

READING GOLF CLUB, READING, BERKSHIRE

LANDSCAPE VISUAL IMPACT ASSESSMENT APPENDIX A (A3 DOUBLE SIDED)
NOVEMBER 2021

ISSUE SHEET

JOB NAME: READING GOLF CLUB, READING, BERKSHIRE
JOB NUMBER: D2743
CLIENT: FAIRFAX (READING) LIMITED AND
FORMER READING GOLF CLUB LIMITED

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
00	05.11.2021	PLANNING SUBMISSION	NY	LS	LS



FIGURE 1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE (FABRIK, 2019)

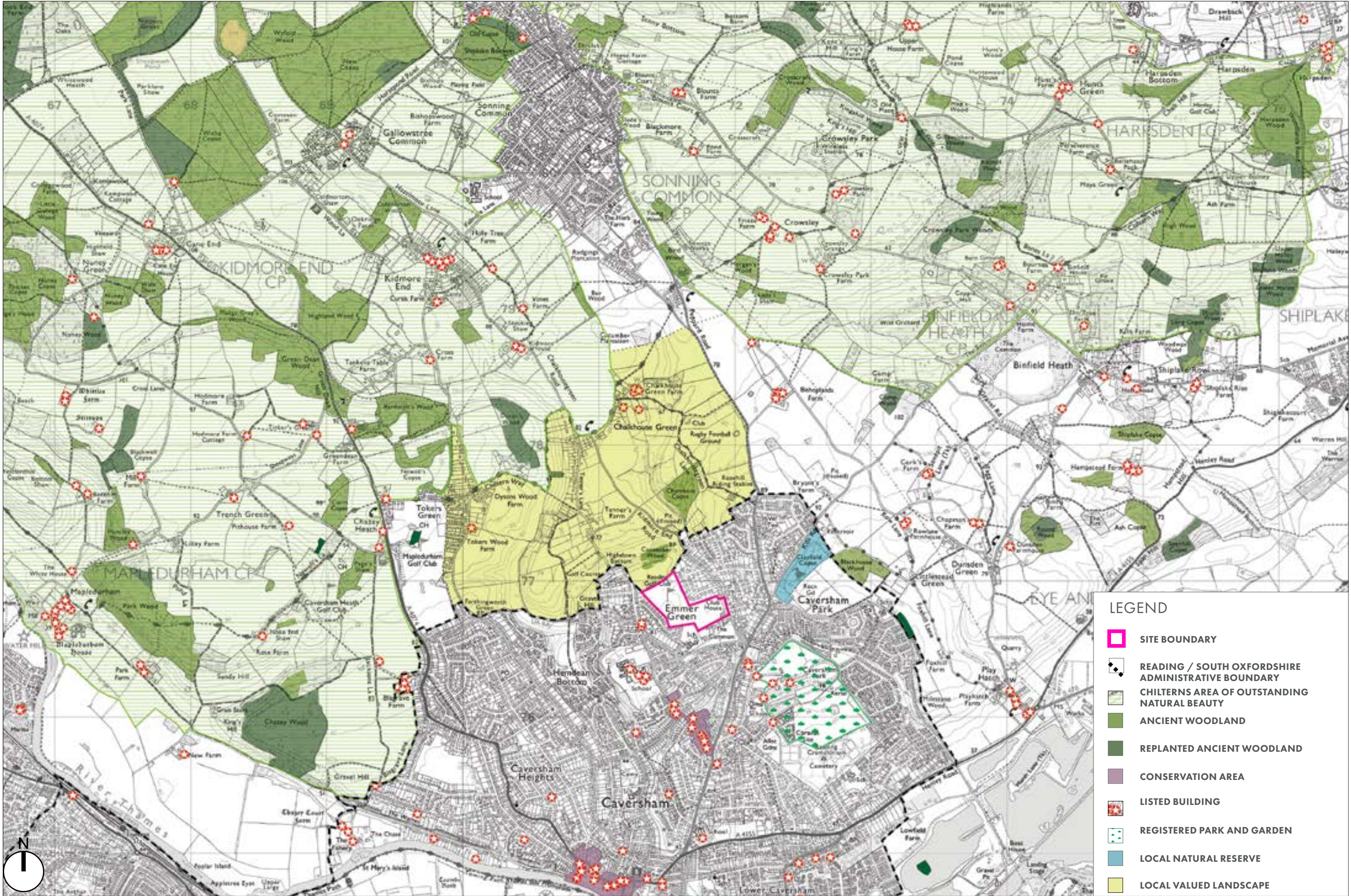
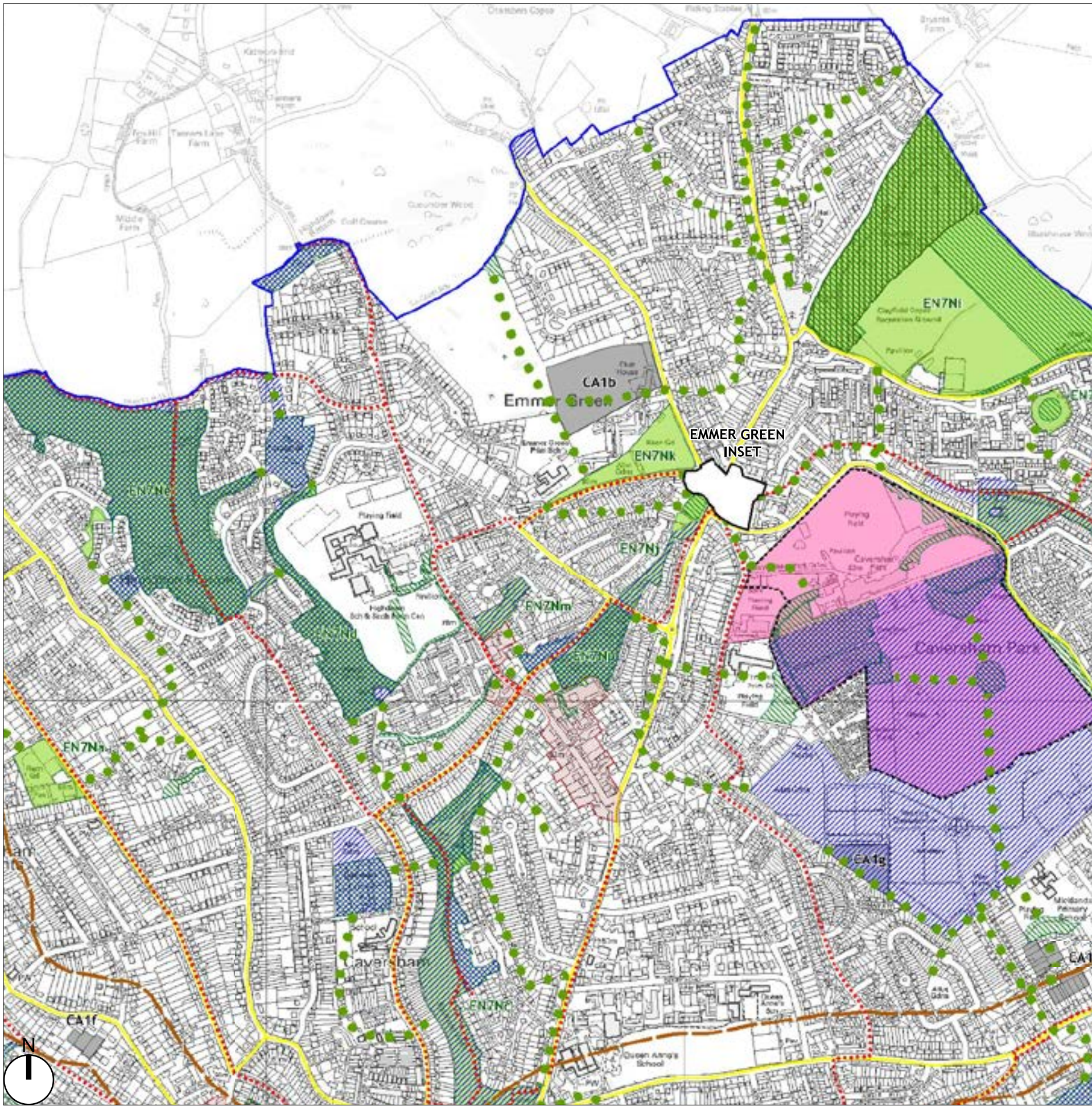


