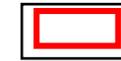
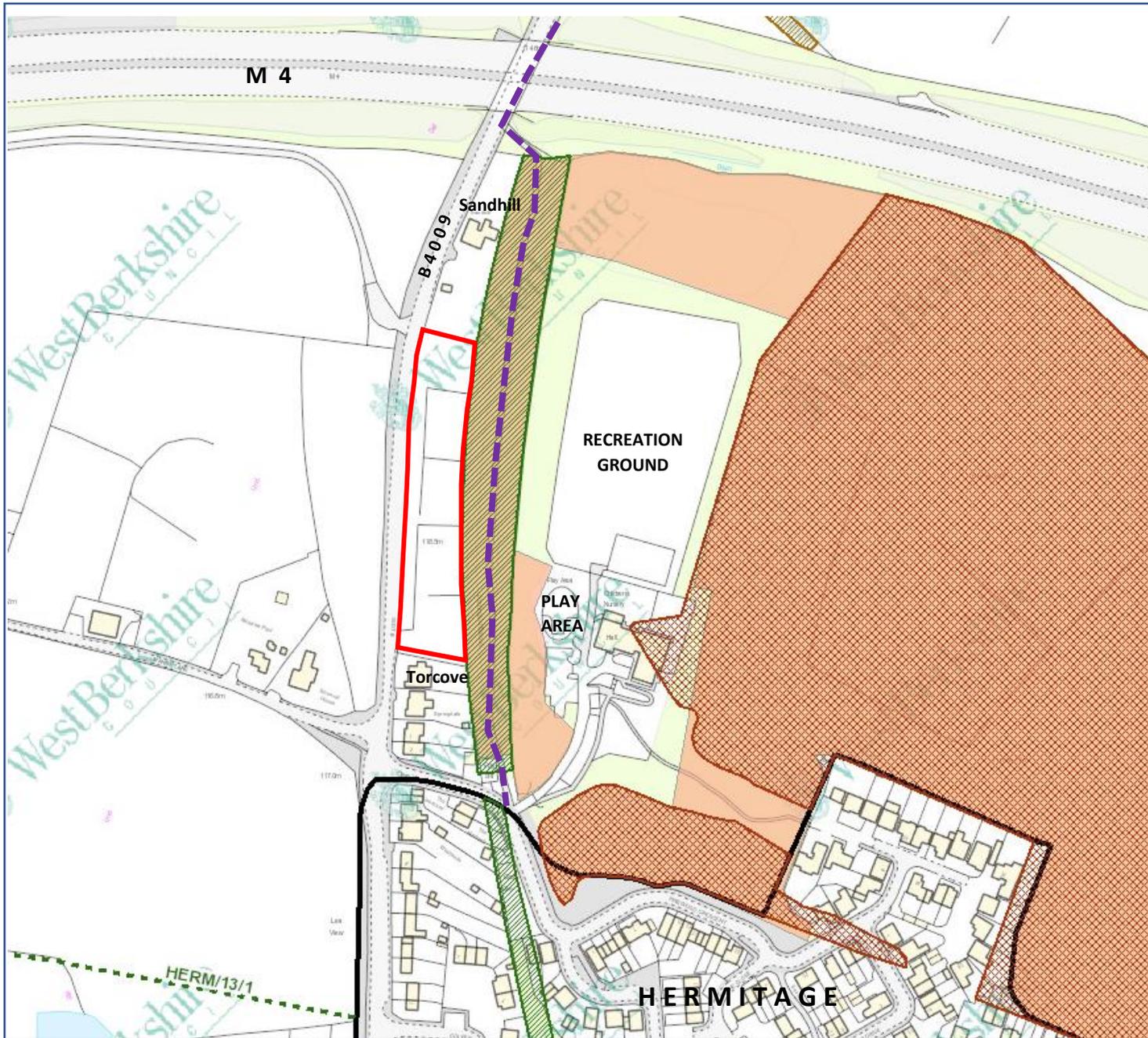


