

REFUSED

DATE: 03/09/2024
APPLICATION No: P21/S3961/CM, (MW.0115/21)

TABLE FOUR -ASSESSED OVERALL SIGNIFICANCE OF VISUAL EFFECTS

Receptor Ref	Description	Distance from Site boundary	Description of Potential Effect	Viewpoint sensitivity	Magnitude	Significance of Effect
Zone 1/1	Potential Residents/ visitors to the Wet Boat House	~30m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Clear, partly uninterrupted views of mineral extraction activities including plant site, extraction area, processing, stocking and progressive restoration works.	High	Low Adverse	Moderate Adverse
			<u>Stage B - Final Restoration</u> Clear view of the majority of the restored site.	High	Low Beneficial	Slight Beneficial
Zone 1/2	St Johns Baptist Church (Environs)	~40m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Restricted views towards the site/ mineral extraction facilities and operations from the western environs of the ruined church	High	Very Low Adverse	Slight Adverse
			<u>Stage B - Final Restoration</u> Partial restricted views towards the restored site.	High	Very Low Beneficial	Slight Beneficial
Zone1/3	Users of PROW 181/36	~60m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Possible glimpses, specifically in winter months of small part of the northern area of the extraction area and plant site.	Medium	Very Low Adverse	Very Slight Adverse
			<u>Stage B - Final Restoration</u> Possible minor glimpses of the restored site.	Medium	Very Low Beneficial	Very Slight Beneficial
Zone1/4	Users of Facilities/grounds in Carmel College	~40-500m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Possible glimpses, specifically in winter months of small part of the northern area of the extraction area and plant site.	Medium	Very Low Adverse	Very Slight Adverse
			<u>Stage B - Final Restoration</u> Possible minor glimpses of the restored site.	Medium	Very Low Beneficial	Very Slight Beneficial
Zone 1/5	Users of the Thames Path 167/16	Adjacent	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Both clear and screened views of the majority of the site extraction area and associated processing plant, stocking/ activities and progressive restoration. Views are screened where parts of the path are set behind existing vegetation.	High	Low to Medium Adverse	Moderate Adverse

			<u>Stage B - Final Restoration</u> Both clear and screened views of restored site including new damp meadow habitats and managed land.	High	Low to Medium Beneficial	Moderate Beneficial
Zone 1/6	Users of the River Thames (Boats)	~10-30m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Both clear and partially restricted views of the majority of the site. Restrictions of view including the elevated riverbanks and bank side vegetation. Transient users will have views of the mineral processing facilities and phased extraction and progressive restoration. Mitigation measures include existing bank side vegetation and the placement of temporary agricultural straw bales to screen views.	Medium	Low Adverse	Slight Adverse
			<u>Stage B - Final Restoration</u> Both clear and partially restricted views of the majority of the restored site.	Medium	Low Beneficial	Slight Beneficial
Zone 2/7	Residents of Property accessed off Wallingford Road	~300m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Residents may have partial views looking west from an elevated position from 1 st floor windows down and across towards the site. Views of the proposed development may be observed as part of a wider panoramic visual context, mainly screened by intervening built structures (Carmel College) and vegetation.	High	Very Low Adverse	Slight Adverse
			<u>Stage B - Final Restoration</u> Potential views of the southern area of the restored site.	High	Very Low Beneficial	Slight Beneficial
Zone 2/8	Residents of properties accessed off Constitutional Hill	~600m	<u>Stage A – Mineral Extraction and Progressive Restoration Period and Stage B - Final Restoration</u> Residential receptors are set down within the lower slope of the eastern River Thames Valley side.	High	Neutral	Neutral
Zone 2/9	Users of PROW 181/43	~150m	<u>Stage A – Mineral Extraction Period and Stage B- Final Restoration</u> Views of the proposed development that are screened by both intervening vegetation and structures from ground elevations.	Medium	Neutral	Neutral
Zone 2/10	Users of PROW 181/18	~200-400m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Potential views of the site are screened by intervening vegetation and existing built structures along the vast majority of its length.	Medium	Neutral	Neutral
			<u>Stage B - Final Restoration</u>	Medium	Neutral	Neutral

