



**Local People.
Local Decisions.
Local Future.**



**Finchampstead
Neighbourhood
Development
Plan
2018-2038**

**Topic Paper – The separation of settlements
Edition 4**

Topic Paper – The separation of settlements– Edition 4



Finchampstead is a semi-rural Parish and it is the overriding concern of residents that it retains the features and attributes which support its character. The Parish has no single centre but there are a number of distinct settlement areas, each with their own sense of place and community. Some settlements are clearly separated while others have been linked by ribbon development but even where this has occurred, there is often still a perception of ‘different place’ between them.

It is the strong wish of the community that the separation of the existing settlements is maintained, and this Plan recognises the key role played by areas of undeveloped land between the settlements in achieving this. This is especially true of a small number of locations which either represent the last physical green space between settlements or otherwise represent a more open vista which as a whole, acts as an area of demarcation within the Parish. These areas, either defined as Key Local Gaps, Green Wedges, or other important areas of separation, give the Parish its semi-rural nature, and should be protected and maintained [[public consultation, November 2019](#)].



Whilst strategic policies in the wider Local Plan offer some protection against the filling in of gaps between major towns, there is wide local concern that without explicit policy protections, gaps between smaller settlements will disappear by ‘creepage’ and the Parish may eventually be consumed into an urban continuum linking Wokingham Town with Bracknell to the east and Sandhurst and Crowthorne to the south and now Arborfield and Barkham to the west and north.

The FNDP has identified a number of locations where development will be supported in order to meet both the needs of the Parish and also the wider Local Plan area, but also avoid significant encroachment into the gaps between existing settlements. Development is supported in areas where there is no detrimental impact to the separation of settlements.

This Plan identifies four locations within the Parish that represent either the last green space between Development Locations or informal built areas and which are easily visible to residents travelling by car or on foot (or cycling or riding) or are appreciated by residents as a ‘natural boundary’ of an existing settlement. These are;

- 1 Land either side of the A321
2. Land west of the A327 (the Leas)
3. Sand Martins Golf Course and the fields adjoining it, either side of the Finchampstead Rd.
4. Fields south of the Development Limits of Finchampstead North and north of the ridge line at Church farm.

One of these is identified as ‘Key Local Gap’, one is identified as a ‘Green Wedge’ and two others, although not defined by specific hard boundaries, are both noted as an ‘important area of separation’.

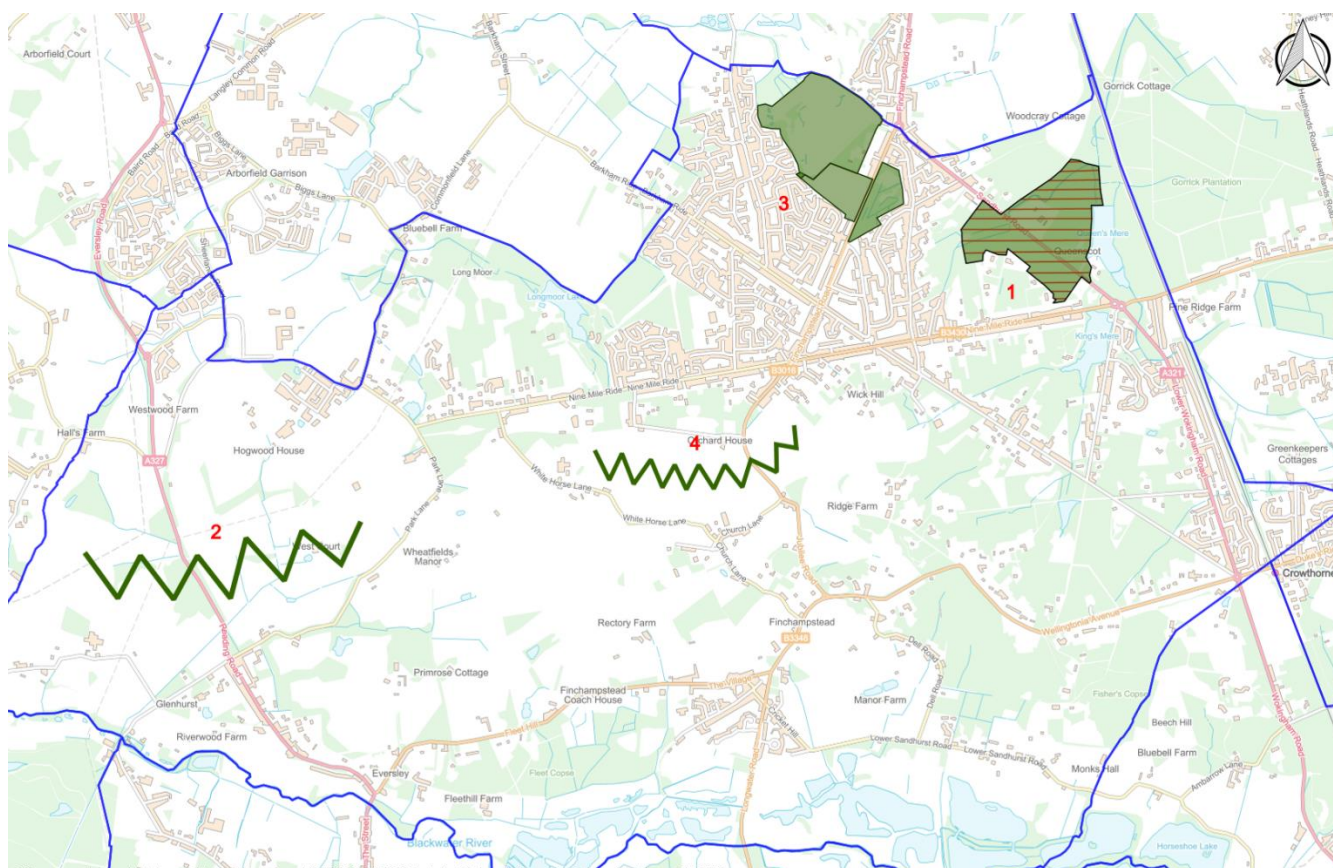


Figure 1 - The four key locations as described above.

Key Local Gaps

Key Local Gaps preserve the visual separation of settlements. As a result, they also play a significant role in protecting the individual identities of settlements. Key Local Gaps therefore have a distinct landscape function to prevent coalescence of settlements, rather than solely being related to landscape quality or being a policy to protect landscape character. For this reason, Key Local Gaps may have areas of poorer quality landscape or rural fringe uses (including ‘Brownfield Sites’) which do not necessarily detract from their function as a gap.

