# READING GOLF CLUB, READING, BERKSHIRE

**LANDSCAPE VISUAL IMPACT ASSESSMENT APPENDIX A (A3 DOUBLE SIDED)**
**MAY 2020**

# ISSUE SHEET

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

| REVISION | DATE | REVISION DETAILS | PREPARED BY | CHECKED BY | APPROVED BY |
|---|---|---|---|---|---|
| 00 | 02.04.2020 | DRAFT FOR INTERNAL REVIEW | NY | LS | AS |
| 01 | 03.04.2020 | DRAFT FOR COMMENT | NY | LS | AS |
| 02 | 13.05.2020 | UPDATED DRAFT | LS | LS | LS |
| 03 | 21.05.2020 | RED LINE AMENDED | CK | LS | LS |
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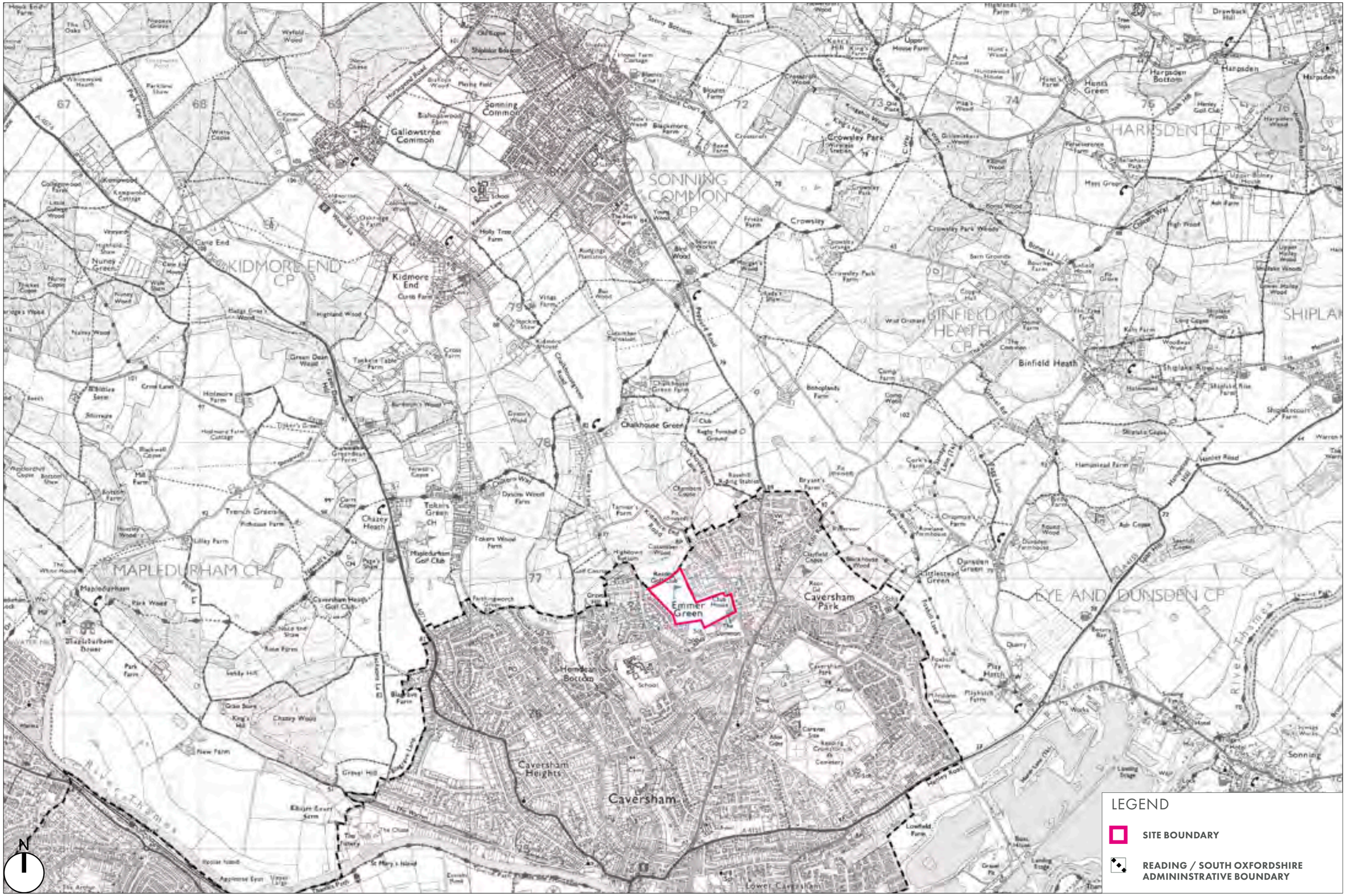


FIGURE 1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE (FABRIK, 2019)

