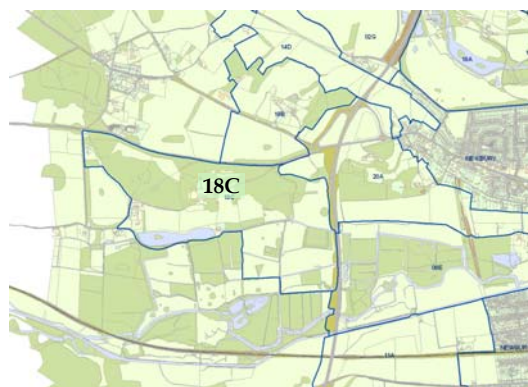
- Extensive grassland including golf course, with blocks and belts of deciduous woodland and a few scattered parkland trees, but little sense of a designed historic parkland apart from a large clump of trees south of Lambourn Road
- Some definition within the area from blocks/belts of trees, but the golf course generally lacks strong internal boundaries
- No settlement within the area, but a former small country house with converted outbuildings, and low rise golf course buildings with a stud farm character
- Few significant historical features. Low to medium historic sensitivity in south, medium in north west, medium high in north east. Overall low to medium
- Low to medium PROW presence; low to medium access and recreational value
- Contains some BAP habitat: low to medium biodiversity interest
- Village Design Statement
- Medium cultural sensitivity

Wider landscape

LLCA18B: *Foley Park* has strong visual links with the northern valley side.

Setting to the urban form

LLCA18B: *Foley Park* does not abut the built up area of Newbury.

LLCA18C: Benham Park**The lake at Benham Park****Western gates on the A4****Woodland within Benham Park**

Benham Park is part of the south facing side of the Lambourn valley, overlain by Grade II designed parkland. The park contains extensive woodland blocks which screen the fine house from the wider landscape and, especially, the nearby A34. New office development has been built near the house, generally well assimilated, but with some poor detailing to the external areas.

Overall sensitivity: High

Key elements of landscape sensitivity

- Steep south facing valley side of River Kennet dropping down to a gentle slope just above the wide flat valley floor
- Grade 2 agricultural land in the centre of the area
- Strong parkland character with grass sweeping down to lake from fine 18th century house, parkland trees and extensive blocks of woodland
- Blocks of low lying wet woodland separated by streams on lower ground
- Enclosed by woodland and generally very secluded, but occasional long views across valley to higher ground to south

- Generally high levels of tranquillity, marred slightly by traffic movement and features associated with new office buildings
- Benham Park House and lake landmark features within area, listed walls and entrances prominent landmarks on A4 on northern boundary of area
- Grade I and II* listed structures and Grade II registered park/garden. Generally medium to high historic sensitivity, with high in north east corner. Overall high interest
- Contains SSSI and several BAP habitats: high biodiversity interest

Other landscape sensitivity interests

- Some insensitive detailing associated with new office use, eg standard concrete kerbing along access road and floodlighting within new car parks
- Views to low lying woodland from A34
- Promotion of Kennet Valley PROW. Low to medium access and recreational value
- Capability Brown association with Benham Park, and VDS
- Medium to high cultural sensitivity

Wider landscape

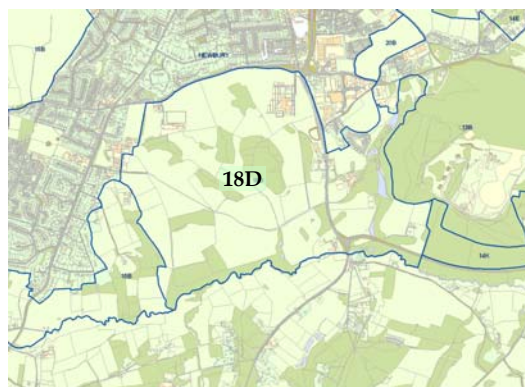
LLCA18C: *Benham Park*, while being generally visually enclosed from the wider landscape, has strong landscape links with the northern side of the Kennet valley to the east of the A34 which severs the area, and with the higher ground to the south.