WB APPENDIX LAA: FIGURES AND PHOTOGRAPHS

- **Figure LA1:** WBC Core Strategy and the Eling Way
- **Figure LA2:** Aerial photograph of appeal site and wider context
- **Figure LA3:** Zone of Theoretical Visibility (ZTV) and photo viewpoints
- **Figure LA4:** Original site baseline condition

Photo viewpoints: Locations as set out on Figure LA3 – **Print out at A3**

FIGURE LA1



Appeal site

West Berkshire Core Strategy 2006 - 2026



Hermitage settlement boundary



Local Wildlife Site: Pinewood Pits Furze Hill



Tree Preservation Orders – Woodland



Tree Preservation Orders – Area



Eling Way – footway and cycleway

Project: Land south of Sandhill

Drawing Title: **WBC Core Strategy Policy and the Eling Way**

Drawing No: 01/2025/LA1

Drawn By: TA Checked by: LA

Date: March 2025

Scale: NTS – see scale bar



NORTH

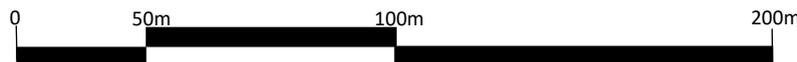
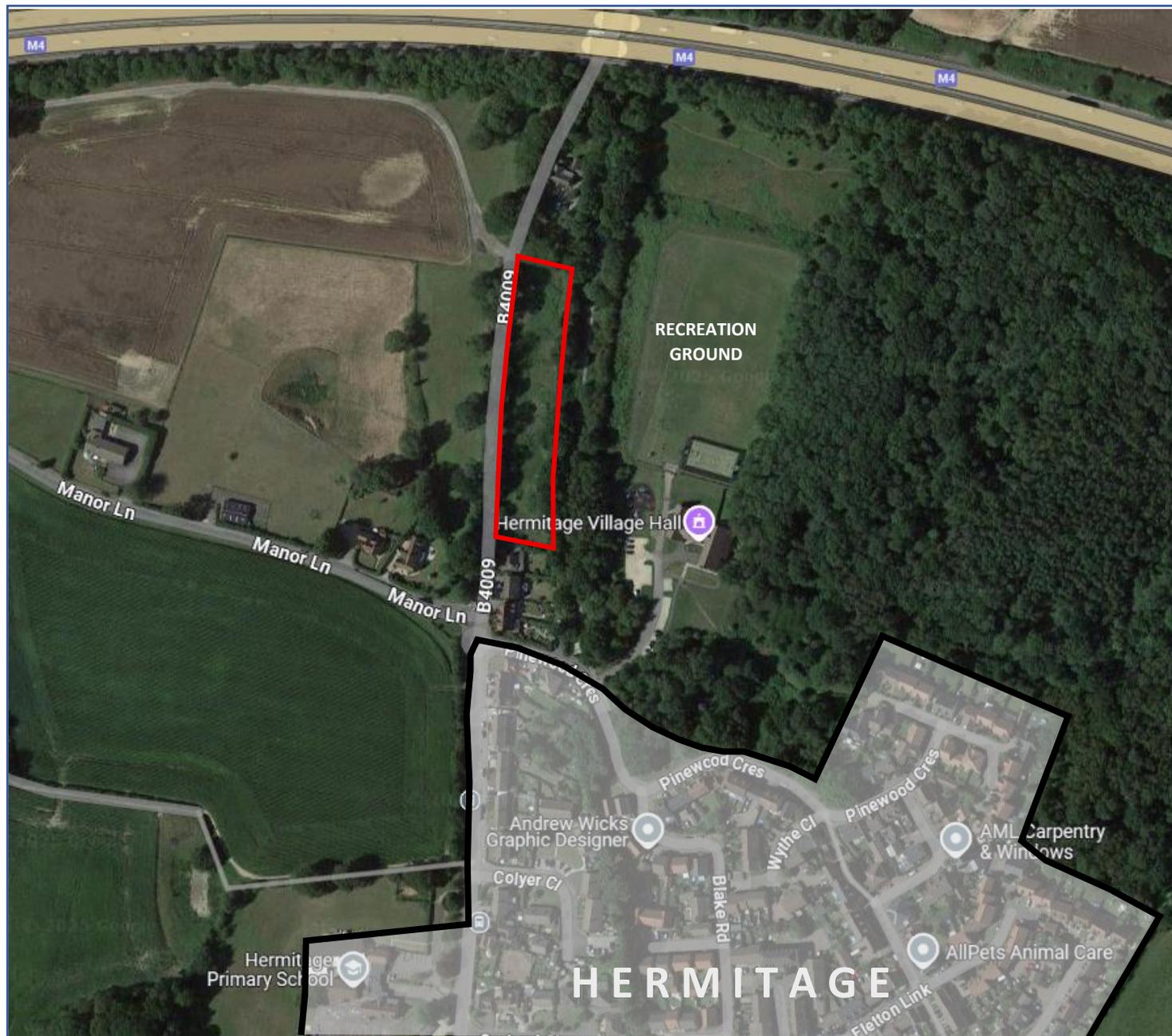