In most cases, they represent the ‘ground level’ view when travelling along a road or path, giving a sense of arrival and departure between one settlement area and another. The sense of distinct place and community exists notwithstanding that those settlements may not have full 360-degree separation when viewed from an aerial perspective.

The fact that those two settlements may be linked via development that occurs elsewhere than along the route being travelled does not detract from the visual value of the ‘gap’ to local residents.

Green Wedges

There is no specific definition of the term Green Wedge within legislation, the National Planning Policy Framework (NPPF) or its accompanying Planning Practice Guidance (PPG). A paper commissioned by WBC in June 2006¹ defines Green Wedges as “areas of open space penetrating, partly enclosed by, or separating identified settlements”.

¹ Assessment of Green Gaps and Wedges within Wokingham District – July 2006. Chris Blandford Associates.

The Planning Portal confirms the view of the WBC paper: “Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built-up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.”

In addition, Green Wedges have been designated by a number of Planning Authorities and the FNDP draws upon information from Taunton Deane Borough Council – Core Strategy Policy CP8 and also Chesterfield Borough Council setting the rationale of a Green Wedge² - as below:

4.2 Green Wedge Definition The historic definition of Green Wedges has been rationalised into four main ‘purposes’ which expand on text within Policy CS1 of the Core Strategy and detailed Glossary within the Core Strategy. Justification has been provided for clarification of the origin of the definition. The method of assessment and proposed assessment criteria are set out in Section 6. Justification for Green Wedges and Key Local Gaps begins with the similar start point:

- *Do they prevent the merging of settlements?*
- *Do they provide a ‘green lung’ into the urban area?*
- *Do they act as a recreational or biodiversity resource?*
- *Do they influence the form and direction of urban development?*

It is also noted that in the Examiner’s report on the Creech St Michael NP, she stated the view that; “whether or not there is a track record of green wedges in local authority level plans or strategies, I consider it is appropriate for neighbourhood plans to identify such areas of importance at the neighbourhood level.”

The following extract from the Wokingham borough landscape character assessment (WBC 2019) raises concerns about the pressure urban development is having on adjacent areas and the risks of piecemeal development:

“The extension of Wokingham, both north, east and south of the town (6,500 homes in North Wokingham SDL and South Wokingham SDL), the redevelopment of MOD land at Arborfield (3,500 homes as part of the Arborfield Garrison SDL), and the amalgamation and extension of the villages around Shinfield (3,000 new homes as part of the South of the M4 SDL), are greatly increasing the extent of urban development in the centre of the borough leading to loss of open agricultural land and woodland and challenging the rural character of landscapes immediately adjacent to these areas. The requirement for SANGS for larger scale development is also impacting on character of the local landscape, changing the land use from agricultural to recreational.

Any further expansion or infill of existing settlements will represent a significant increase in residential growth in these areas. New or extended settlements risk the urbanisation of rural villages and growth over and above the housing expansion of 10,000 homes proposed by 2026 in the adopted Core Strategy (2010). Away from the main settlements, the characteristic rural pattern of dispersed rural settlement, which often includes small villages and farmsteads located in direct relationship to the landform, is at risk from more piecemeal development”.

The key issue being that maintaining the character and separation of rural and semi-rural areas is an important aim of WBCs core strategy which this report endorses.

² : Chesterfield Borough Council Review of Green Wedges and Key Local Gaps within Chesterfield Final Report Issue | 10 August 2016

Important areas of separation

WBC policies relating to SDLs (CP18 – CP21) include a requirement for ‘measures to maintain separation’ between named settlements.

On a more localised scale, this Plan adopts the same principle to highlight any area where development might have the potential to cause the coalescence of defined settlements or informal built areas.

Development proposals will need to respect the areas that lie in between informal built areas both within the parish and across the parish and borough boundaries.

The requirements for development proposals around ‘Key Local Gaps’, Green Wedges and Important Areas of Separation have been defined through policy GS1 and the areas concerned are illustrated on Figure 1, below.

In the analysis and consequent recommendations, there is reference made to the 2019 Report by Natural England: An approach to Landscape Sensitivity Assessment (Natural England – June 2019) in line with Guidelines for Landscape and Visual Impact Assessment (GLVIA3) produced by the Landscape Institute (ref Landscape Institute GLVIA3 2013 as amended) which can transparently inform strategic thinking concerning the location of new development, such as housing, renewable energy, overhead transmission lines, forestry, transport infrastructure and recreational infrastructure. The framework for analysis considers susceptibility and sensitivity when considered for development impact and is reasoned for consideration in establishing specific Areas of Separation. The Landscape Sensitivity Assessment criteria are set out below in Table 1.

Table 1

	Criteria	Indicators of susceptibility
1	Landscape	Scale, field systems, landform ie hills, valleys, small, wider Landcover ie patterns, openness, woodland Man-made influences: dispersed, historic, developments
2	Aesthetic, Perceptual and Experiential	Scenic quality, remoteness, peaceful, tranquil, closeness to human activity
3	Visual	Skylines, distinctiveness, undeveloped, specific features ie landmarks, contributes to a wider landscape, gateways to other designated landscapes Visibility, key views, vistas and typical Receptors both within and outside of the character area
4	Value	Biodiversity, iconic views, locally valued views
5	Mitigation Potential	Overall landscape sensitivity and what could be done to mitigate any adverse impact