FIGURE 2 – LANDSCAPE RELATED DESIGNATION MAP (FABRIK, 2019)



OPEN SPACE	
Any unbuilt land within in the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.	
GREEN SPACE	CIVIC SPACE
A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.	A subset of open space, consisting of urban squares, market places and other paved or hard landscaped areas with a civic function.
Parks and gardens Amenity greenspace Cemeteries and churchyards Children's play & teenage areas Outdoor sports facilities/recreation grounds Green corridors Natural/semi-natural greenspace Allotments, community gardens & city farms Accessible countryside in urban fringe areas Waterfronts Other functional greenspace	Civic squares Market places Pedestrian streets Other streets
Source: Adapted from Kit Campbell Associates (2001); ODPM (2002)	

	Guidelines (NPFA)	Reading Borough
Total POS	na	408 ha
Sports pitches	182 ha	80 ha public; private unknown
Other playing space	182 ha	176 ha
Other POS (allotments, housing amenity land, cemeteries, woodlands, etc)	na	152 ha
	Guidelines (CABE)	
Any space suitable for play, including private gardens	100-200m from every home	Many pieces excluded from the audit which examined publicly owned open land > 0.1ha
POS radial catchments:		
Smaller sites	400-600m or (for larger sites)	Some households without immediate access; see Fig. 4.1
Larger parks	600-800m from every home	Some households without immediate access
Semi-natural sites	1500-2000m from every home	Most households within 2000m of a woodland or waterway
	Guidelines (GLA)	
POS radial catchments		
Smaller sites	Some POS within 400m of every home	Some households without immediate access; see Fig. 4.1
Larger parks	1.2-3.2 km from every home	Almost all households within 3.5 km of a large park

	Description	Size	Transport mode	Radial catchment
Borough park	Varied character and facilities; open parkland, natural, formal, sport, play and relaxation; catering	60 ha	Car; public transport; cycle	
District parks	Varied character and facilities (but fewer than above); natural, formal, sport, play and relaxation	20 ha	Car; bus; cycle; foot	1.2 km
Local parks	Relaxation, play and ball games	2 ha or 1-2 ha equipped	Cycle; foot; wheelchair	0.8 km
Neighbourhood park	LEAP + informal space	0.1-0.2 ha equipped	Foot; wheelchair	0.4-0.8 km
Small recreational open spaces	'low-grade' recreation	0.1-0.2 ha	Foot; wheelchair	0.4-0.6 km
Linear open spaces	Relaxation; green link		Foot; cycle	
Semi-natural sites	Comparatively undisturbed sites, managed for wild flora and fauna		Cycle; foot; wheelchair	1.5-2.0 km