FIGURE LA2



Appeal site boundary



Hermitage settlement boundary

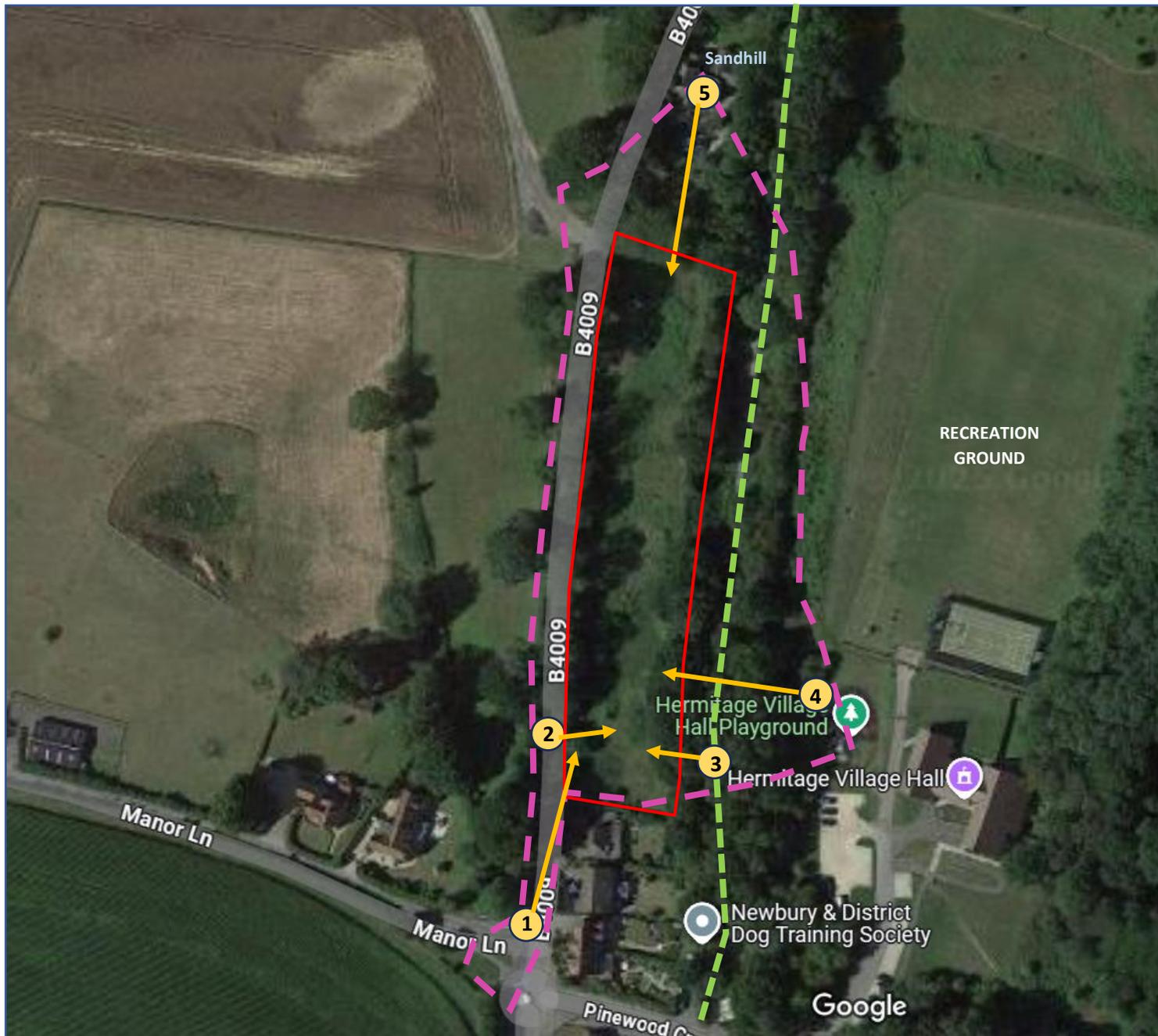


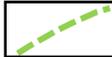
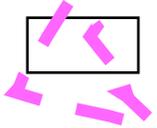
NORTH



Project: Land south of Sandhill
Drawing Title: **Aerial photo of appeal site and local context**
Drawing No: 02/2025/LA2
Drawn By: TA **Checked by:** LA
Date: March 2025
Scale: NTS – see scale bar

FIGURE LA3



-  Appeal site boundary
-  Eling Way footway and cycleway
