

ENVIRONMENTAL STATEMENT VOLUME 3: LANDSCAPE AND VISUAL IMPACT ASSESSMENT - ADDENDUM

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1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 This Landscape and Visual Impact Assessment (LVIA) ES Volume 3 Addendum sets out the changes to the scheme as part of the application re-submission.
- 1.1.2 This Addendum is to be read in conjunction with Landscape and Visual Impact Assessment ES Chapter; the associated Figures and Photographs (including the key representative viewpoints) at **Appendix A**; the **LVIA methodology at Appendix B**; and the set of parameter plans which comprise: 2054/PL.01 - **Location Plan**; 2054/PL.02 - **Indicative Constraints Plan**; 2054/PL.03 - **Indicative Opportunities and Parameters Plan**; 2054/PL.04 Rev A **Indicative Site Layout**; D2743.L101 – **Compensatory Tree Planting Plan**; D2743.L103 Rev 10 – **Tree Planting Plan**; and the **Design and Access Statement (DAS)** and in particular, the Addendum to the Landscape Chapter of the DAS, which includes **Tree Planting Strategy Plan**.
- 1.1.3 This addendum reports the outcome of any changes to the landscape and visual effects arising from the revised Proposed Development.

1.2 Scheme Amendments

- 1.2.1 The previous outline application included:
- 260 dwellings and a health facility;
 - The removal of 118 trees, including 19 category 'B' (moderate quality) trees, 88 category 'C' (low quality) trees and 11 category 'U' (unsuitable for retention quality);
 - The planting of 118 new trees, together with a block of compensatory woodland planting adjacent to Cucumber Wood to the north of the Site; and
 - 3.57ha of POS (excluding SUDs).
- 1.2.2 The revised outline application now proposes:
- 257 dwellings and a health facility;
 - The removal of 122 trees, including 21 category 'B' (moderate quality) trees, 90 category 'C' (low quality) trees and 11 category 'U' (unsuitable for retention quality);
 - The planting of 128 new trees, together with a block of compensatory woodland planting adjacent to Cucumber Wood to the north of the Site; and
 - 3.51ha of POS (excluding SUDs).

2.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

2.1 Statement of Effects

- 2.1.1 The assessment of the effects on the landscape and visual receptors, as set out in the LVIA ES Chapter, remain unchanged considering the scheme amendments. The following summary of effects therefore remain valid.
- 2.1.2 At the construction phase, effects on most of the contextual landscape receptors will be predominantly be **neutral**, with effects on land cover setting, woodland and vegetation pattern and movement corridor ranging between **minor adverse significance** (relative to the construction work) and **minor beneficial significance** (relative to early implementation of woodland planting). Effects on the night-time character are predicted to result in a **moderate adverse** effect.
- 2.1.3 Effects on national level landscape character will be **negligible**; effects on County and Local level character would be **minor adverse**; with **minor beneficial** effects occurring on character relative to the woodland tree planting outside the Site;
- 2.1.4 Effects on the Site landscape receptors will range from **major to moderate adverse significance** relative to the loss of tree stock – comprising predominantly of category C and U grade trees; and **minor beneficial** relative to off-site planting; **minor adverse to negligible** on movement corridors and Public Rights of Way; and **moderate to major beneficial significance** relative to building demolition; and **moderate to major adverse** relative to construction of built form westwards; and with effects on site character are predicted to be **major adverse**.
- 2.1.5 At construction stage, the residual effects for the contextual landscape elements, landscape characters in national, county and Site level, the Site elements and visual receptors are predicated to remain unchanged by the proposed mitigation measures.
- 2.1.6 At the operational phase, effects on the contextual landscape receptors will be **minor beneficial significance** relative to mitigation woodland tree planting.
- 2.1.7 Effects on national level landscape character will **negligible**; effects on county level landscape character will be **minor beneficial significance**; effects on local level landscape character will be both **minor adverse** relative to the site proposals and **minor beneficial** relative to the off-site tree planting works. The change to the night-time character is predicted to result in a **major adverse** effect.
- 2.1.8 For the Site landscape receptors effects at this stage will be **negligible** on the overall site topography; **moderate beneficial** on site landcover; **neutral** initially on tree stock, vegetation pattern and site landscape features, considering the 1 to 1 replacement of trees and that this tree stock is likely to be implemented at a smaller scale on day 1. The effects on tree stock within the Site will diminish over time to **moderate beneficial**. . Effects arising from the implementation of the woodland planting to the north of the Site have been considered in the assessment of effects on the contextual landscape. **Moderate beneficial** effects are predicted on movement corridors and Public Rights of way, considering the opening up of public movement across the Site; **moderate to major beneficial** on built form, considering the delivery of high-quality housing that reflects local

character; and **moderate adverse** on Site character considering the removal of private amenity green space, but also and **moderate beneficial** on Site character considering the retention of green space to form open space, considering the replacement tree planting and the implementation of a high quality scheme which reflects local character. .