FIGURE 6 – EXTRACT OF HIERARCHY AND TYPOLOGY OF OPEN SPACE OF RECREATIONAL VALUE AND MINIMAL STANDARDS

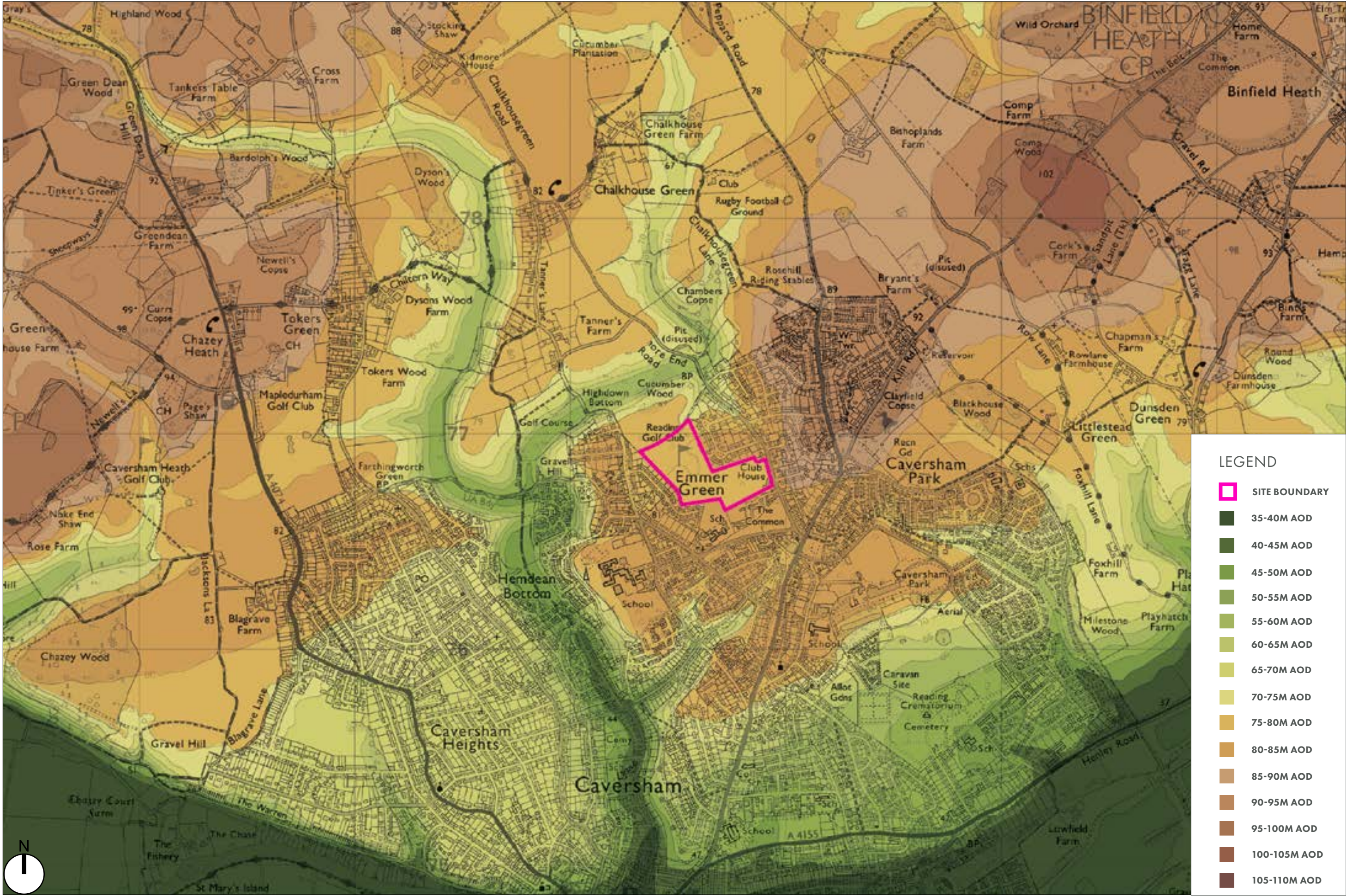


FIGURE 7 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE (FABRIK, 2019)



FIGURE 8 – CONTEXTUAL LANDSCAPE ELEMENTS (FABRIK 2019)