-  Zone of Theoretical Visibility - the boundary of the area where the appeal site and proposed development is and will be theoretically visible from
-  Photo Viewpoints – see WB Appendix LAA: Figures and Photographs and WB Appendix LAB – Visual and Landscape Impact Tables

Project: Land south of Sandhill

Drawing Title: **Zone of Theoretical Visibility and photo viewpoints**

Drawing No: 03/2025/LA3

Drawn By: TA Checked by: LA

Date: March 2025

Scale: NTS – see scale bar

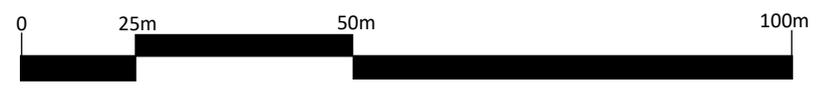
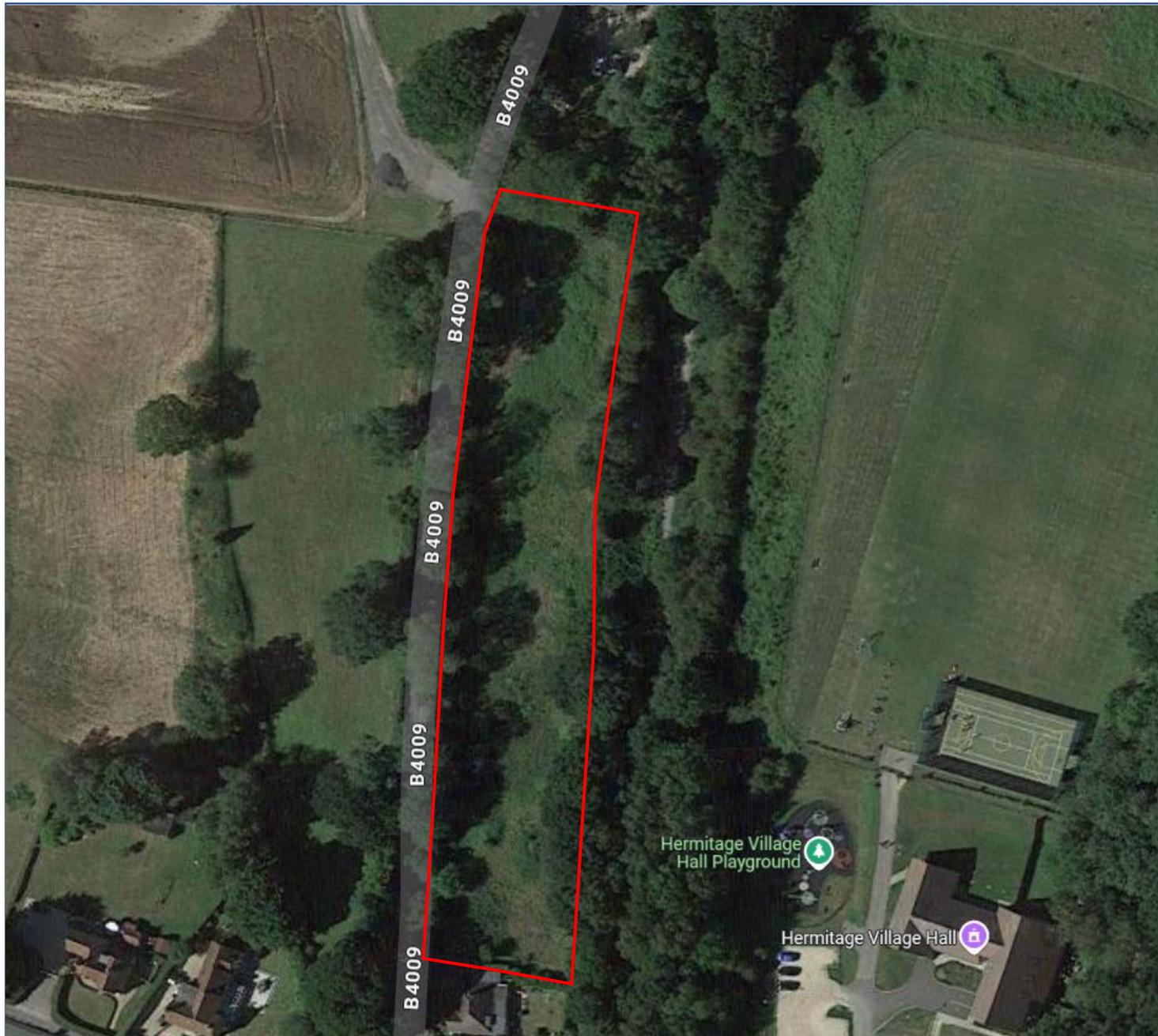