Setting to the urban form

LLCA18C: *Benham Park* does not abut the urban edge, and has a strongly rural/parkland character.

LLCA18D: Sandleford Park

View to Sandleford Park and St Gabriel's School



Parkland west of Newtown Road



View to Newtown College

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

Overall sensitivity: Medium

Key elements of landscape sensitivity

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

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

Other landscape sensitivity interests

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

Wider landscape

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

Setting to the urban form

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

LLCA20A: West Speen

Land west of Speen Church



Speen Church from the east



Woodland south of Elmore House

West Speen lies on a generally gentle south facing slope, part of the gradually diminishing ridge between the Rivers Kennet and Lambourn. The southern part is generally open, and has strong links with the valley floor (LLCA8E), while the northern part is steeper and wooded. There are panoramic views south in places, to Beacon Hill, and north to Donnington Castle from the A34/A4 junction. Speen House and the tower of Speen church are landmark features.

Overall sensitivity: Medium to high

Key elements of landscape sensitivity

- Grade 2 agricultural land in the south
- Contrast between north and south of the area: strong definition in north from woodland and tree belts; little definition in south, which is mainly open arable land, apart from trees along former railway route
- Long views, especially from the higher ground, across the Kennet valley to high ground to the south, with distant views of Beacon Hill
- Long views north to Donnington Castle from the A34/A4 junction

- Very secluded in wooded area to north, and along the lane in the south, but the A34 is a major intrusion to much of the area, detracting from its otherwise very rural character
- Speen House is a landmark from within and outside the LLCA, including from the A34; Speen church tower is a local landmark
- Many features of archaeological interest, including extant earthworks around Speen House, church of Saxon origin, holy well, many listed buildings, unregistered battle site. Low, low to medium and medium historical sensitivity. Overall medium to high historic interest

Other landscape sensitivity interests

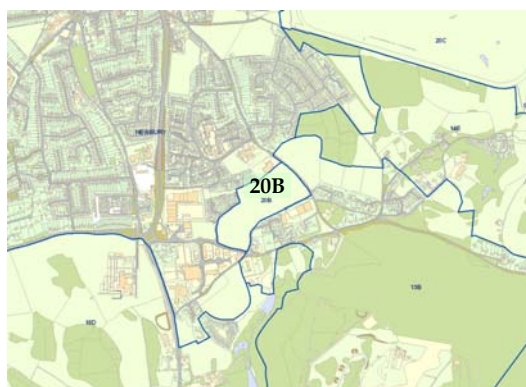
- Mainly low to medium levels of tranquillity due to A34
- Some new housing on the edge of Speen, just outside the LLCA, intrusive on the otherwise wooded skyline
- Little built form within the area apart from Speen House, church and Elmore Abbey
- Contains a number of PROW including a designated recreational route, medium sensitivity
- Contains BAP priority habitat and good bird populations: medium biodiversity sensitivity
- Lady well, Benedictine abbey, Village Design Statement: high cultural sensitivity

Wider landscape

LLCA20A: *West Speen* has a strong connection with the valley landscape west of the A34, despite the physical severance, as well as strong continuity with the valley sides to the north and the south, and distant higher ground to the south.

Setting to the urban form

LLCA20 A: *West Speen* abuts the Speen area of Newbury, with a generally very soft boundary. A short part of eastern boundary is more open to back gardens of houses on Croft Lane. Like the northern part of LLCA11A, the open valley sides are very sensitive to built development, which could be very intrusive.

LLCA20B: West Greenham**View north-east from Pinchington Lane****Tree fringed pond in centre of area****View south-west to retail park**

West Greenham is characterised by its ridge top location, part of the flat plateau between the Kennet and Enborne valleys, and with similar underlying characteristics to LLCA13B. It is open, with a sense of open higher ground, and does at present perform a function in separating the main body of Newbury from the Pinchington Lane area and Greenham to the east. However, it is a small area surrounded on three sides by development.