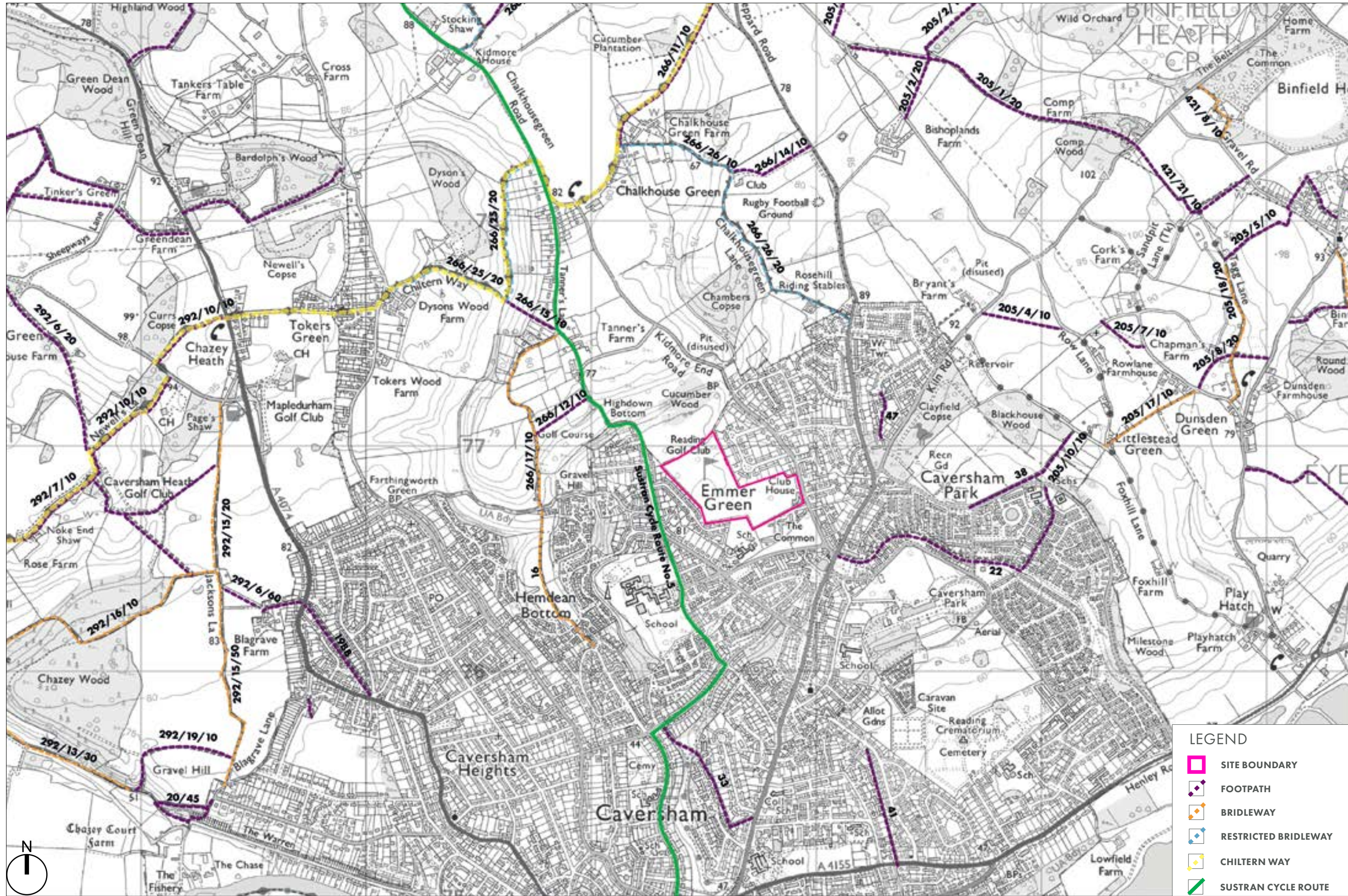


FIGURE 9 – PUBLIC RIGHTS OF WAY MAP (FABRIK 2019)