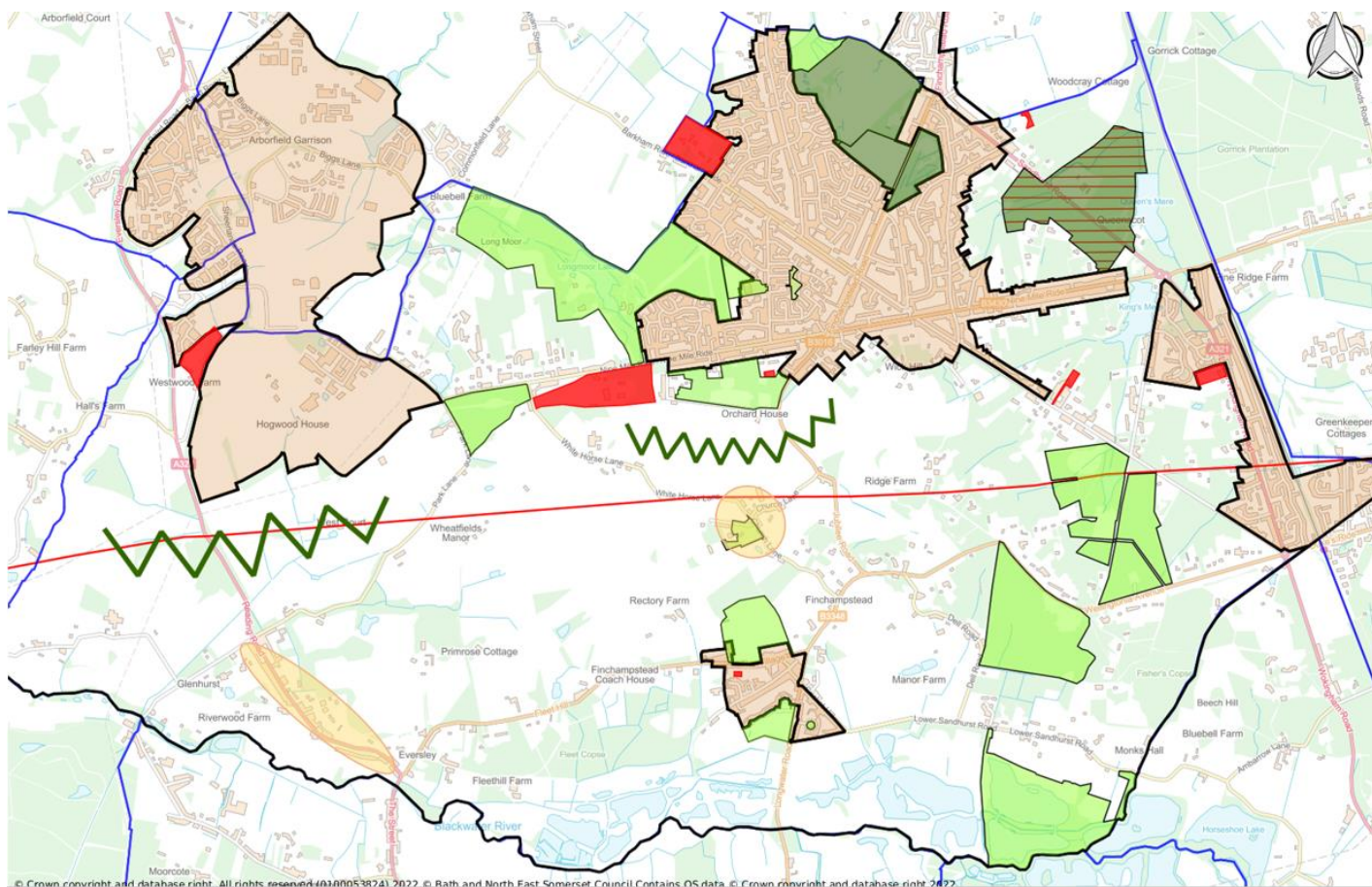


Figure 2 - Finchampstead Key Diagram relating to policies










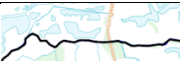
	Important areas of separation		Area of potential Housing
	Green Wedge		Informal built areas
	Key Local Gap		Existing development limits
	Local Green Space designation		Parish Boundary
	Site of Roman Road (Devils Highway)		County Boundary

Table 2 - KEY

Key Local Gap

1. An area either side of the A321, designated by WBC as 'Local Wildlife Site' and additionally, the property known as 'Silverstock Manor', (which is not part of the designated 'Local Wildlife Site'), and on the south west side of the road, a strip of land extending generally 100 metres back from the road, from the boundary of the area designated as 'Local Wildlife Site' to the northern boundary of the property known as 'Kingsmere House'.