FIGURE LA4



Appeal site boundary



NORTH



Project: Land south of Sandhill

Drawing Title: **Appeal site baseline condition**

Drawing No: 09/2025/LA4

Drawn By: TA **Checked by:** LA

Date: March 2025

Scale: NTS – see scale bar

Photo viewpoints: Locations as set out on WB Appendix LAA Figure LA3 – Print out at A3

Camera: Sony A7 Full Frame: lens FE 1.8/50 **Height of camera:** 1.5m:

Visualisation Type: Type 1, **Projection:** Planar, Horizontal Field of View (HFOV) 39.6 degrees **Image Enlargement/Sheet size:** 100% @ A3 – to be viewed at a comfortable arm's length: **Page size/ Image size** 420 x 297 / 390 x260

Location/Direction of view/Date/Time:

Photo viewpoint LA1: B4009 Looking north east: SU 51033 73076: 5th March 2025/ 1.30pm

Photo viewpoint LA2: B4009 looking east), Looking north west: SU 51036 74028: 5th March 2025 / 1.33pm

Photo viewpoint LA3: Eling Way, Looking west: SU 51089 74042: 5th March 2025/ 10:30am

Photo viewpoint LA4: Hermitage recreational ground, adjacent play area Looking west: SU 51113 74022: 5th March 2025 / 10:40am