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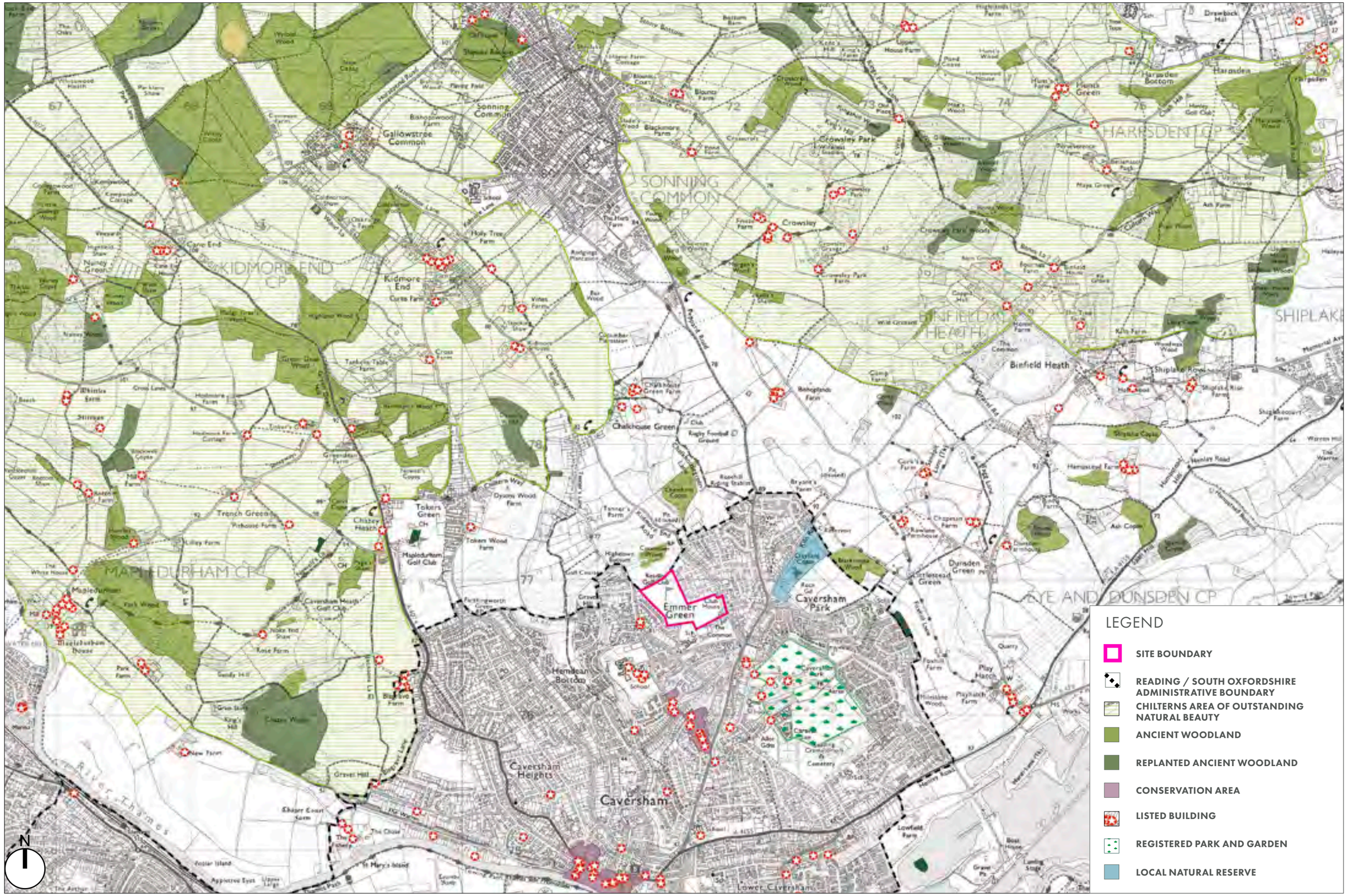



FIGURE 2 – LANDSCAPE RELATED DESIGNATION MAP (FABRIK, 2019)

LEGEND

**SITE BOUNDARY**

- Reading Borough boundary
- Conservation area* *(see policies EN1, EN3)*
- Boundary of Article 4 Direction* *(see policies EN1, H7)*
- Scheduled Ancient Monument* *(see policy EN1)*
- Historic Park or Garden* *(see policy EN1)*
- Area of archaeological potential *(policy EN2)*
- Local Green Space and Public Open Space *(policy EN7)*
- Area of identified biodiversity interest* [1] *(see policy EN12)*
- Existing or proposed Green Link *(policy EN12)*
- Major Landscape Feature *(policy EN13)*
- Boundary of Area of Outstanding Natural Beauty* *(see policy EN13)*
- Ancient Woodland* *(see policy EN14)*
- Air Quality Management Area* *(see policy EN15)*
- Core Employment Area *(policy EM2)*
- Major Transport Project[2] *(policy TR2)*
- Area safeguarded for Crossrail* *(see policy TR2)*
- M4 Smart Motorway project* *(see policy TR2)*
- Classified Highway Network* *(see policy TR3)*
- Cycle Routes* *(see policy TR4)*
- Boundary of identified centre[3] *(policy RL1)* *(also shows boundaries of inset maps)*
- Key frontage in district and local centres *(policy RL3)*
- Major Hazard Sites* *(see policy OU2)*
- Primary Shopping Area *(policy CR1)*
- Office Core *(policy CR1)*
- Central Core *(policy CR1)*
- Designated primary frontage in Central Reading (existing) *(policy CR7)*
- Designated primary frontage in Central Reading (proposed) *(policy CR7)*
- Terraced housing in Central Reading *(policy CR9)*
- Tall buildings cluster *(policy CR10)*
- Major Opportunity Area boundary *(policies CR11-13 and SR1-3)*
- Site identified for development or change *(policies CR11-14, SR1-4, WR1-3, CA1, ER1)*
- Abbey Quarter *(policy CR15)*
- North of Friar Street and East of Station Road *(policy CR16)*
- Leisure and recreation use of the Kennetside areas *(policy SR5)*
- Caversham Park *(policy CA2)*
- Whiteknights Campus, University of Reading *(policy ER2)*
- Royal Berkshire Hospital *(policy ER3)*