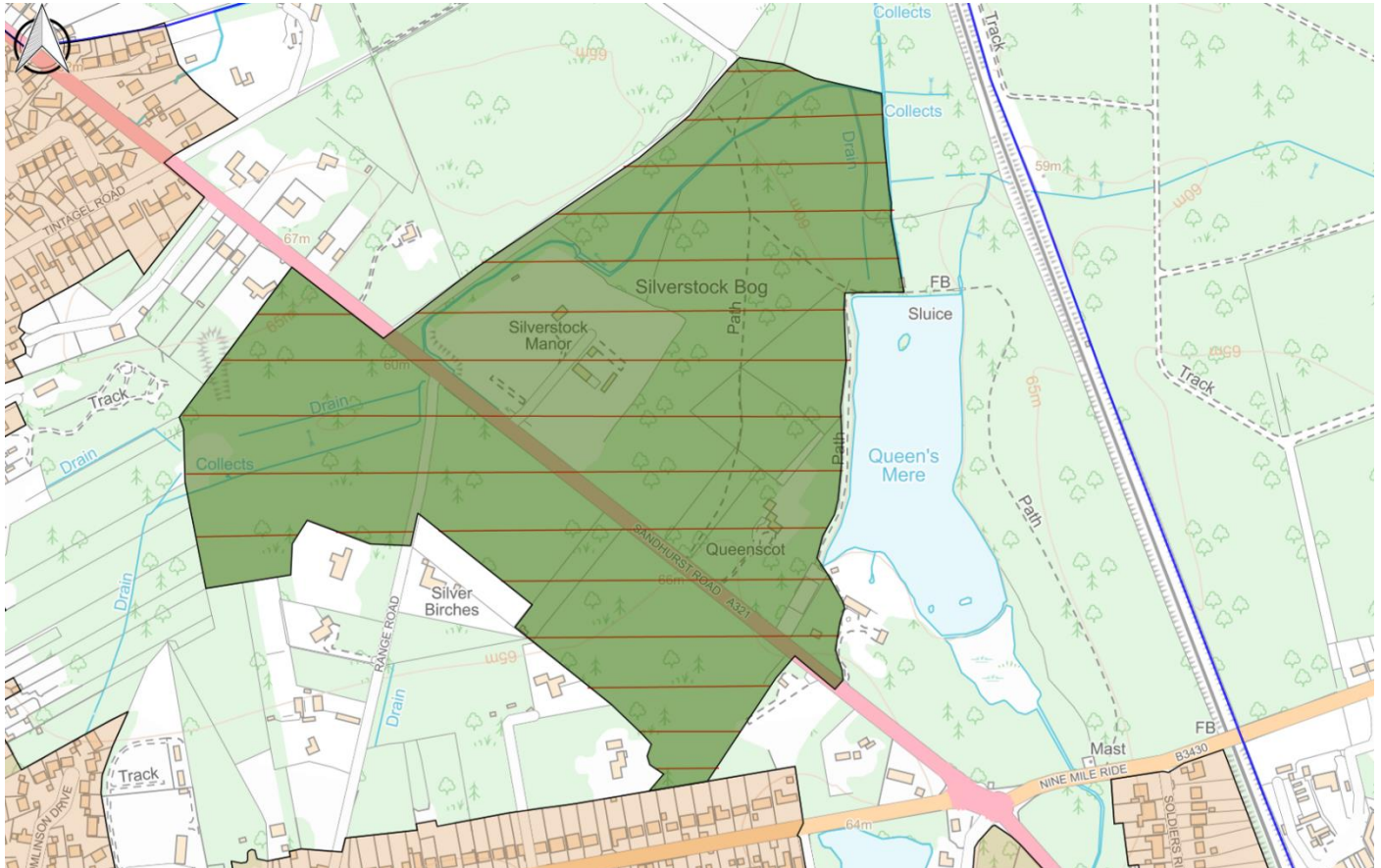


Figure 3- A321 Key Local Gap

The A321 is the single major route south from the town of Wokingham towards Sandhurst and Camberley. The green areas to the north and south of the A321 identified in Figure 3 are atypical of the wider area³ where there is a predominance of ribbon development along roads. Elsewhere, this is particularly notable south of the junction with the B3430 (Nine Mile Ride), which has been the site of continuous ribbon development all the way to the Parish boundary at the Wellingtonia Roundabout junction with the B3348, and the houses and side roads along this section are now effectively coalesced with the neighbouring settlement of Crowthorne.

This is clearly illustrated in Fig 4 below, where the ribbon development running north-west from point B towards Point A and south of the junction with the B3430 (Nine Mile Ride), is clearly visible.

However, from the boundary of the property known as 'Graiswold' on the south-west side of the main road, to the northern boundary of the property known as 'Kingsmere House', close to the junction with the B3430, there exists an area of largely unmanaged woodland, extending back from the main road. On the corresponding opposite side of

³ Wokingham Borough Landscape Character Assessment - Prepared by LUC for Wokingham Borough Council
November 2019

the road, from the boundary of a property known as 'Wychbury' to the junction with the B3430, there is also an almost uninterrupted area of woodland and field space. The only incursions into this are the residential properties known as 'Queens Cot' and 'Queens Mere' (both of which are sited well back from the road, in the woodland) and also the property known as 'Silverstock Manor', an open area with a small house, a barn and four outbuildings in a concrete courtyard, all being mostly screened by a large earth bund. This gap in development is also clearly visible in Fig 4 below.

This is the only remaining location on this route where the road ceases to be 'residential' and where green spaces exist opposite each other. On a route frequently used by runners and cyclists as well as motorists, it creates a very real and specific sense of having left one area of settlement before entering another.

Although Silverstock Manor itself is a 'brownfield site', its physical nature and appearance still contributes to the 'Green gap', and the value of this gap to the community is such that several applications to develop Silverstock Manor have been rejected.

In an appeal decision against a proposal to build 10 houses at Silverstock Manor, (27th April, 2016) the inspector noted that "I agree with the Council that the area does have a rural context and that there is a sense of remoteness and solitude as identified within the key characteristics of the Council's Landscape Character Assessment". The planning history of the site is not disputed; it is a fact that several recent applications for residential development (162865 – 7 dwellings) and (152100 – 10 dwellings) have been refused and dismissed at appeal with harm to the character and appearance of the surrounding area being a consistent reason for development being deemed unacceptable.

This location is within the area designated as a Wildlife Site Ref TVERC Report 2019. With reference to the Landscape Sensitivity Assessment analysis the location meets the criteria and should be considered as a valued Area of Separation as follows:

- Criteria 1: the landscape is a natural area of wet woodland with peripheral dispersed residences
- Criteria 2: acts as a clear separation between the northern and eastern development areas in the Parish with dense woodland and a noticeable aspect of tranquillity. There are two footpaths within the area.
- Criteria 3: provides a clear visual impact of greenness when transitioning from north to south in the Parish
- Criteria 4: has recognised value in biodiversity reference to the TVERC Report 2019

Consequently, the area has indicators of higher susceptibility to development impact therefore the recommendation is to identify the area as one of highly valued Separation.

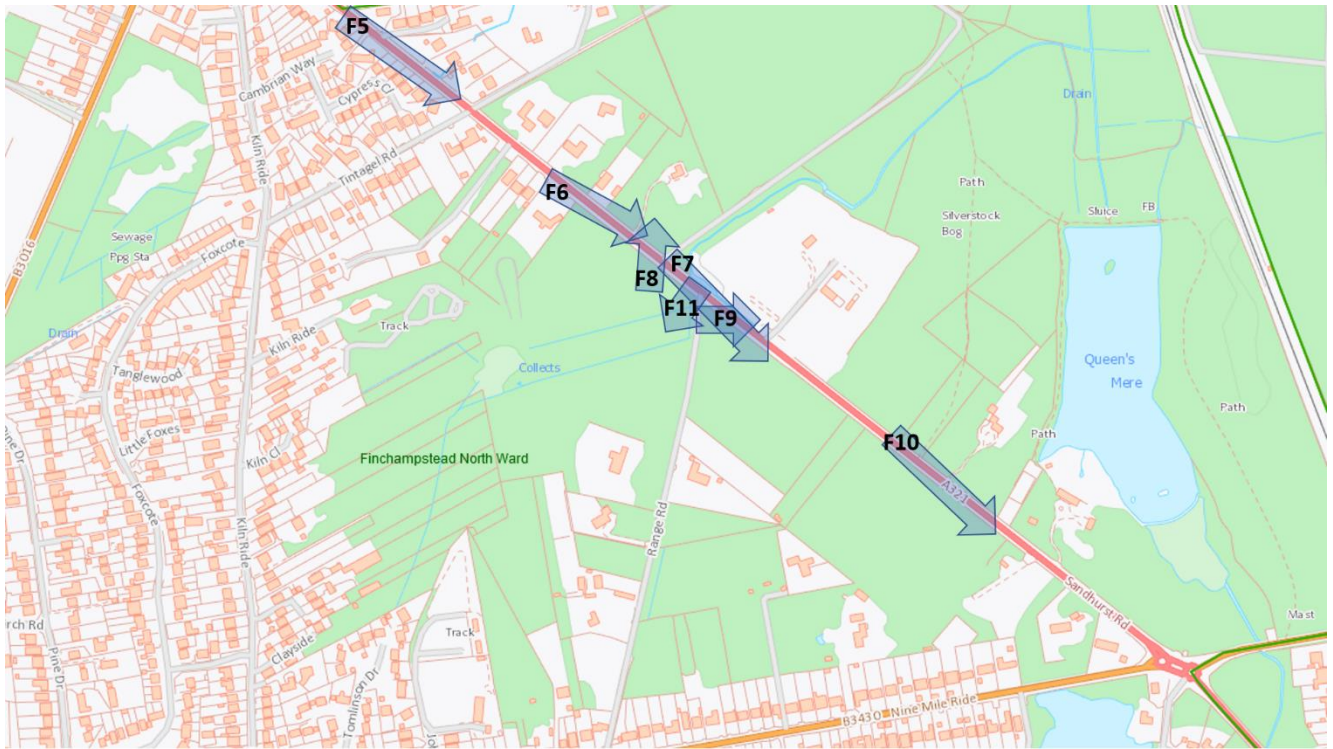


Figure 4 - Sandhurst Road heading south from Finchampstead boundary at The Throat roundabout to Nine Mile Ride map and roadside photo locations (e.g., F5 = Figure 5)