No photo for viewpoint 5, from Sandhill

Date/Weather conditions

5th March 2025: Bright and clear

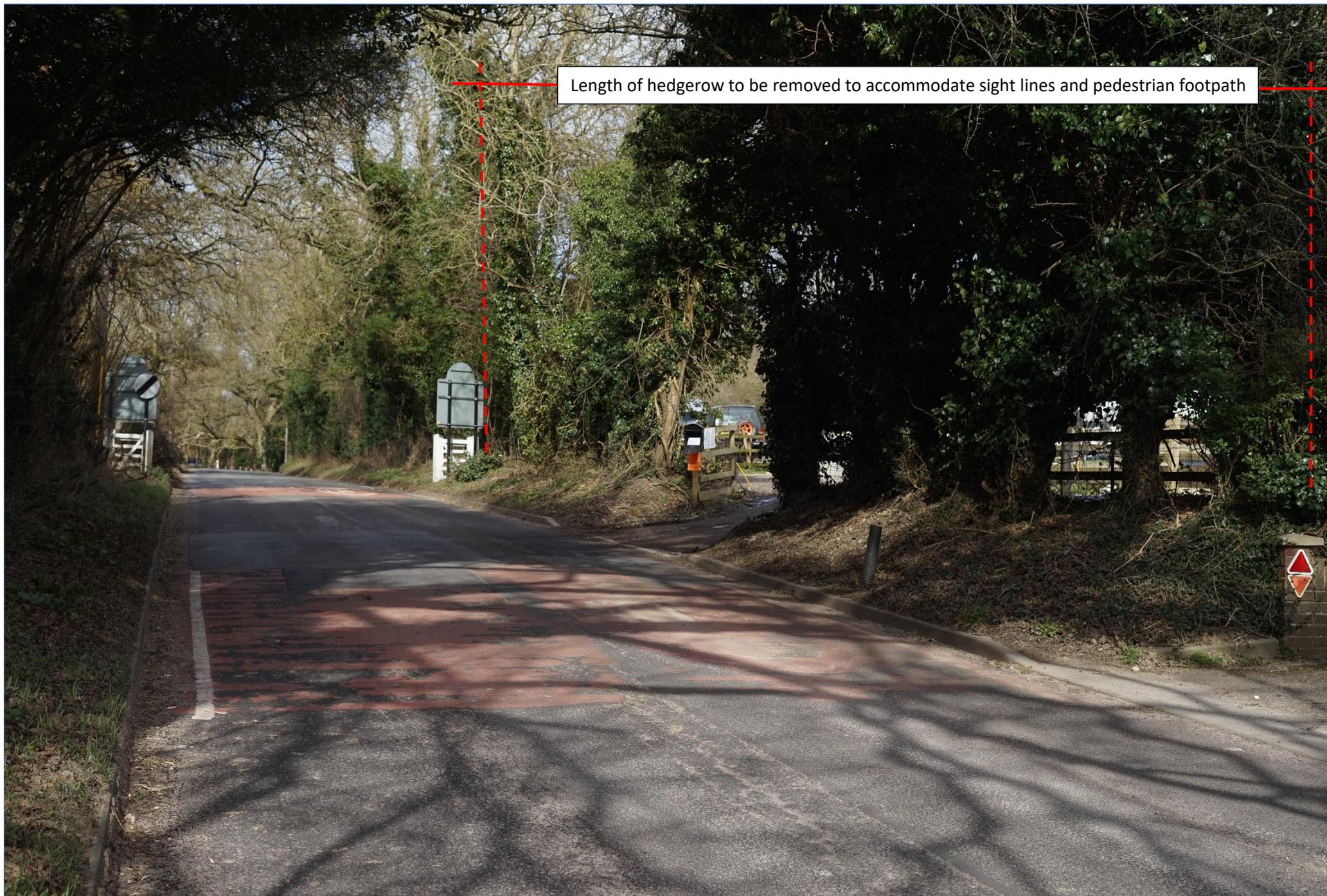


Photo Viewpoint LA1: View from the B4009 towards the appeal site. As shown the existing site boundary hedgerow screens and filters views into the appeal site. To comply with Highway standards, a visibility splay will be required and a pedestrian footpath which will remove a length of hedgerow which will open up views directly into the whole appeal site



Photo Viewpoint LA2: View from the B4009 towards the appeal site. As shown at this location there are direct views into the appeal site of the unauthorised development
WB Landscape Appendix LAA: Photo viewpoints



Photo Viewpoint LA3: Looking west towards the appeal site from the multi recreational path: Eling Way. Activities within the eastern area of the appeal site will be visible as shown by the unauthorised development. March 2025



Photo Viewpoint LA4: Looking west over the Eling Way to the appeal site. The unauthorised development replaces a view of a grass field as shown