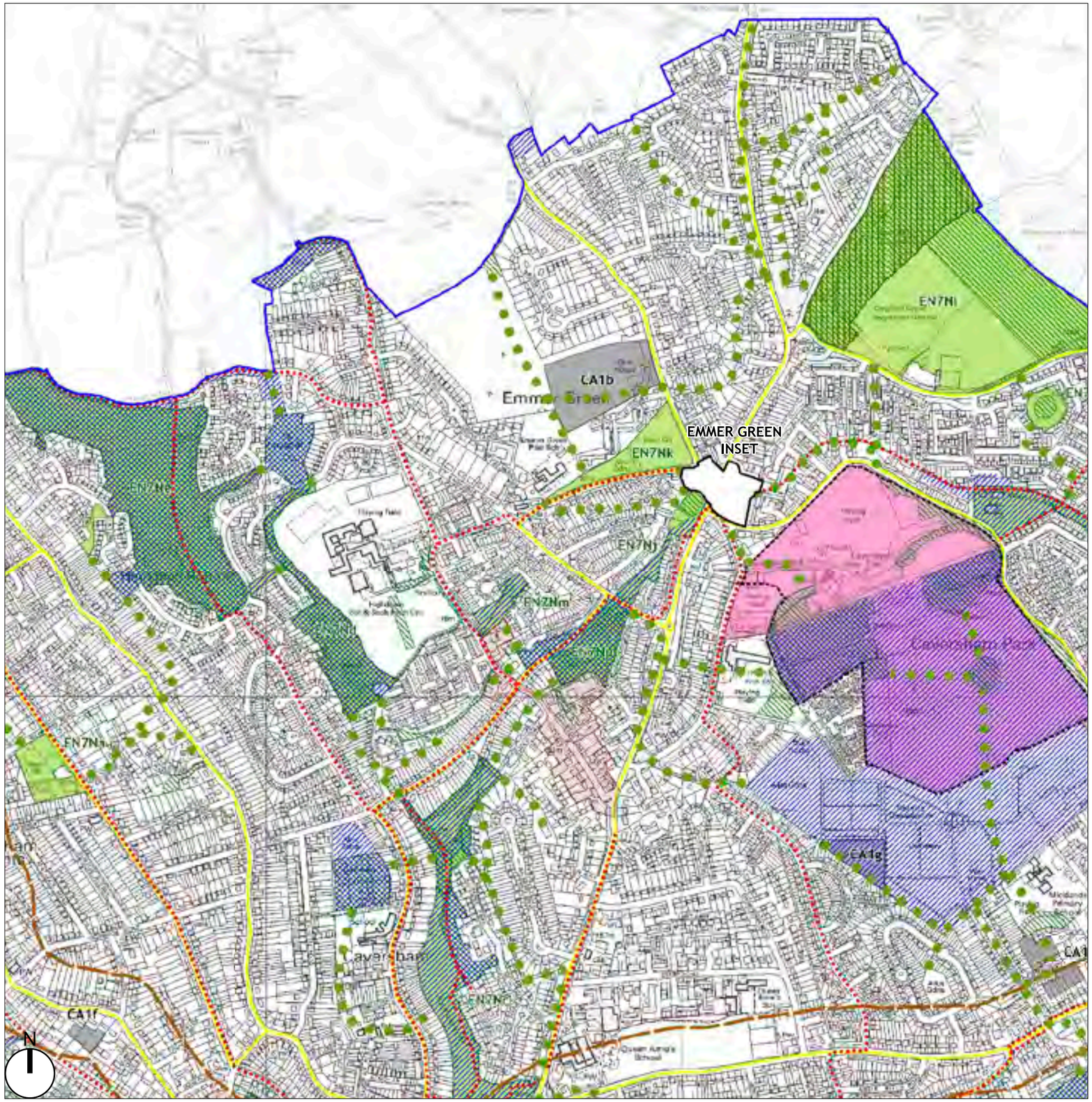



**FIGURE 3 – READING BOROUGH COUNCIL LOCAL PLAN PROPOSAL MAP (NOVEMBER 2019)**

| 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**<br>A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas. | **CIVIC SPACE**<br>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<br>Amenity greenspace<br>Cemeteries and churchyards<br>Children's play & teenage areas<br>Outdoor sports facilities/recreation grounds<br>Green corridors<br>Natural/semi-natural greenspace<br>Allotments, community gardens & city farms<br>Accessible countryside in urban fringe areas<br>Waterfronts<br>Other functional greenspace | Civic squares<br>Market places<br>Pedestrian streets<br>Other streets |
| Source: Adapted from Kit Campbell Associates (2001); ODPM (2002) | |