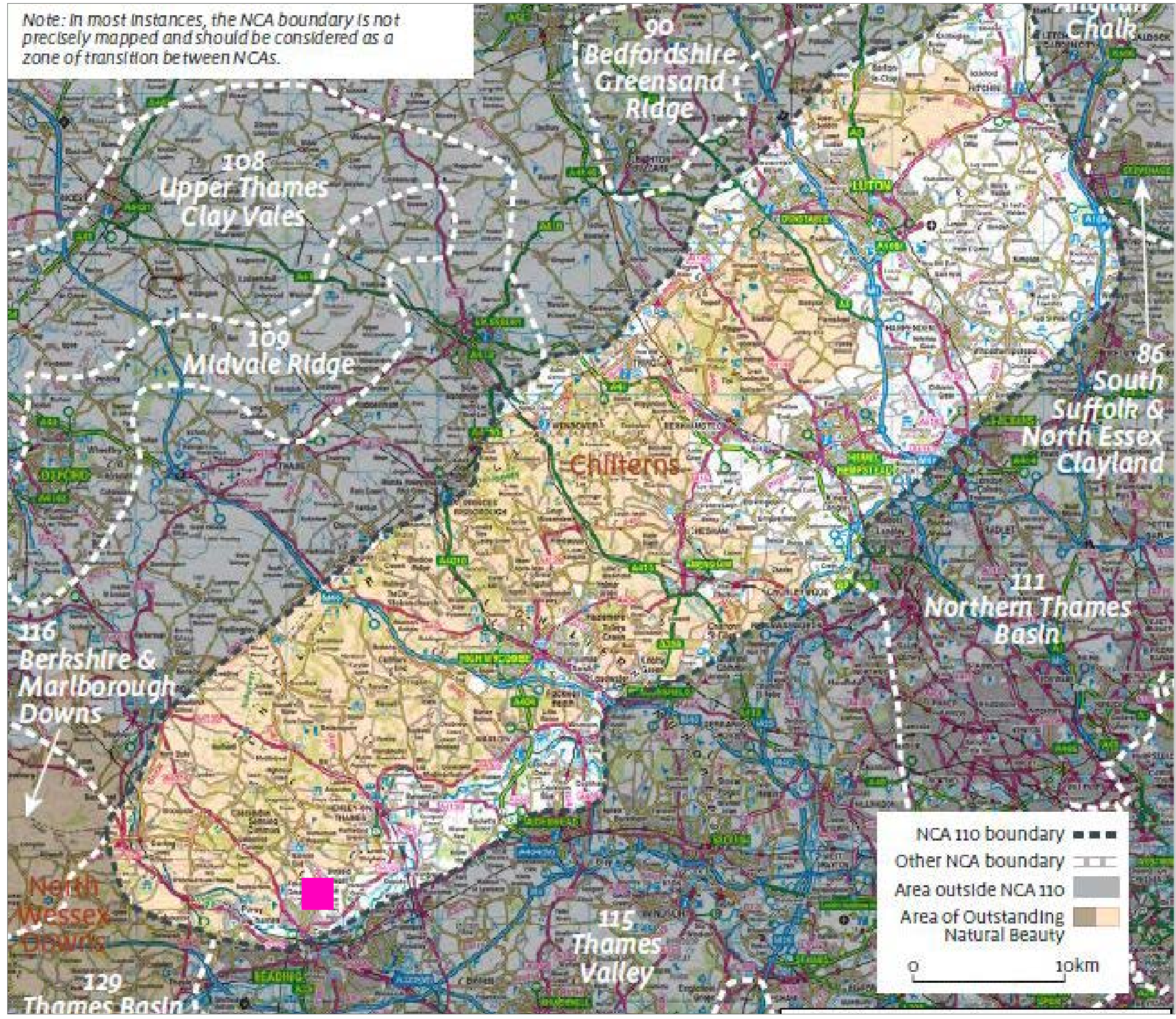
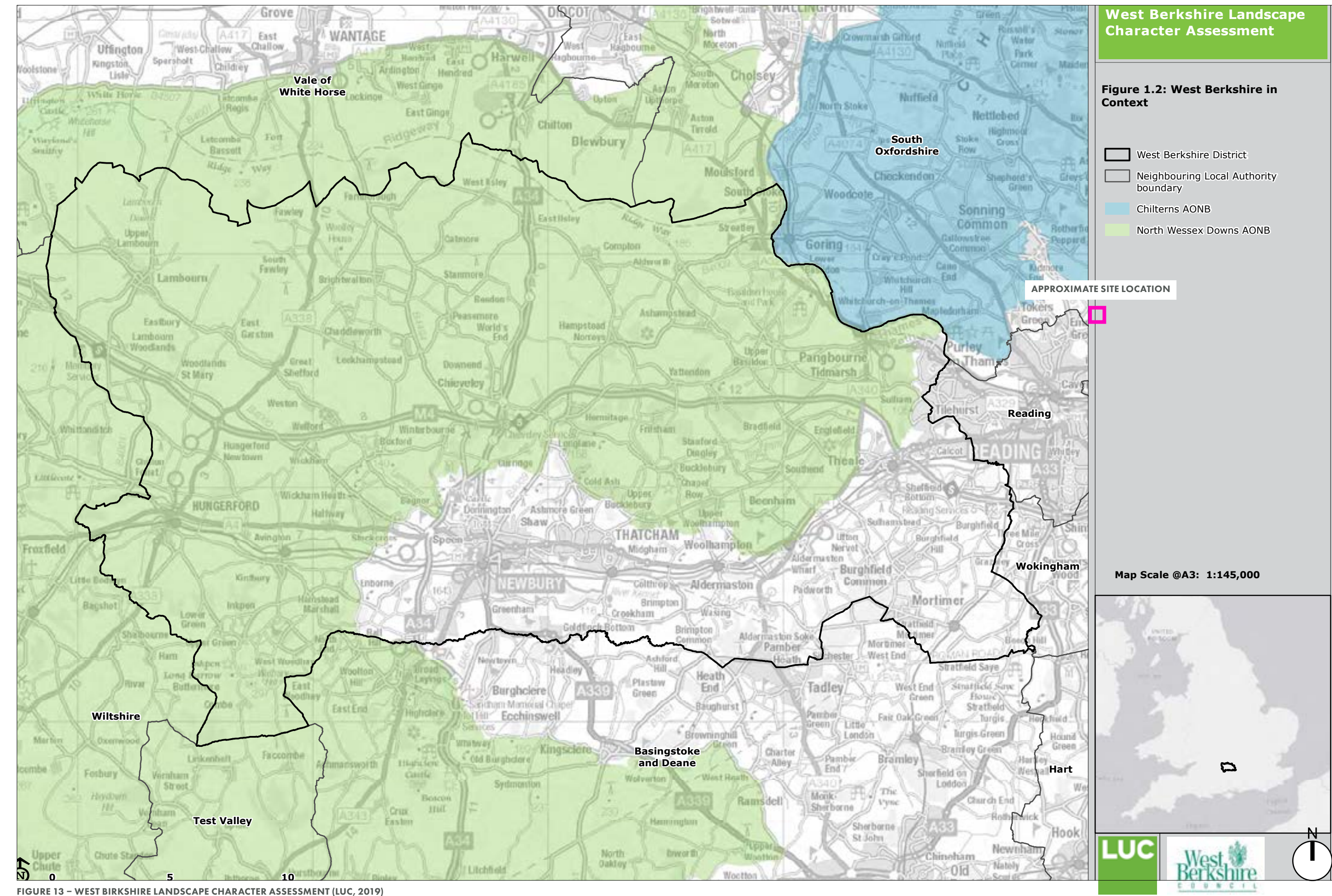