Figure 5 - Start of Sandhurst Road at The Throat looking south-east. Residential frontages are visible on this section



Figure 6 - Brow of first rise, looking South-East, where the Residential Development' ends

The majority of houses are in the northern extent of the road within development limits, whereas the areas outside development limits have a much more countryside feel in keeping with their countryside designation in the WBC Core Strategy – there isn't a single character for the road as a whole.



Figure 7 - Footpath 51 next to Silverstock Manor looking south-east



Figure 8 - Northwards to Footpath 51



Figure 9 - The frontage of Silverstock Manor, looking eastwards



Figure 10 - brow second rise near Queensmere looking south-east



Figure 11- Westwards into BW 43 Range Road area

Green Wedge

1. The area of Sand Martins Golf Course within the Parish and the fields either side of the B3016 in front of Sand Martins Golf Course, as a Green Wedge between Finchampstead and Wokingham.

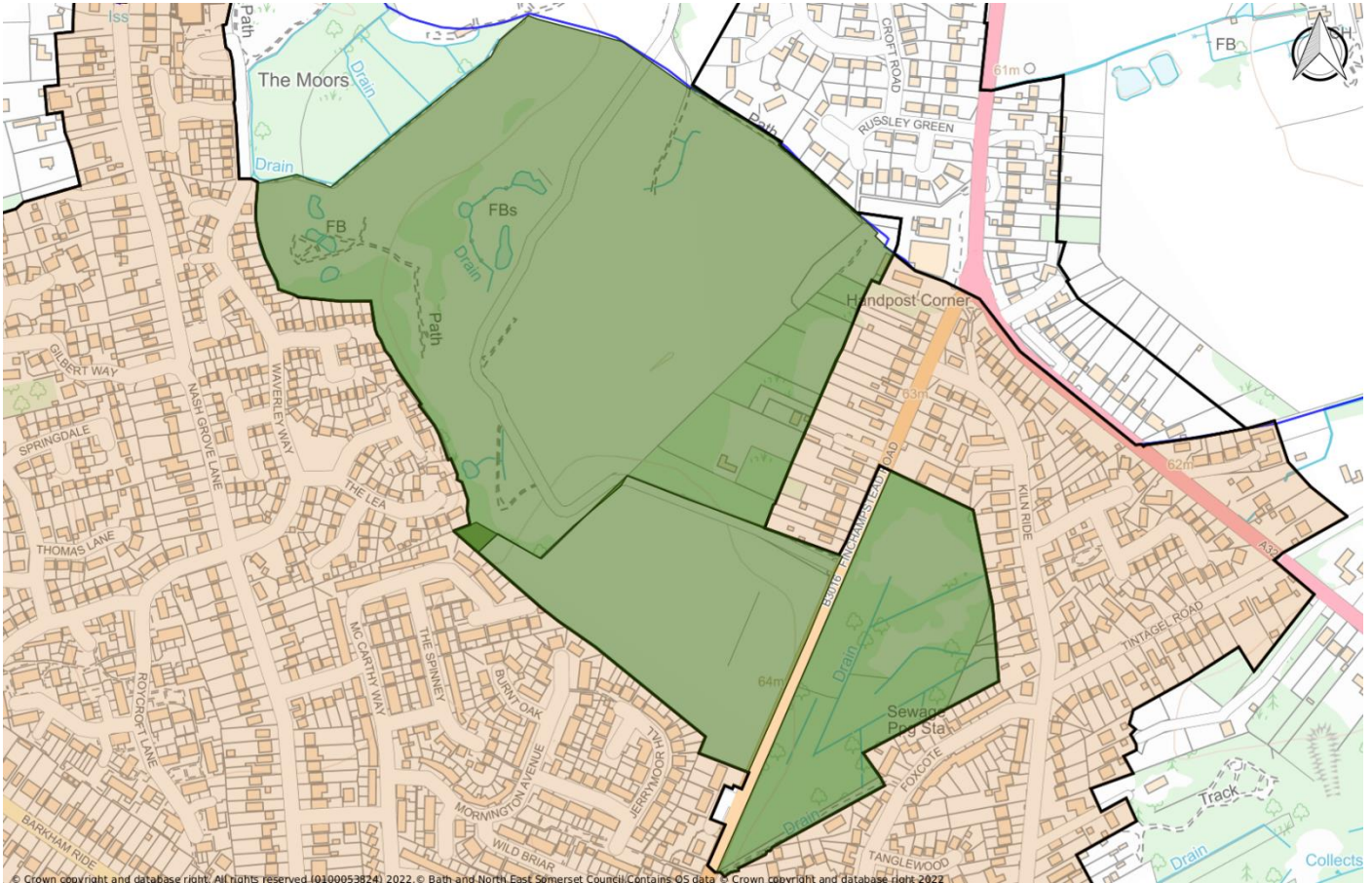


Figure 12- Sand Martins Field and Washington Fields

Two fields lie on opposite sides of the B3016 Finchampstead Rd, near to Sand Martins Golf Course sit astride the primary route from Wokingham Town into Finchampstead.

The primary nature of this route is evidenced by more than 7,300 car movements per day in 2019.⁴

Although development exists beyond the fields to the South-East, this is almost totally screened by a mixture of mature and young trees.

This part of the B3016 road is the only remaining location on this route where green spaces exist opposite each other, giving the sense of departure and arrival.

The distinctness of the area is marked by roadside signs announcing the boundary of Finchampstead.