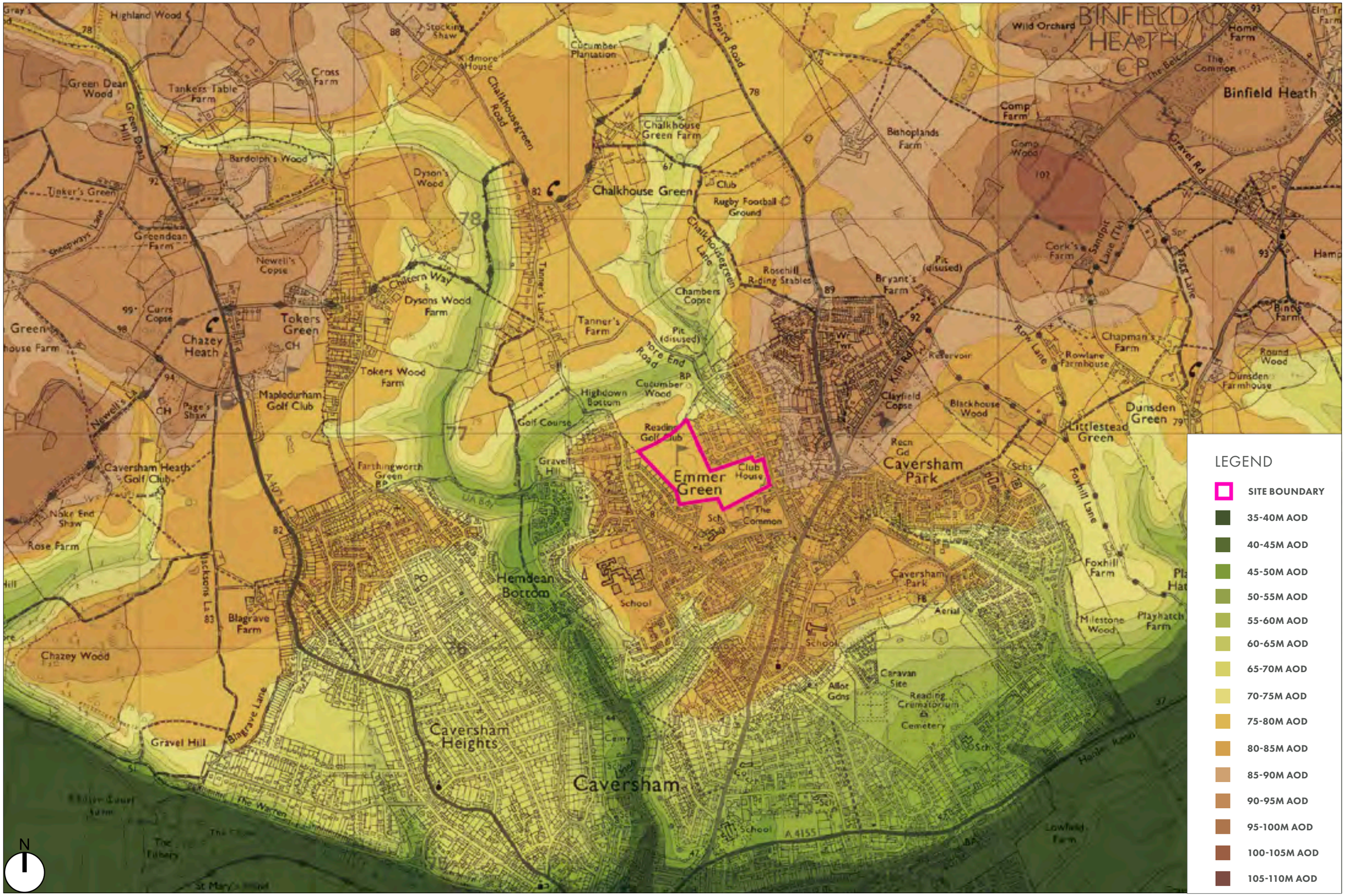
FIGURE 4 – EXTRACT OF PUBLIC OPEN SPACE TYPOLOGY IN READING

| | **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:<br>Smaller sites<br><br>Larger parks<br><br>Semi-natural sites | <br>400-600m or (for larger sites)<br><br>600-800m from every home<br><br>1500-2000m from every home | <br>Some households without immediate access; see Fig. 4.1<br>Some households without immediate access<br>Most households within 2000m of a woodland or waterway |
| | **Guidelines (GLA)** | |
| POS radial catchments<br>Smaller sites<br><br>Large parks | <br>Some POS within 400m of every home<br>1.2-3.2 km from every home | <br>Some