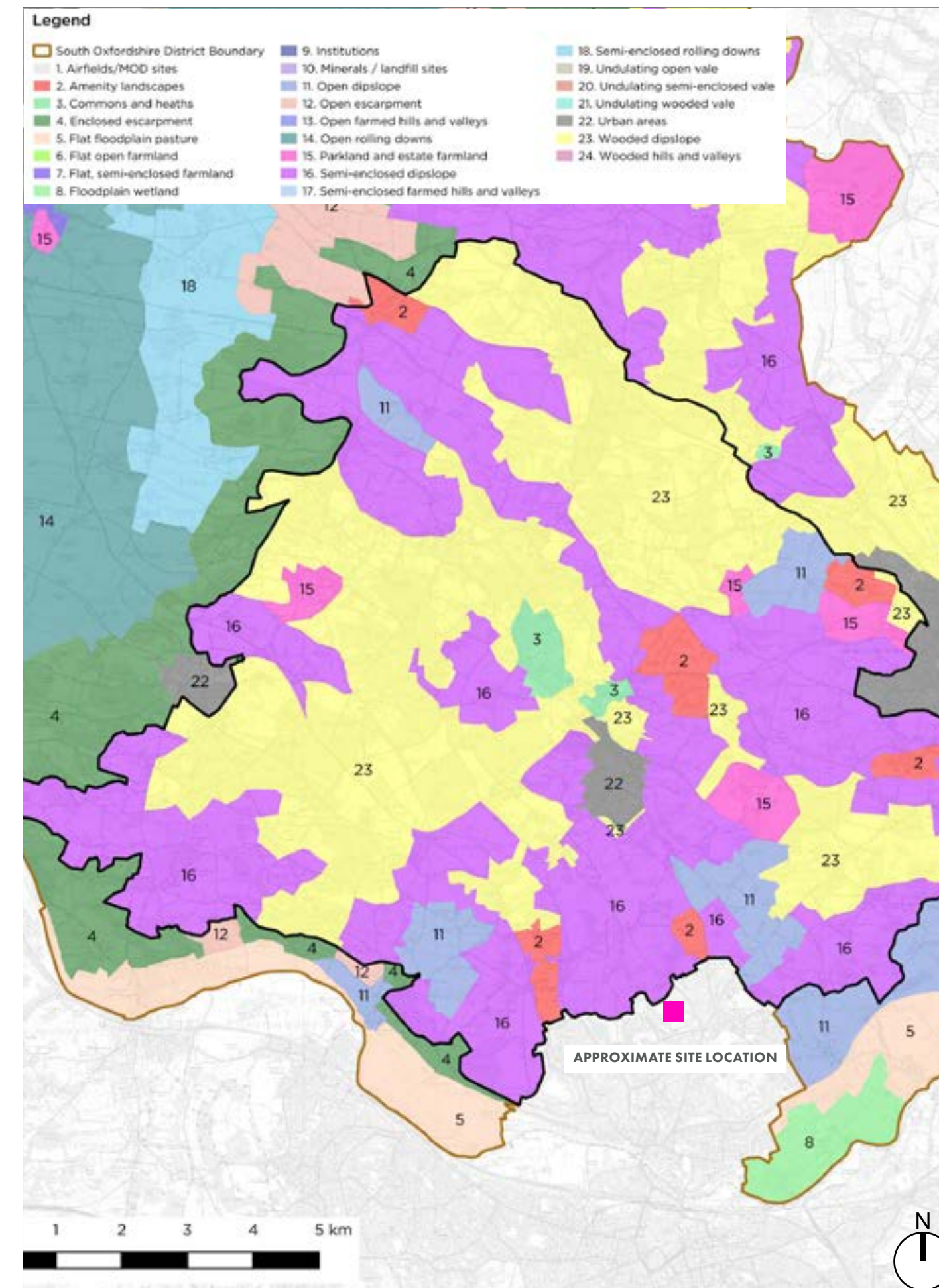
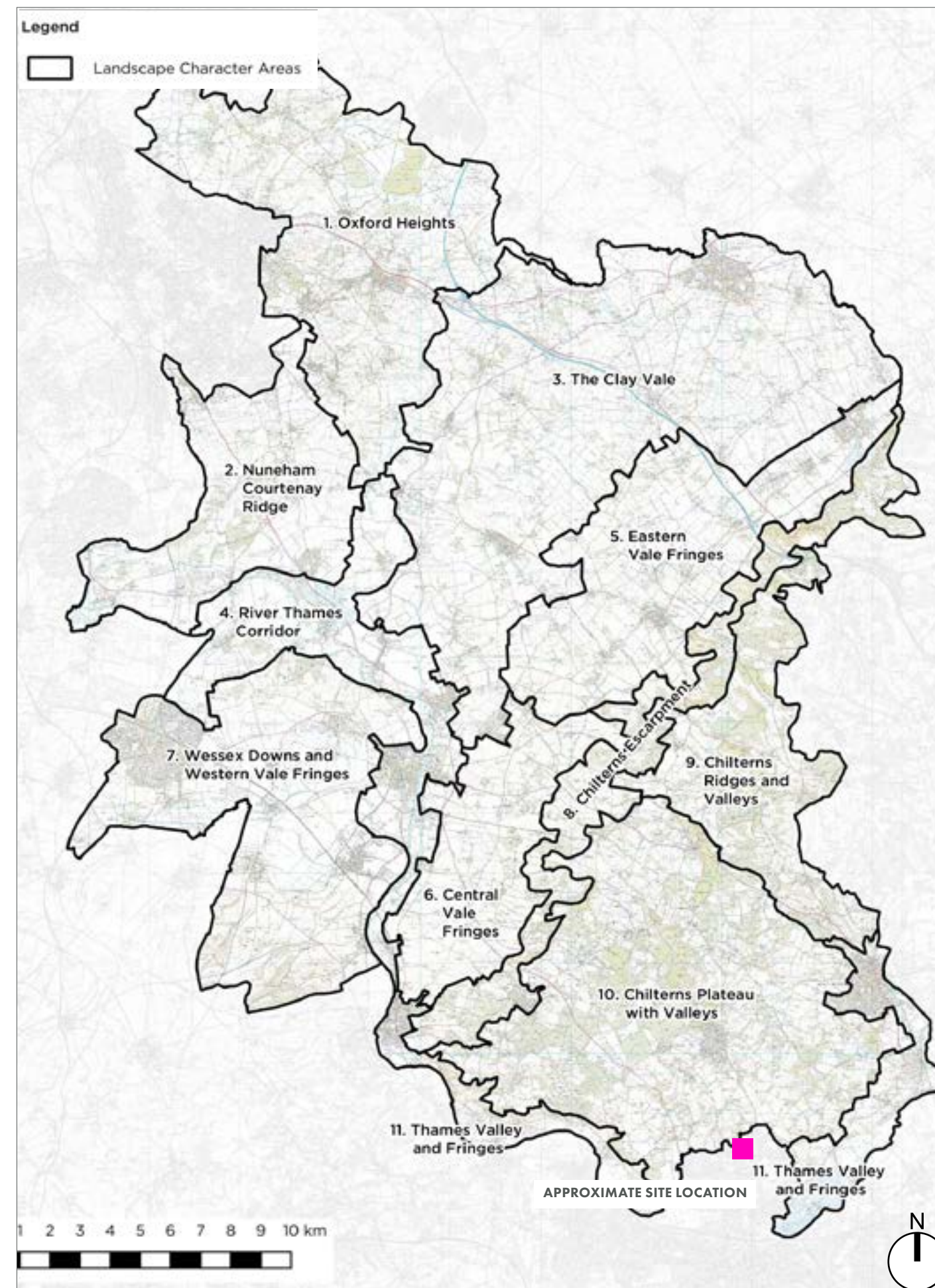