The value of this gap to the community is such that when an application to build up to 80 dwellings on these fields was submitted in 2018, it attracted very large amounts of opposition, with c800 letters of objection submitted to the council; a petition collecting 2,243 signatures from local residents (equivalent to about half the number of registered voters in Finchampstead North); the establishment of a well-supported residents campaign group (753

⁴ See Appendix O – Traffic Flow Information, Finchampstead Neighbourhood Development Plan

followers on Facebook) and a significant public attendance at two public meetings and at the subsequent Planning Appeal hearing.

In rejecting the applicants appeal against the decision of WBC to refuse the application, the inspector found that:

"35. Whilst there are dwellings to the north and south of the appeal site on this side of the road, the site itself, together with the open land opposite (the subject of the SANG appeal) forms a natural verdant break when travelling along the road. On plan, the settlements of Finchampstead North and Wokingham have a contiguous boundary in part, with the houses just to the north of the site lying within Finchampstead North as defined in the development plan, not Wokingham. On the ground however, the visual break provided by the appeal sites when travelling along the road gives a very strong impression of passing through an area of countryside between the two settlements. That impression is particularly reinforced when leaving Wokingham and travelling south along the main road, by the pair of large road signs at the southern end of the appeal site, which announce a change in the speed limit to 30mph and clearly state 'Welcome to Finchampstead'".

*"Whilst technically the appeal site does not lie 'between' two separate settlements it is experienced on the ground as a relatively tranquil, **distinct gap**, [our emphasis] providing a welcome 'breathing space' of distinctive rural character between built forms. As such, I consider it to be a sensitive area of open land that plays an integral role in defining the individual identity of the settlement of Finchampstead North in this location. I am mindful, in this regard, that one of the stated purposes of the Core Strategy is to maintain the distinct and separate identity of the Borough's settlements."*

With reference to the Landscape Sensitivity Assessment analysis the location meets the criteria and should be considered as a valued Area of Separation as follows:

- Criteria 1: area is a simple field system to the west and a scattered woodland to the east. It is a pattern of openness and quiet within an area clearly bounded by developments to the north and south. There is no encroachment of residences within the area.
- Criteria 2: acts as a clear separation between the southern developments of Wokingham Town (Ewendons) and northern development areas within the Parish. The closeness to human activity enhances the perception of separation
- Criteria 3: provides a clear visual impact of greenness when transitioning from north to south in the Parish and provides a visual gateway to the west.

Consequently, the area has indicators of medium susceptibility to development impact therefore the recommendation is to identify the area as one of highly valued Separation.

A paper commissioned by Wokingham District Council in 2006 identified this location as being part of a Green Wedge between Finchampstead and Wokingham Town. ⁵

Sand Martins Golf Course sits behind the fields to the North-West, adjacent to the northern Parish boundary and between the Settlement area of Finchampstead North (McCarthy Way and Waverley Way) to the west and the aforementioned open field to the south-east adjacent to the Finchampstead Road.

The Golf Course is surrounded on three sides by housing development. Parts of the northern boundary have also seen some small-scale development. The area is a privately owned commercial golf course with applications for development of additional buildings as a conference centre with accommodation.

⁵ Assessment of Green Gaps and Wedges within Wokingham District – July 2006. Chris Blandford Associates

In an earlier draft of the FNDP, Sand Martins Golf Club was identified as a potential Local Green Space designated area. However, as a result of consultation and upon discussion with WBC officers, its characteristics were agreed to not fully conform to the criteria applied by WBC and the FNDP to Local Green Space designation.

It is however an important area of green space that separates the settlements of Finchampstead and those of Wokingham and it has therefore, together with the two fields adjacent to the Finchampstead Road, been re-assigned as a Green Wedge. This meets with the definition of the term Green Wedges set down in the DCLG6 Planning Portal:

1. As "comprising the open areas around and between parts of settlements which maintain the distinction between the countryside and built-up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities".
2. It has a critical role in presenting a continuum of clear separation between Finchampstead North and Wokingham Town Evendons area.
3. Any consideration of development would be outside of the Wokingham LPU 2019 Settlement boundary for Finchampstead North and would have a negative visual impact by advancing unplanned settlement coalescence.
4. As well as the facilities the golf course itself, there are footpaths running along the northern, western and eastern boundaries and traversing through the central area connecting Barkham and Evendons with the Finchampstead Road. These all act as a significant recreational resource.



Figure 13 - The importance of the Key Local Gap and Green Wedge

⁶ Department for Communities and Local Government

Important area of separation 1

The fields immediately to the west of the A327 north from the junction with Park Road and New Mill Road to a point in line with the northern perimeter of the proposed SANG on the eastern side of the road, and the area of the proposed SANG itself.



Figure 14 - A327 Reading Rd and 'The Leas'



Figure 15 - - A327 Reading Rd and The Leas'. The three light areas in centre will be the SANG. The SDL will end immediately north of these fields.

The A327 Reading route is one of the three principal routes in and out of the Parish from the south.

Although in an area designated as 'Countryside', extensive ribbon development has taken place south of the Park Road / New Mill Road crossroads so as to produce a continuous line of development which effectively joins up with Eversley Village in Hart District.

North of this junction, the route of the A327 has traditionally been very rural in character but this is now changing with the development at Arborfield Garrison SDL and Finchwood Park. An area to the east of the road has been designated as a SANG, which will remain open space in perpetuity, but this SANG could potentially be negatively impacted if development is allowed to come forward in an unplanned manner.

Any development proposal for this area will be supported where it can demonstrate how it protects the views across the Blackwater Valley and to Farley Hill and helps prevent the Arborfield SDL being co-joined in a thread of urbanisation all the way to Eversley.

The Plan seeks to retain the openness between West Finchampstead and South Arborfield with these assets in a protected area.

With reference to the Landscape Sensitivity Assessment analysis the location meets the criteria and should be considered as a valued Area of Separation as follows:

- Criteria 1: area contains historic value with Listed Buildings at Bulloways Farmhouse and Lea Farmhouse.
- Criteria 2: acts as a clear separation between the Arborfield and Eversley development areas in the Parish with open pastures and a noticeable aspect of tranquillity.
- Criteria 3: provides a clear visual impact of greenness when transitioning from north to south in the Parish
- Criteria 4: has recognised value in biodiversity reference to the TVERC Report 2019 with Westwood Copse and Claypit Copse within the Area of Separation

Consequently, the area has indicators of medium to higher susceptibility to development impact therefore the recommendation is to identify the area as one of highly valued Separation.

Important area of separation - 2

An area with the approximate boundaries of White Horse Lane and FP 5 to the West, the ridge line around the informal built area near to St James' Church and the course of the old Roman Road to the South, Nine Mile Ride and the Finchampstead North Development Limit to the North and the fields immediately east of the B3016 between Finchampstead North and the informal built area around Spring Gardens.