households without immediate access; see Fig. 4.1<br>Almost all households within 3.5 km of a large park |

FIGURE 5 – EXTRACT OF IDENTIFICATION OF DISCREPANCIES IN TOTAL PROVISION

| | **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




LEGEND

- SITE BOUNDARY
- 35-40M AOD
- 40-45M AOD
- 45-50M AOD
- 50-55M AOD
- 55-60M AOD
- 60-65M AOD
- 65-70M AOD
- 70-75M AOD
- 75-80M AOD
- 80-85M AOD
- 85-90M AOD
- 90-95M AOD
- 95-100M AOD
- 100-105M AOD
- 105-110M AOD

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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)

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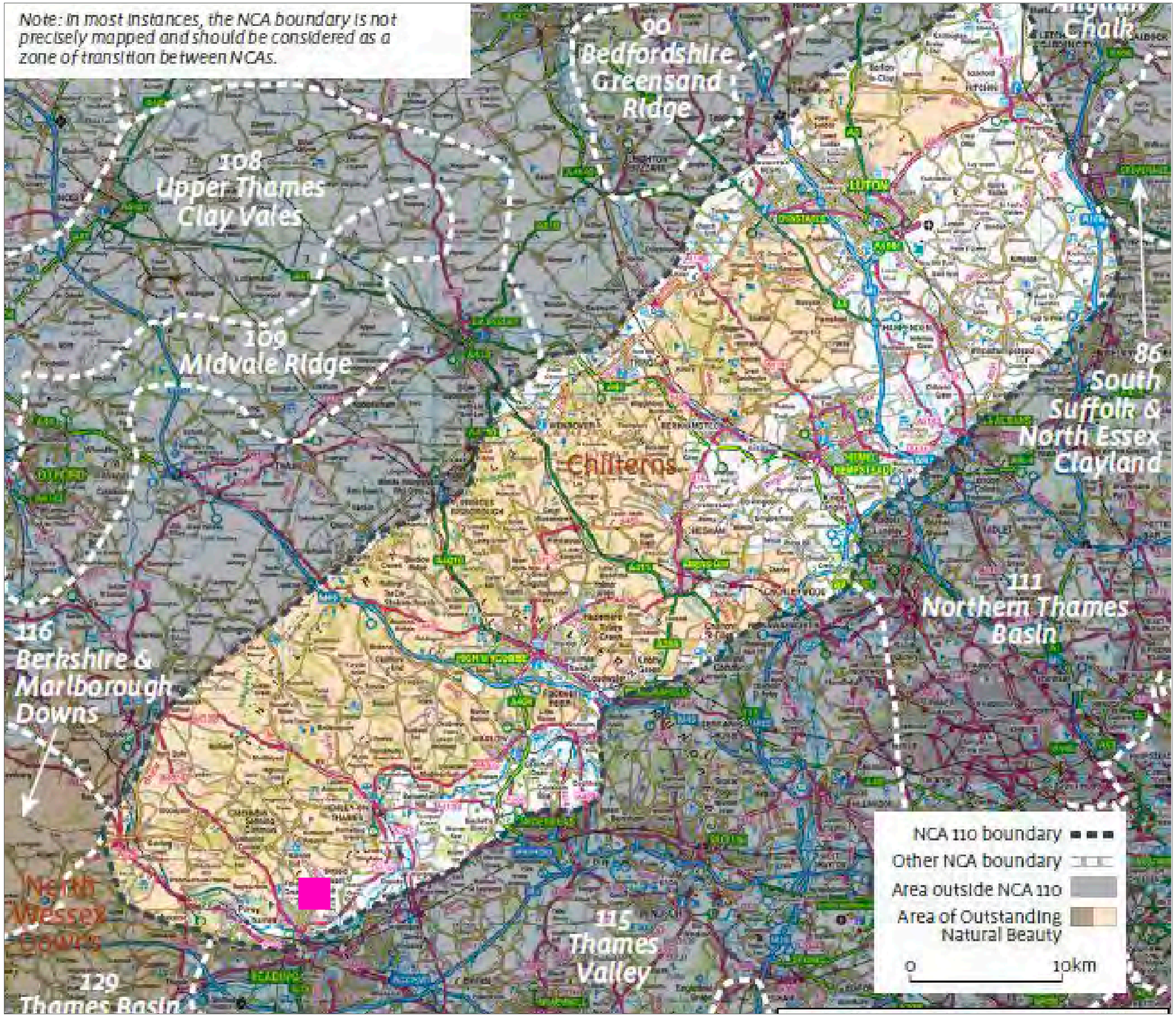