Overall sensitivity: Medium to low

Key elements of landscape sensitivity

- Open piece of ground on high ridge south of Newbury
- Links with LLCA13B, with which it shares underlying landscape character
- Part of the very small gap between the main body of Newbury and the Pinchington Lane area and Greenham to the east
- Large population of Great Crested Newts: high biodiversity interest

Other landscape sensitivity interests

- Few landscape features of interest, apart from remnant hedgerow

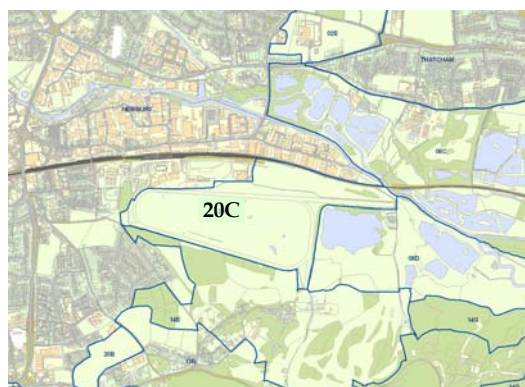
- Surrounded on three sides by generally dense development
- Very low tranquillity
- No features of historic interest, but areas of high HLC sensitivity. Overall low to medium
- No features of access and recreational value
- Village Design Statement
- Medium cultural sensitivity
- Few views out at present, but tall structures on this high ground could be highly visible from the northern side of the valley

Wider landscape

LLCA20B: *West Greenham* has landscape links with the plateau area to the south east (LLCA13B) and slight visual links with valley side north of Newbury; with its exposed location tall structures on the site could be highly intrusive from across the valley.

Setting to the urban form

LLCA20B: *West Greenham* is surrounded on three sides with often dense development presenting a very hard edge to the area.

LLCA20C: Newbury Racecourse**End of Mile Straight at Lower Farm****Berkshire and Norman Foster Stands****Trees at Round Oak**

Newbury Racecourse is characterised by the presence of its racecourse in an open flat landscape set just above the valley floor. The grandstand and other racing associated buildings just outside the LLCA are dominant in the view from within the area and are visible from other surrounding areas. There is little internal subdivision, apart from fencing defining the course itself. The road approach is from an important area of open space to the west (Stroud Green), leading through to the large, open racecourse.

Overall sensitivity: Medium

Key elements of landscape sensitivity

- Distinctive flat grassland landscape serving the racecourse
- Framed by wooded escarpment in 14E: *Greenham Plateau Edge*
- Open exposed area
- Area highly visible from surrounding hillsides including the North Wessex Downs to the north

- Contributes to the setting of the Grandstand buildings which are an important local landmark immediately north of the area
- Good level of relative tranquillity unless a race day
- Medium to medium high level of historic landscape sensitivity; overall medium historic interest
- Important national recreational facility
- Important cultural landmark in Newbury
- Part of the setting to the Main stand to the north designed by Norman Foster