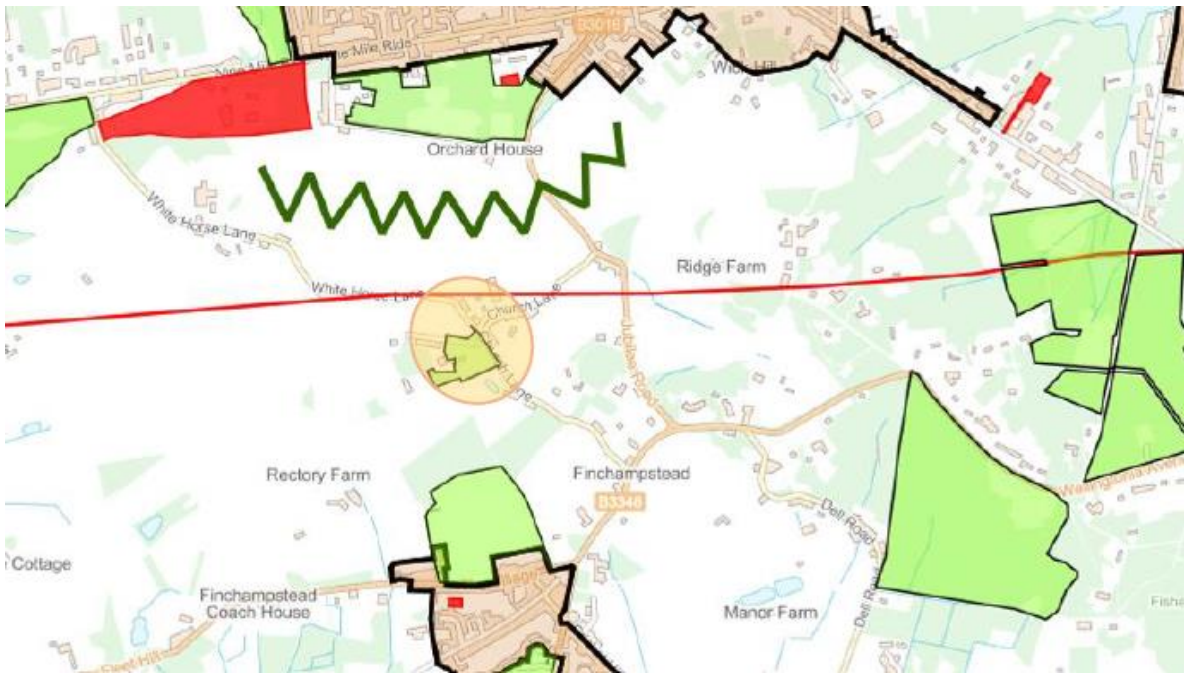


Figure 16– Fields north of White Horse Lane/Furze Hill

As the B3016 Finchampstead Road leaves the current Development Location to the south, it soon enters a shallow 'bowl' between the raised areas of Wick Hill to the east, the area around St James' Church to the south-west and Jubilee Hill to the south, leading to the crest of Finchampstead Ridges.

The skyline to the south, being the approximate location of the old Roman Road ('The Devils Highway'), also extends around west of Church Farm and is a defining feature of the landscape.

in the north, the area directly abuts onto the Warren Wood Country Park with a scheduled monument burial mound: the largest 'bell barrow' in Berkshire.

Much of the land sits in the sight lines both from the B3016 and from Footpath 14, which crosses the land and which, together with Footpath 15, provides a vital link in the only fully 'off road' route between the western and eastern edges of the Parish.

It is also centre to the view from Church Lane. It has a critical role in presenting a clear separation between Finchampstead North and the scattering of dwellings around Wick Hill Lane and Spring Gardens.

This area has been, and continues to be, the subject of considerable interest and pressure from developers. In particular, it has been the subject of fraudulent proposals similar to those described by the Financial Conduct

Authority (FCA), where 'land banking companies divide land into smaller plots to sell to investors, with the expectation it will soar in value once it's available for development'.⁷

White Horse Lane links the informal built areas around the ancient church and Queens Oak Public House with the ribbon development along Nine Mile Ride. At the southern end, it climbs a hill which gives wide ranging views over the fields in question and to a considerable distance to the north.

From the point where White Horse Lane meets Footpath 5 to the junction with Nine Mile Ride, there have been numerous examples of 'improvement' to buildings that were previously farms and agricultural buildings, some of them significant in size. Just south of Footpath 5, permission was given for an 'Agricultural Workers Dwelling', which is now a substantial building. There has also been a recent planning application for a business development in the vicinity of this dwelling. Together with the development of the equestrian centre at Wheatlands Farm, this is slowly creating an environment of Ribbon Development.

The fields at the southern end of White Horse Lane now represent the last genuinely open spaces between the area around the church and Nine Mile Ride.

Whilst evident from the road, this is even more the case when travelling on foot on either the bridleway or footpath. The two rights of way which cross them are amongst the most heavily used in the Parish, both being part of circular routes but also the only 'off-road' connection between the northern and southern halves of the Parish. They are very frequently used by walkers, runners and riders and are the 'route of choice' for the many people in Finchampstead North who choose to leave a car behind and walk to the Queens Oak Public House near the church.

The elevation of the ground allows for extensive views to the north and a very real sense of tranquillity and space exists.

The topography of the surrounding landscape and the nature of the hedgerows and other boundaries is such that when traveling along either of the footpaths or the road, the natural line of sight is always across these fields rather than elsewhere.

This landscape is one of the most travelled in the Parish. It is the very visible space between the 'old' and 'new' parts of the Parish and very familiar to all residents. The footpaths are very well used, being parts of circular walks and the main foot-way links between the eastern and western parts of the Parish. Even the footway along the B3016 is frequently used, by those seeking a walking route to the Queens Oak when the weather makes the other footpaths unattractive and also by the weekly 'Health Walk'. There are few locations in the Parish where development would be less welcome.

The FNDP supports new housing development as part of the existing 'Ribbon' along the western part of Nine Mile Ride and this will be incorporated within an extension of the current Finchampstead North Development Limit. However, this will leave the southern boundary of the Development Limit, along with Warren Lane, as the point at which the countryside views open up as far as the ridge point.

This open space is, for many local people, the definitive separation of the more urbanised 'Finchampstead North' and the 'old Village' of Finchampstead South.

The topography gives views from the various Rights of Way and from the road that contribute to a sense of openness and tranquillity.