LEGEND

APPROXIMATE SITE LOCATION

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

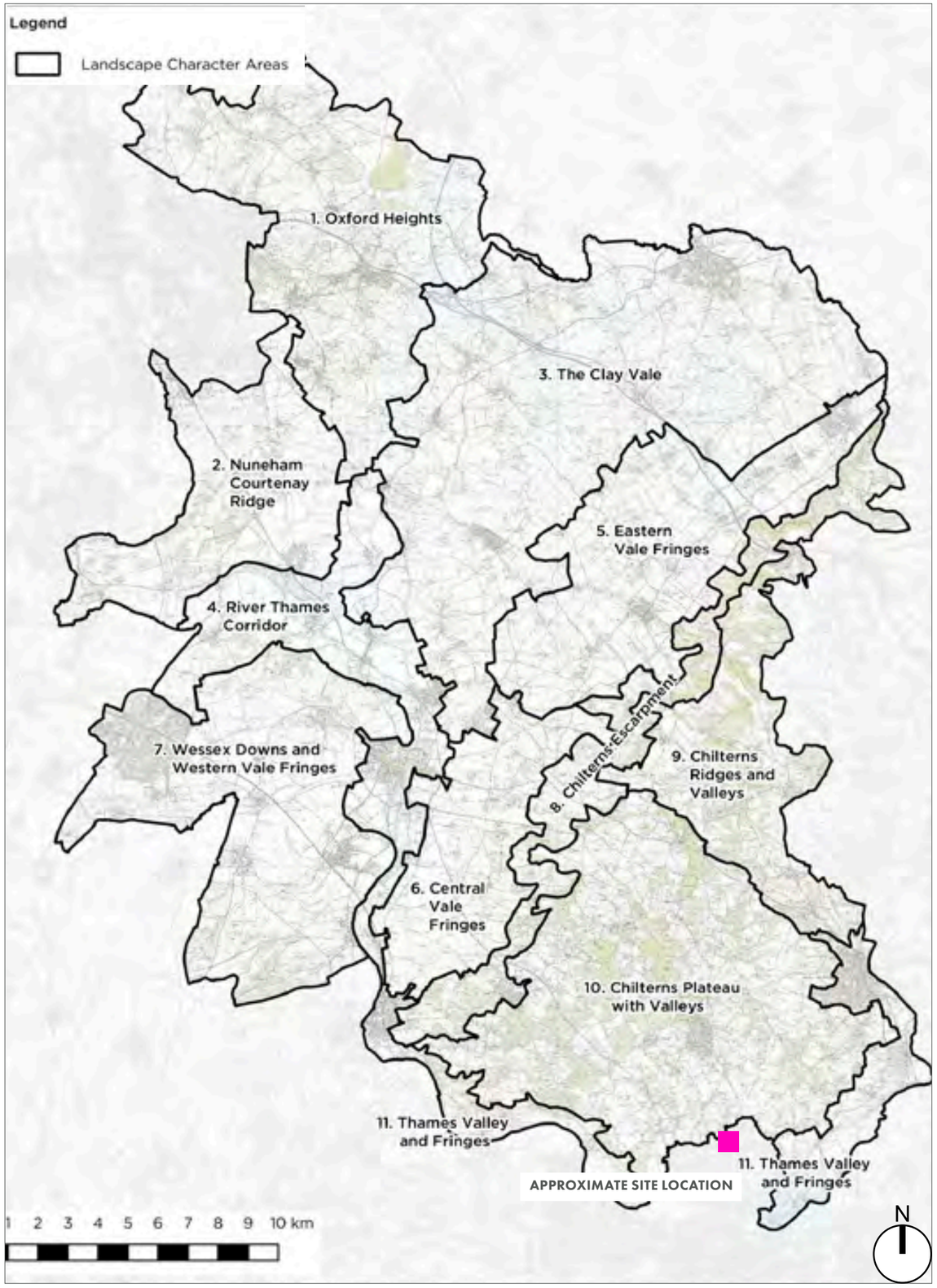


FIGURE 11 - SOUTH OXFORDSHIRE LANDSCAPE CHARACTER AREAS, LEPUS CONSULTING, AUGUST 2017

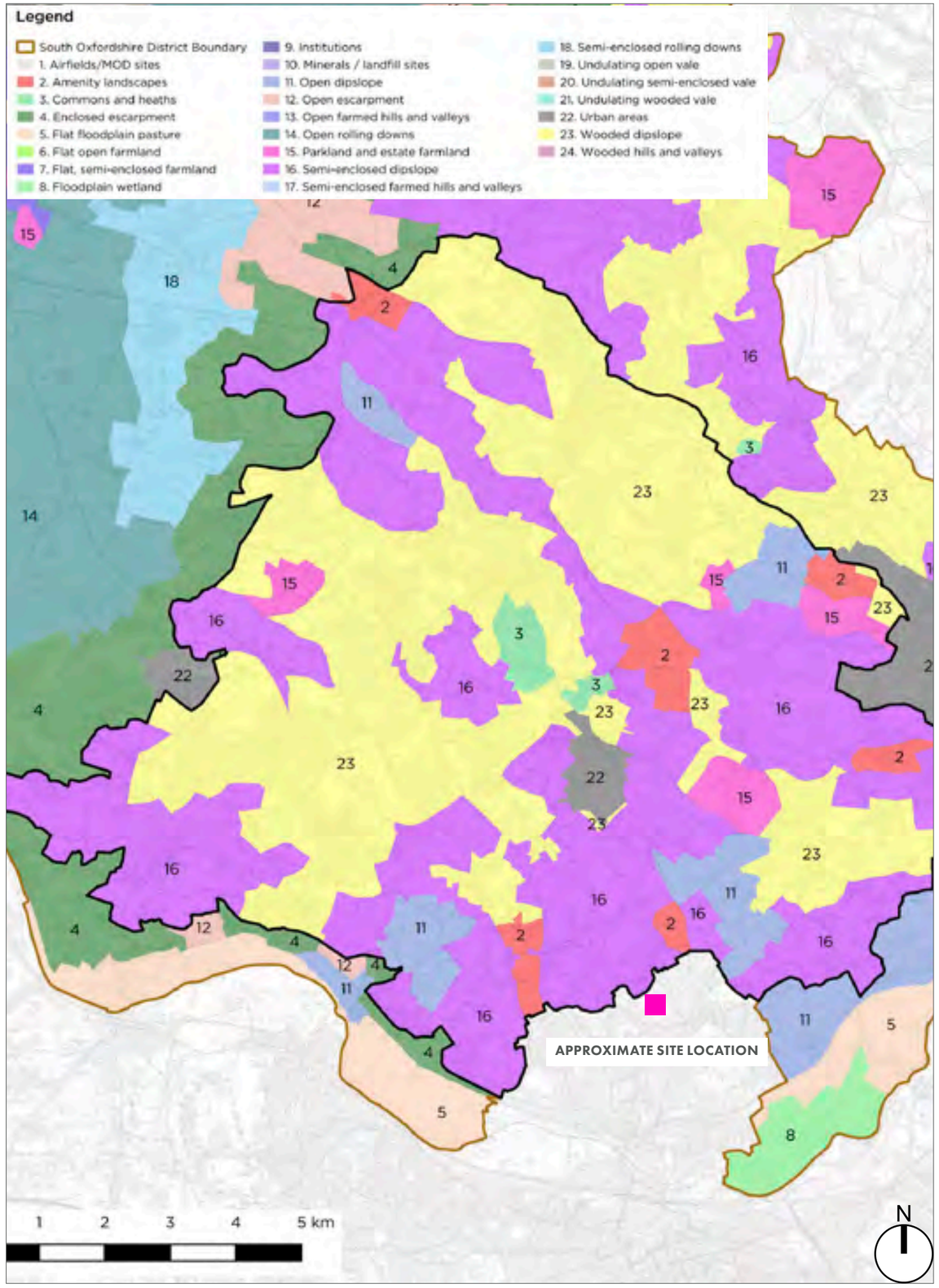


FIGURE 12 -CHILTERNS PLATEAU WITH VALLEYS LANDSCAPE TYPES, LEPUS CONSULTING, AUGUST 2017

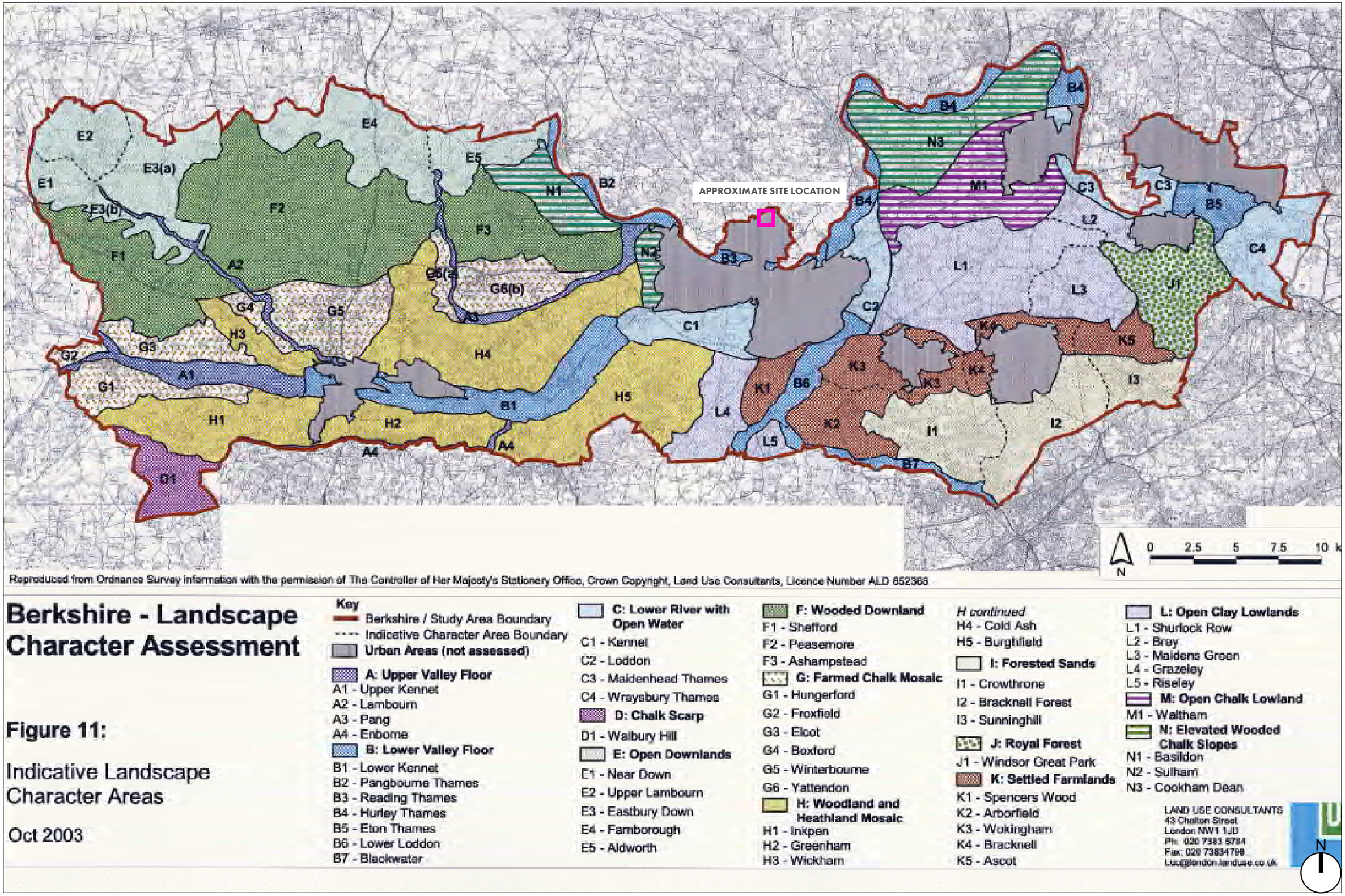


FIGURE 13 – INDICATIVE LANDSCAPE CHARACTER AREAS (LUC, OCTOBER 2003)

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

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

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)

FIGURE 16 – PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2019)

LEGEND

SITE BOUNDARY

12 VIEWPOINT LOCATION

**PHOTOGRAPH – VIEWPOINT S1**
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 S2**
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 S3**
VIEW LOOKING NORTH FROM THE EAST TRACK, MATURE HEDGEROWS FORM A SEPARATION BETWEEN THE ADJACENT DWELLINGS AND THE GOLF COURSE.

**PHOTOGRAPH – VIEWPOINT S4**
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN EDGE OF THE SITE, THE DWELLINGS ARE EVIDENT WITH LOW AND INTERMITTENT HEDGES BETWEEN. INDIVIDUAL TREES ARE SCATTERRED ALONG THE FAIRWAYS THROUGH THE MIDDLE OF THE SITE.

**PHOTOGRAPH – VIEWPOINT S5**
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN CORNER OF THE SITE, DWELLINGS ARE EVIDENT BEYOND THE INDIVIDUAL TREES.

**PHOTOGRAPH – VIEWPOINT S6**
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 S7**
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 S8**
VIEW LOOKING SOUTH FROM THE NORTH-EASTERN CORNER OF THE SITE, TREES AND TREEBELTS FRAME THE BOUNDARIES OF THE SITE.

**PHOTOGRAPH – VIEWPOINT S9**
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 S10**
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**
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 S12**
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**
VIEW LOOKING NORTH-EAST FROM THE SOUTHERN EDGE OF THE SITE. DWELLINGS ARE EVIDENT BEYOND THE HEDGE AND IN BETWEEN THE INDIVIDUAL TREES.