			All views screened.			
Zone 2/11	Users of The Spring Hotel and Golf Club	200m to 1km	<u>Stage A - Mineral Extraction and Progressive Restoration</u> From higher south-eastern elevations of the golf course it may be possible to view the progressive land use changes within a part of the southern and western areas of the site, specifically during winter months. These changes being at distances of ~1km.	Medium	Very Low	Very Slight Adverse
			<u>Stage B - Final Restoration</u> No noticeable change in view.	Medium	Neutral	Neutral
Zone 2/12	Users of Wallingford Road	~900m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Users of the roadway traveling north may have a minor glimpse of the change of land use during the extraction and final restoration period. Very restricted by existing tree blocks and hedges.	Low	Very Low Adverse	Minimal Adverse
Zone 2/13	Residents of properties accessed off Constitutional Hill	~500m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> No views.	High	Neutral	Neutral
Zone 2/14	Users of PROW ref 181/18 (Section A-B)	~400m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Vegetation screens potential views.	Medium	Neutral	Neutral
Zone 3/15-23	Users of PROW, 181/13, 181/30, 181/17, 181/18, 181/35 Users of A4074 Port Way between the Ridgeway and Park View roundabout, users of Old Reading Road and minor road to Newham Farm, Residential/ Business Activities at Newham, Manor Farm, Newham Farm, CABI and visitors to St Marys Church	~100 to 1 Km	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> The receptors within the zone have views of the site mainly prevented by the Nosworthy Way bridge over the River Thames, vegetation structure planting and other built development.	Low to High	Neutral	Neutral
Zone 4/24	Vehicle users of the elevated section of the A4130 Nosworthy Way	~100 to 500m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Users travelling both east and west over the elevated section of the A4130 Nosworthy Way / bridge over the River Thames would have restricted views over all of the site looking southwards. The plant site	Low	Medium Adverse	Slight Adverse

			associated facilities together with progressive soil stripping mineral extraction and restoration would be visible.			
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses.	Low	Low Beneficial	Very Slight Beneficial
Zone 4/25	Pedestrian users of the elevated section of the A4130 Nosworthy Way	~50m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Users travelling both east and west over the elevated section of roadway/ bridge over the River Thames would have restricted views over all of the site looking southwards. The plant site associated facilities together with progressive soil stripping mineral extraction and restoration would be visible.	Low	Medium	Slight Adverse
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses.	Medium	Neutral	Neutral
Zone 4/26	Vehicle and pedestrian users of the A4130 Nosworthy/ Reading roundabout including Reading Road leading into Wallingford	~50m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Local vehicle users in this vicinity can look east/south east towards the site where an existing tree and shrub boundary planting will be strengthened, managed and maintained. Screen bunding is also proposed, restricting views into the site.	Low	Low Adverse	Very Slight Adverse
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses	Low	Neutral	Neutral
Zone 4/27	White Cross	~100m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> The residential complex is located within its own landscape setting contained within an existing built and landscaped structure. In winter months, it may be possible for receptors to look south over the slightly raised A4130 towards the site entrance. The plant site and future marine facilities/ work shed being set behind a screening bund / vegetation planting.	Medium	Low Adverse	Slight Adverse
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses.	Medium	Neutral	Neutral
Zone 4/39	Residents of Barchester Waterside Court Care Home	~50m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u>	High	Neutral to Low Adverse	Moderate Adverse

			The care home has been built away from the site, off the Nosworthy A4130, Reading Road and Winterbrook roundabout. It is screened against these roads / roundabout by roadside vegetation. Roadside vegetation also boundaries the White Cross Farm site. Additional planting and temporary bunding will also be in place. Residents in higher elevated south and east facing rooms may have views of the site and the proposed operations and activities, specifically during winter months.			
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses.	High	Neutral	Neutral
Zone 5/28	Users of the Reading Road Vehicle Users	Adjacent	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Users of the Reading Road travelling both north and south can look immediately east towards the western site boundary which is hedged with shrub and tree species. The hedge is to be strengthened where there are gaps to include evergreen species and maintained. A temporary soil storage bund will be located towards the southern end of the sites western boundary, with a sand and gravel stockpile to be located within the central western boundary and a new site access road and the proposed plant site/ facilities along the north-west boundary. The bund and stockpile providing additional physical screening.	Low	Low Adverse	Very Slight Adverse
	Pedestrian Users	~10m		Low	Low Adverse	Very Slight Adverse
	Vehicle Users	Adjacent	<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	Low	Neutral	Neutral
	Pedestrian Users	~10m		Low	Neutral	Neutral
Zone 5/29	Bright Horizons Day Nursery and Pre-school (Staff, Children, parents and visitors)	~15 to 100m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Elizabeth house within which Bright Horizons is based is set back from Reading Road. At ground and lower floors, views are at low levels partially screened from site by tree/hedges lining the road. The house is however a tall structure with rooms on second, third and fourth floors which look directly east over the site and the wider Thames Valley. The proposed sand and gravel stockpile is to be of ~10m in height and located along the central western boundary of the site onto which Elizabeth	High	Low to Medium Adverse	Moderate Adverse