FIGURE 10 – EXTRACT FROM NATIONAL LANDSCAPE CHARACTER AREA MAP (NATURAL ENGLAND, 2012)



- LEGEND
- SITE BOUNDARY
 - LANDSCAPE CHARACTER AREAS
 - 1. GOLF COURSE
 - 2. EMMER GREEN RESIDENTIAL
 - 3. EMMER GREEN APARTMENTS
 - 4. EMMER GREEN COMMUNITY HUB
 - 5. MILESTONE CENTRE COMMERCIAL
 - 6. EMMER GREEN OPEN SPACE



FIGURE 14 – PLAN SHOWING LOCAL LANDSCAPE CHARACTER (FABRIK, 2020)

LEGEND

- SITE BOUNDARY
- EXISTING CLUBHOUSE
- TREE CATEGORY A AND IMPORTANT TREES (IRRESPECTIVE OF CATEGORY)
- TREE CATEGORY B
- TREE CATEGORY C
- TREE CATEGORY U
- APPROXIMATE LOCATION OF GREEN LINK THROUGH THE SITE (LOCAL PLAN) POLICY EN12)
- ANCIENT WOODLAND (CUCUMBER WOOD)
- APPROXIMATE ALIGNMENT OF EXISTING BELOW GROUND FOUL WATER PIPELINE
- EMMER GREEN PLAY FIELDS
- GROVE ROAD ALLOTMENT
- 1-2 STOREY BUILDINGS
- 2 STOREY BUILDINGS
- 3 STOREY BUILDINGS



FIGURE 15 – PLAN SHOWING THE EXISTING SITE LANDSCAPE (FABRIK, 2019)



PHOTOGRAPH – VIEWPOINT S1 (WINTER 2019/2020)
VIEW LOOKING SOUTH-WEST FROM THE EASTERN CORNER OF THE SITE, INDIVIDUAL TREES ARE SCATTERED ALONG THE FAIRWAYS WITH A CLIPPED HEDGEROW ENCLOSING THE CAR PARK ADJACENT TO THE CLUBHOUSE.



PHOTOGRAPH – VIEWPOINT S1 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S2 (WINTER 2019/2020)
VIEW LOOKING NORTH FROM THE EASTERN EDGE OF THE SITE WITHIN THE CAR PARK, THE CLIPPED, EVERGREEN HEDGE AND THE LINEAR TIMBER BOARD FENCE PROVIDES A VISUAL SEPARATION BETWEEN THE CAR PARK AND THE GREENS.



PHOTOGRAPH – VIEWPOINT S2 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S3 (WINTER 2019/2020)
VIEW LOOKING NORTH FROM THE EAST TRACK, MATURE HEDGEROWS FORM A SEPARATION BETWEEN THE ADJACENT DWELLINGS AND THE GOLF COURSE.



PHOTOGRAPH – VIEWPOINT S3 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S4 (WINTER 2019/2020)
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN EDGE OF THE SITE, THE DWELLINGS ARE EVIDENT WITH LOW AND INTERMITTENT HEDGES BETWEEN. INDIVIDUAL TREES ARE SCATTERED ALONG THE FAIRWAYS THROUGH THE MIDDLE OF THE SITE.



PHOTOGRAPH – VIEWPOINT S4 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S5 (WINTER 2019/2020)
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN CORNER OF THE SITE, DWELLINGS ARE EVIDENT BEYOND THE INDIVIDUAL TREES.



PHOTOGRAPH – VIEWPOINT S5 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S6 (WINTER 2019/2020)
VIEW LOOKING WEST FROM THE NORTH-EASTERN BOUNDARY OF THE SITE, DWELLINGS CAN BE SEEN THROUGH THE GAPS OF TREE CANOPIES AND THE HEDGEROWS.



PHOTOGRAPH – VIEWPOINT S6 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S7 (WINTER 2019/2020)
VIEW LOOKING SOUTH WEST FROM THE NORTH-EASTERN CORNER OF THE SITE, THE LAND GRADUALLY RISES TO THE NORTH; DWELLINGS APPEAR IN BETWEEN THE TREES AND TREE BELTS.



PHOTOGRAPH – VIEWPOINT S7 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S8 (WINTER 2019/2020)
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN CORNER OF THE SITE, TREES AND TREEBELTS FRAME THE BOUNDARIES OF THE SITE.



PHOTOGRAPH – VIEWPOINT S9 (WINTER 2019/2020)
VIEW LOOKING EAST FROM THE WESTERN EDGE OF THE SITE, INDIVIDUAL TREES AND TREE CLUSTERS ARE PRESENT TO THE EDGE AND CORNERS OF THE SITE. THE CLUB HOUSE AND THE DWELLINGS ALONG BROOKLYN DRIVE SIT BELOW THE TREE HORIZON IN THE DISTANCE BENEATH THE TREE HORIZON.



PHOTOGRAPH – VIEWPOINT S8 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S9 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S10 (WINTER 2019/2020)
VIEW LOOKING NORTH-EAST FROM THE SOUTHERN EDGE OF THE SITE, DWELLINGS ARE EVIDENT BEYOND THE HEDGE AND IN BETWEEN THE INDIVIDUAL TREES.



PHOTOGRAPH – VIEWPOINT S11 (WINTER 2019/2020)
VIEW LOOKING WEST FROM THE EASTERN CORNER OF THE SITE IN FRONT OF THE CLUB HOUSE. DWELLINGS ARE EVIDENT BEYOND THE HEDGE AND IN BETWEEN THE INDIVIDUAL TREES AND TREEBELTS.



PHOTOGRAPH – VIEWPOINT S10 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S11 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S12 (WINTER 2019/2020)
VIEW LOOKING SOUTH EAST FROM THE NORTH-WESTERN CORNER OF THE SITE, INDIVIDUAL TREES FRAME THE GREENS. THE DWELLINGS ARE EVIDENT THROUGH THE INTERMITTENT AND VEGETATION.



PHOTOGRAPH – VIEWPOINT S13 (WINTER 2019/2020)
VIEW LOOKING NORTH-EAST FROM THE SOUTHERN EDGE OF THE SITE. DWELLINGS ARE EVIDENT BEYOND THE HEDGE AND IN BETWEEN THE INDIVIDUAL TREES.