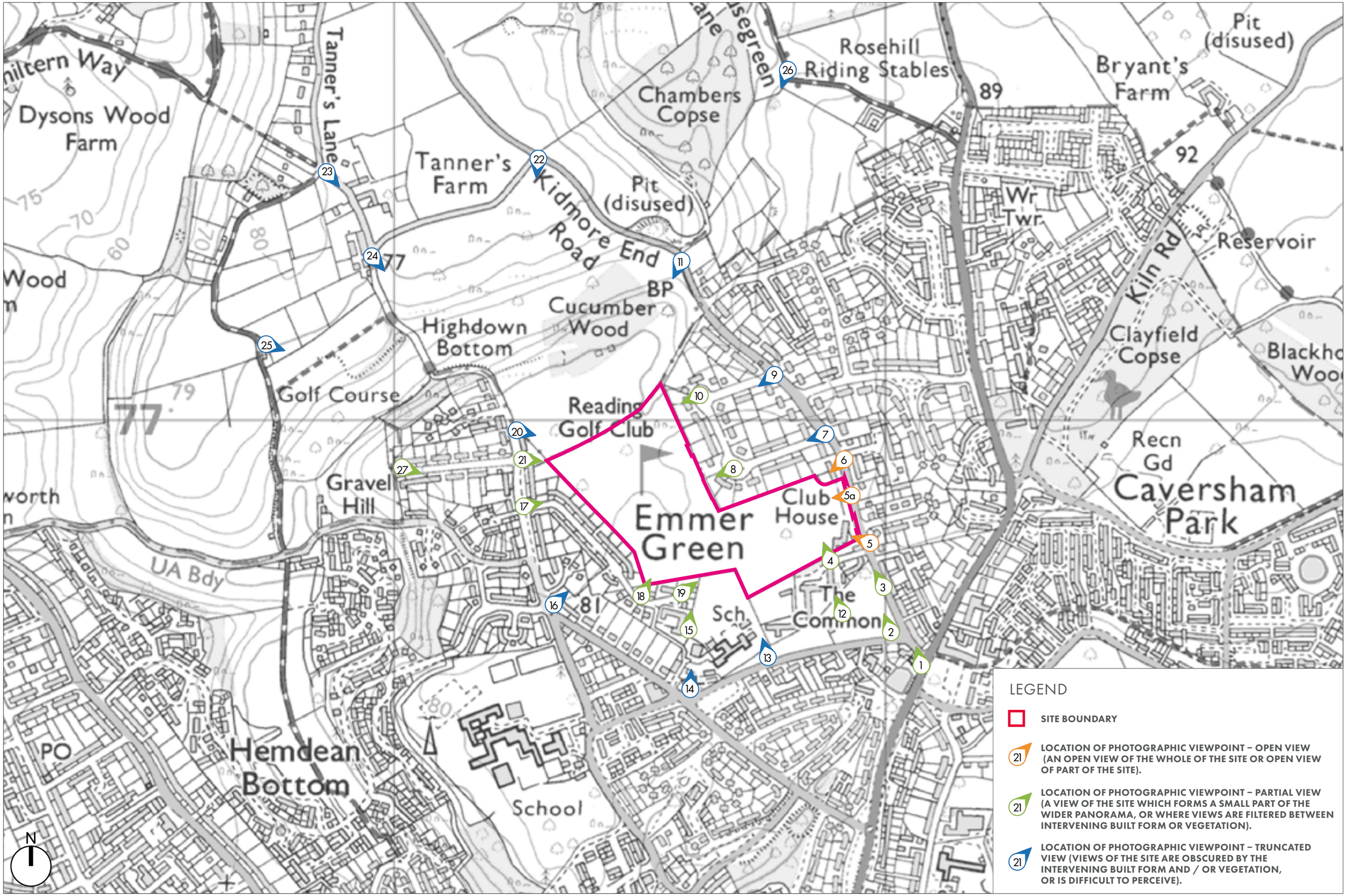


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FIGURE 17 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2019)

**PHOTOGRAPH – VIEWPOINT 1** **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.

CORAL
WIN ONLINE
COLLECT CASH IN THIS SHOP
connect
WHEN THE FUN STOPS STOP
STOP
Biffa
DRY MIXED
RECYCLABLES
The Cutting Edge
BJ15 OXK

CUT LINE

CUT LINE

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 2** **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.

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 3** **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.

CUT LINE

CUT LINE

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**PHOTOGRAPH – VIEWPOINT 4** **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.

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 5** **VALUE: LOW**

VIEW LOOKING WEST AT KIDMORE END ROAD LOOKING TOWARD THE MAIN SITE ENTRANCE. OPEN VIEWS OF THE CLUB HOUSE AND THE BOUNDARY VEGETATION, TOGETHER WITH TREES WITHIN THE SITE OCCUR FROM THE RESIDENTIAL AND TRANSIENT RECEPTORS.

CUT LINE

CUT LINE

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 5A** **VALUE: LOW**

VIEW LOOKING WEST AT KIDMORE END ROAD NEAR THE REAR SITE GATE. OPEN VIEWS OF THE SITE ENTRANCE AND THE BOUNDARY VEGETATION TOGETHER WITH THE TREES WITHIN THE SITE OCCUR FROM THE RESIDENTIAL AND TRANSIENT RECEPTORS, AND IN THE CONTEXT OF THE NEIGHBOURING DWELLINGS AND RESIDENTIAL STREET SCENE.

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**PHOTOGRAPH – VIEWPOINT 6** **VALUE: LOW**
VIEW LOOKING SOUTH-EAST AT KIDMORE END ROAD / TWIN OAKS JUNCTION. OPEN VIEWS OF THE HEDGEROW BOUNDARY AND MATURE TREES IN THE EASTERN PART OF THE SITE OCCUR WITH THE INTERVENING RESIDENTIAL BUILT FORM RESTRICTING WIDER VIEWS OF THE SITE.

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**PHOTOGRAPH – VIEWPOINT 7** **VALUE: LOW**

VIEW LOOKING WEST FROM BROOKLYN DRIVE. VIEWS OF THE SITE ARE TRUNCATED BY THE LAYERS OF VEGETATION. THE SITE OR IT'S INTERNAL VEGETATION ARE THEREFORE NOT READILY DISCERNED.

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 8** **VALUE: LOW**

VIEW LOOKING WEST FROM THE ROUNDABOUT AT BROOKLYN DRIVE. VIEWS OF THE SITE ARE PREDOMINANTLY OBSCURED DUE TO THE INTERVENING DWELLINGS, HOWEVER TREE CANOPIES WITHIN THE SITE ARE APPARENT ABOVE THE DWELLINGS.

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**PHOTOGRAPH – VIEWPOINT 9** **VALUE: LOW**
VIEW LOOKING WEST FROM THE NORTHERN PART OF BROOKLYN DRIVE. VIEWS OF THE SITE ARE TRUNCATED BY THE LAYERS OF VEGETATION AND THE VEGETATION WITHIN THE SITE IS NOT READILY DISCERNED.

CUT LINE

CUT LINE

**PHOTOGRAPH – VIEWPOINT 10** **VALUE: LOW**
VIEW LOOKING WEST FROM BROOKLYN DRIVE ROUNDABOUT. THE SITE VEGETATION WITHIN THE SITE IS APPARENT IN BETWEEN OF DWELLINGS. THE WIDER VIEWS OF THE SITE ARE LIMITED BY THE INTERVENING BUILT FORM.

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