			House faces. The processing plant will be located within the north-western areas of the site and will be ~14m in height along with other operational facilities including weighbridge ~2.5m in height and a work shed of 10m in height. Visual receptors from upper floors looking east from the House will also be able to view the progressive mineral extraction and restoration of the site.			
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	High	Neutral	Neutral
Zone 5/30	Residents of the Lodge	~200m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> Residents from this property may have first floor east facing windows looking towards the site from which they currently observe the sites western hedgerow and views into the site beyond. During the mineral extraction period receptors could be able to observe the proposed processing plant, work shed and potentially sand and gravel stocks	High	Very Low Adverse	Slight Adverse
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	High	Neutral	Neutral
Zone 5/31	Users of Cholsey to Wallingford C class road	~150 to 750m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Roadside hedgerows/ trees adjacent to the road and the Reading Road together with intervening built structures limit the potential of vies towards the site.	Low	Neutral	Neutral
Zone 5/32	New Barn Farm	~500m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Roadside hedgerows/ trees adjacent to the road and the Reading Road together with intervening built structures limit the potential of vies towards the site.	High	Neutral	Neutral
Zone 5/33	Residents of property located to the south of the site, off Reading Road	~30 to 50m	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> The property is set within a vegetative contained setting within a rectangular block of land off the Reading Road running east towards the River Thames. There may be first floor north facing windows within the property where receptors may glimpse, specifically the southern area of	High	Very Low Adverse	Slight Adverse

			the site. If this is the case receptors would be able to view the areas of mineral extraction and restoration.			
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	High	Neutral	Neutral
Zone 5/34	Possible Residents of Mead Furlong/ Leisure users	~50m	<u>Stage A - Mineral Extraction and Progressive Restoration</u> There appears to be bungalow property set behind stables and set back from the A329 Reading Road behind roadside hedges. Users of on site equestrian activities and residents many have the ability specifically in winter months to view the western boundary of the site against which a 3m high temporary soil storage bund will be located-seeded and maintained and the proposed 5m high sand and gravel stockpile. The stockpile being potentially most visible when users of the Mead Furlong exit their site onto the Reading Road.	Medium	Neutral to Low Adverse	Neutral to Very Slight Adverse
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	Medium	Neutral	Neutral
Zone 5/ 35-37	Residents/ Users of PROW 167/22 roadways within the New Wessex Downs AONB Vehicle users	~2km	<u>Stage A - Mineral Extraction and Progressive Restoration and Stage B - Final Restoration</u> Land located to the north west of the village of Cholsey rises from ~50m aOD to ~72m aOD to Cholsey Hill within the North Wessex Downs AONB. A section of roadway 'Church Road' and PROW 167/122 run through this locally high elevated landscape. Users of these routes can look east towards the site. The view being panoramic over large scale arable fields in the foreground down to the settlement of Cholsey, Winterbrook and Wallingford, down into the wooded periphery of the River Thames Valley before rising back up into the wooded and agricultural west facing slopes	Low	Neutral	Neutral

			of the Chilterns AONB. The site and the proposed Stage A mineral extraction and progressive restoration, and Stage B final restoration proposals being a very minor geographical component of the overall view. Potential views of the site being screened by existing built and vegetative structures as well as topography and landform.	High	Neutral	Neutral
Zone 5/ 38	Users of the A4130 from adjacent to the Grunden New Barns Farm Quarry		<u>Stage A - Mineral Extraction and Progressive Restoration</u> Vehicle receptors travelling east looking along the Boseley Way towards the Wallingford Road roundabout. Existing vegetation and built structure screening the site.	Low	Neutral	Neutral
			<u>Stage B - Final Restoration</u> At final restoration land would be restored to similar levels and land uses – all bunds will be removed.	Low	Neutral	Neutral