- 2.1.9 The residual landscape effects in operational stage will predominantly remain unchanged.
- 2.1.10 A series of visual receptors, at a range of distances to the Site were identified as part of the baseline assessment. These included residential receptors, receptors from community facilities and schools, transient receptors using roads, transient receptors using public rights of way, receptors using public open space and within designated landscape. The representative views were undertaken during the winter seasons, which represent the worst-case scenario and were recorded in views from the opened, partial and truncated. Those receptors in the immediate Site context have the most open views of the Site elements, with views and the perception of the Site diminishing with distance. Views at distance are predominantly truncated.
- 2.1.11 A range of visual effects are predicated to occur as a result of the proposed physical changes to the Site. At the Construction Phase effects are predicted to be **major to moderate adverse significance**, on those receptors in close proximity to the Site where the change in the character and amenity of the view will be readily perceived; and **moderate to minor adverse** for those receptors where the Site forms part of the wider townscape. For those receptors at community facilities and schools, effects at this stage are predicted to be **moderate to minor adverse**. Effects on those transient receptors where views of the Site are experienced as part of a journey through the townscape and settlement fringes, or where construction elements may be apparent above the skyline from Public Rights of Way, effects are predicted to be **minor adverse**. Effects on those receptors using the public open space are predicted to be **minor adverse**, at worst. Effects on receptors within or travelling through the AONB are predicted to be **neutral**.
- 2.1.12 At the operational phase, visual effects will range from **major to minor adverse significance**. Effects are predicted to be **major to moderate adverse significance**, on those receptors in close proximity to the Site where the change in the character and amenity of the view will be readily perceived; and **moderate to minor adverse** for those receptors where the Site forms part of the wider townscape. For those receptors at community facilities and schools, effects at this stage are predicted to be **moderate adverse**. Effects on those transient receptors where views of the Site are experienced as part of a journey through the townscape and settlement fringes are predicted to be **minor adverse**. For those transient receptors using the Public Rights of Way, effects are predicted to be **negligible**. Effects on those receptors using the public open space are predicted to be **minor adverse**, at worst. Effects on receptors within or travelling through the AONB are predicted to be **neutral**. These effects will moderate over time and as the replacement planting establishes and the built form weathers.
- 2.1.13 Mitigation measures have been incorporated into the design process of the masterplan. For construction phase, guidelines on contractor's compounds, lighting, hoardings, material storage are set out in this volume **Section 2.7** and in the **Outline Construction Environmental Management Plan** submitted with this Application. Additional mitigation measure in operational phase listed in this section can be implemented during the Reserved Matters Application process. The residual effects are described in detail in this

volume in **section 2.8**. Whilst some additional mitigation measures have been outlined, the residual effects for the majority of the receptors remain unchanged from those described above, with the exception of views from the community facilities and school area reducing to minor adverse.

- 2.1.14 **Section 2.3** in this LVIA sets out the limitations and assumptions relative to the LVIA during the construction and operational phase of the project.
- 2.1.15 Five schemes are included in the cumulative effect assessment in **section 2.9**. These schemes are located to the south of the Site within the urban settlement of Reading and Caversham, there is no intervisibility into the Proposed Development. Therefore, the cumulative visual effects will not be assessed in this LVIA.
- 2.1.16 During the construction stage, the cumulative effects for the contextual elements will range between **neutral** to **minor adverse significance**. For operational stage, the cumulative effects will range between **minor adverse significance** to **moderate beneficial significance**. Effects on visual receptors identified in this assessment are considered to be **neutral**.
- 2.1.17 Whilst this LVIA has set out the predicted and worst case landscape and visual effects, this is also to be viewed against the context of this man-made, manicured landscape, which flanked by residential built form. Whilst providing a settlement fringe green landscape, it is not a pristine rural landscape and is at the lower end of the value scale relative to NPPF Para 170 a.
- 2.1.18 Furthermore, as with the development of any green site, adverse effects will occur which can be moderated through detailed design, using building styles and materials that reflect local characteristic and distinctiveness.