If Development Limits were to be extended into this area any further than supported by this Plan, it would remove one of the most visual examples of the rural aspects of the Parish and inexorably pull the development limit of Finchampstead North towards the conservation area around St James' Church and the scattered dwellings and buildings on Jubilee Hill.

⁷ <https://www.fca.org.uk/scamsmart/land-banking-investment-scams>

This area also abuts two high quality Local Green Spaces, as referenced in Policy IRS1 and listed as sites 1 & 2 in section 8.1 of the plan, forming a Green Corridor between them. National Planning Policy Framework states that Local Green Spaces can be treated, in policy terms, in the same way as designated Green Belts. This places a strong presumption against development within them and sets out the limited exceptions. The FNDP defines this area as Countryside as per the WBC category with special attention to its role as a Green Corridor.

With reference to the Landscape Sensitivity Assessment analysis the location meets the criteria and should be considered as a valued Area of Separation as follows:

- Criteria 1: area is a simple field system with a wider aspect of rising land and openness creating a clear separation. There is no encroachment of residences within the area.
- Criteria 2: close proximity to two specific Local Green Spaces with historic value: St James Church including the Roman Road Devil's Highway to the south and the Tumulus in Warren Woods to the north
- Criteria 3: provides a clear visual impact of a distinctive skyline of St James Church and Conservation Area contributing to the wider landscape both east and west: peaceful and tranquil within and outside of the Area of Separation
- Criteria 4: Iconic view of St James Church Conservation area which is locally highly valued.

Consequently, the area has indicators of medium to higher susceptibility to development impact therefore the recommendation is to identify the area as one of highly valued Separation.

The FNDP therefore notes this area as an 'Important area of separation' between the settlements of The Parish. Any development proposal in this area must be specific as to how it would avoid detriment to this area.



Figure 17 -- Ariel view of the Important Area of Separation – western section



Figure 18- The view North West from the junction of BW 11 and White Horse Lane



Figure 19- The view South West from BW 11 near junction with Warren Lane, showing the rooftops of the recent developments in White Horse Lane



Figure 20 - View North from the summit of the ridge on FP 8 near to 'The White House' and St James Church,



Figure 21– View from FP 14 on B3016 West-South-West to ridge around Church Farm



Figure 22 -View near junction of Warren Lane and B3016 South-West to ridge around Church Farm



Figure 23- View from B3016 North-East towards Wick Hill



Figure 24- View along FP 14 at Church Lane North-East towards Wick Hill. The B3016 is behind the first hedge line with the start of Finchampstead North visible to the left and the area of informal development near to Spring Gardens on the right.

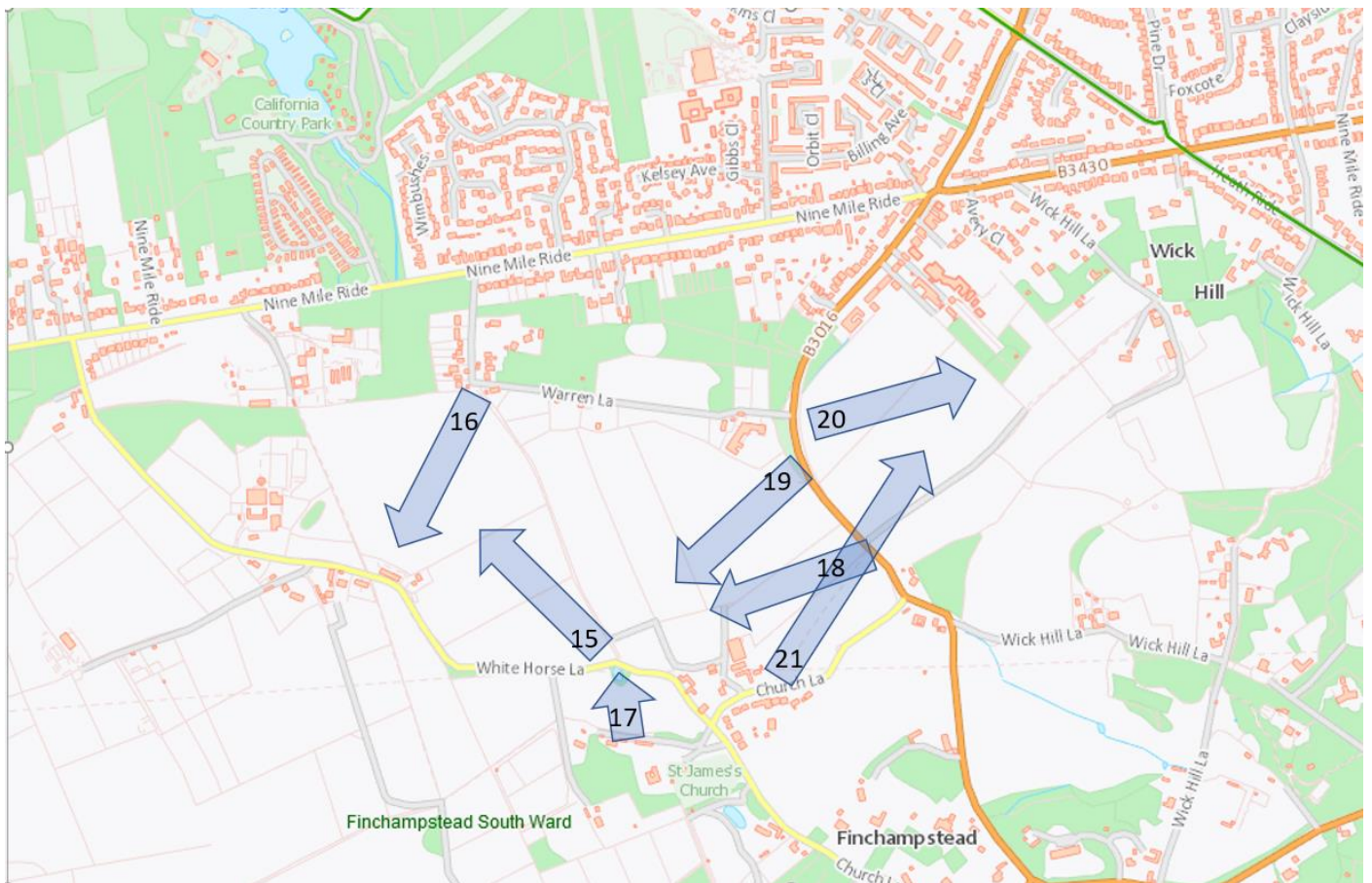


Figure 25 - Photo locations around the Important Area of Separation