Other landscape sensitivity interests

- Lack of internal landscape features

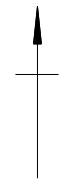
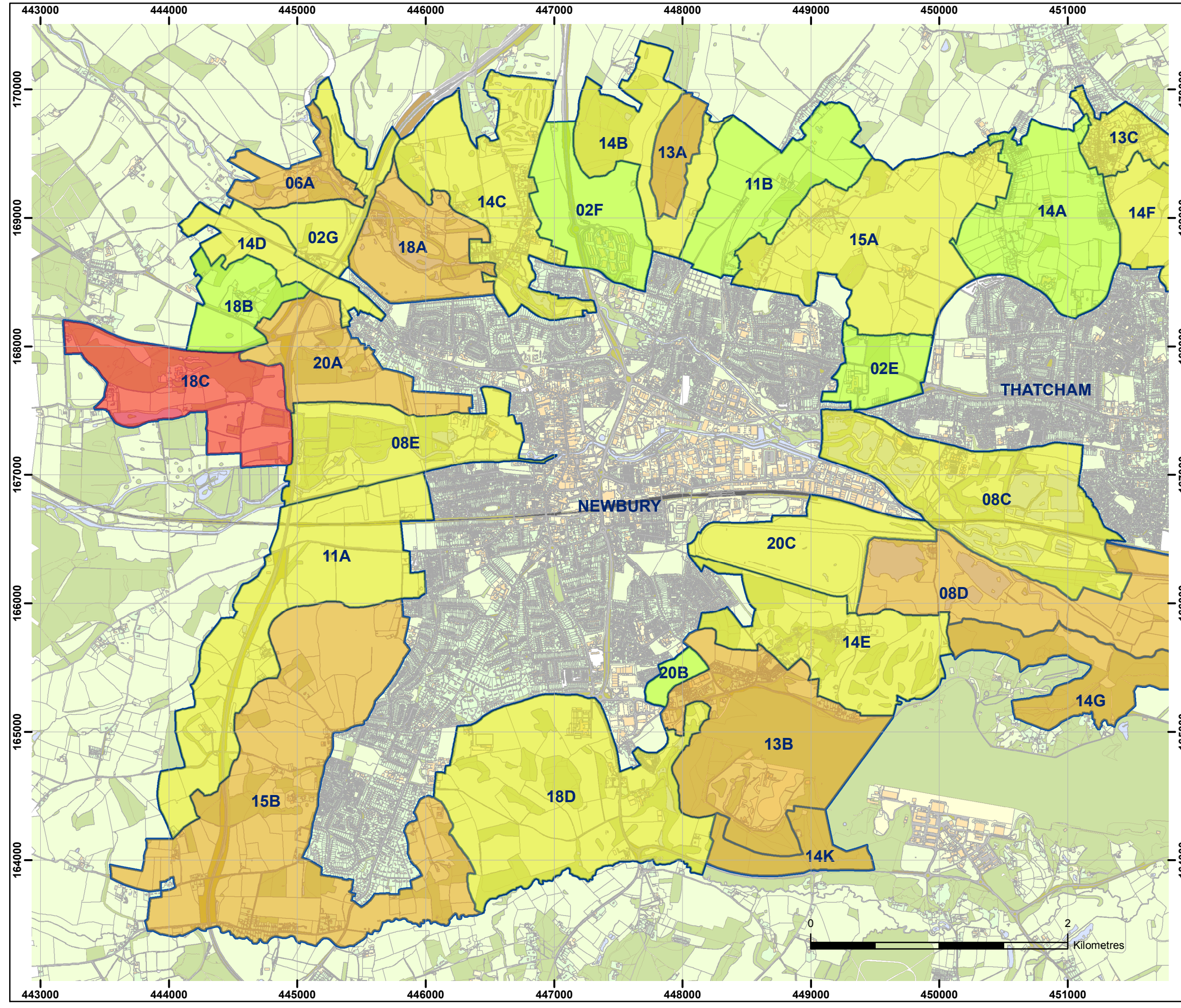
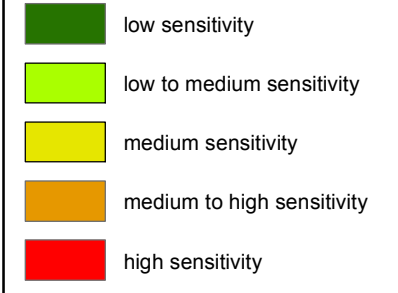
Wider landscape

LLCA20C: *Newbury Racecourse* sharply contrasts with the wooded escarpment of LLCA14E and the mix of fields, lakes and gravel workings in LLCAs 8C and D. It forms a finger of open land extending from these areas into eastern Newbury; this continues west into Stroud Green beyond the LLCA, which is part of the setting of the racecourse.

Setting to the urban form

LLCA20C: *Newbury Racecourse* is exposed to the edge of Newbury along its northern boundary. It however has visual and physical open space links with Stroud Green and cultural links with the built up area of the racecourse. Tree planting softens the western boundary to Newbury.

West Berkshire Landscape Sensitivity Study



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