PHOTOGRAPH – VIEWPOINT S12 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT S13 (SUMMER 2021)

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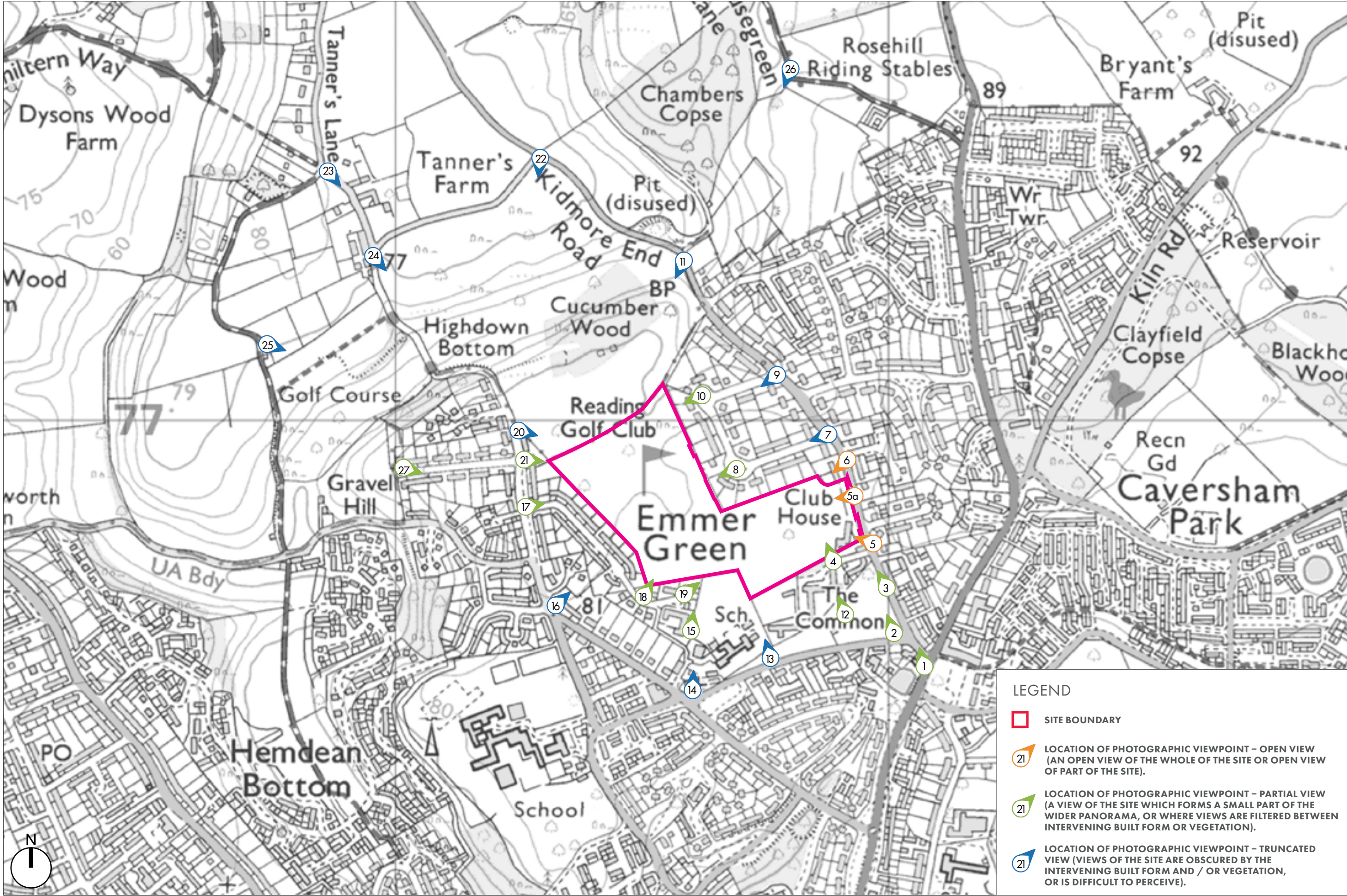


FIGURE 17 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2019)



PHOTOGRAPH – VIEWPOINT 1 (WINTER 2019/2020) VALUE: LOW
VIEW LOOKING NORTHWEST FROM THE PEPPARD ROAD AND KIDMORE END ROAD JUNCTION. TREE CANOPIES OF THE SITE ARE APPARENT THROUGH OF THE GAPS BETWEEN AND ABOVE THE BUILT FORM.



PHOTOGRAPH – VIEWPOINT 1 (SUMMER 2021)



PHOTOGRAPH – VIEWPOINT 1 (WINTER 2019/2020)



CUT LINE

CUT LINE



PHOTOGRAPH – VIEWPOINT 1 (SUMMER 2021)





PHOTOGRAPH – VIEWPOINT 2 (WINTER 2019/2020) **VALUE: LOW**
VIEW LOOKING NORTHWEST FROM GROVE ROAD / KIDMORE END ROAD INTERSECTION. TREE CANOPIES OF THE SITE ARE APPARENT THROUGH OF THE GAPS BETWEEN AND COVERING THE DWELLINGS.



PHOTOGRAPH – VIEWPOINT 2 (SUMMER 2021)

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PHOTOGRAPH – VIEWPOINT 2 (WINTER 2019/2020)





PHOTOGRAPH – VIEWPOINT 2 (SUMMER 2021)

CUT LINE



CUT LINE



PHOTOGRAPH – VIEWPOINT 3 (WINTER 2019/2020) **VALUE: LOW**
VIEW LOOKING NORTHWEST FROM KIDMORE END ROAD BY EMMER GREEN PLAY FIELDS. VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING DWELLINGS, HOWEVER, TREE CANOPIES ARE APPARENT BETWEEN THE GAPS AND COVERING THE INTERVENING DWELLINGS.



PHOTOGRAPH – VIEWPOINT 3 (SUMMER 2021)

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PHOTOGRAPH – VIEWPOINT 3 (WINTER 2019/2020)



CUT LINE



PHOTOGRAPH – VIEWPOINT 3 (SUMMER 2021)





PHOTOGRAPH – VIEWPOINT 4 (WINTER 2019/2020) **VALUE: LOW**
VIEW LOOKING NORTH FROM LYEFIELD COURT, A SMALL PART OF THE SITE IS EVIDENT THROUGH THE INTERMITTENT VEGETATION AND FENCING. DWELLINGS BACKING ON TO THE SITE ON LYEFIELD COURT ARE APPARENT.



PHOTOGRAPH – VIEWPOINT 4 (SUMMER 2021)

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PHOTOGRAPH – VIEWPOINT 4 (WINTER 2019/2020)

CUT LINE



CUT LINE



PHOTOGRAPH – VIEWPOINT 4 (SUMMER 2021)

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