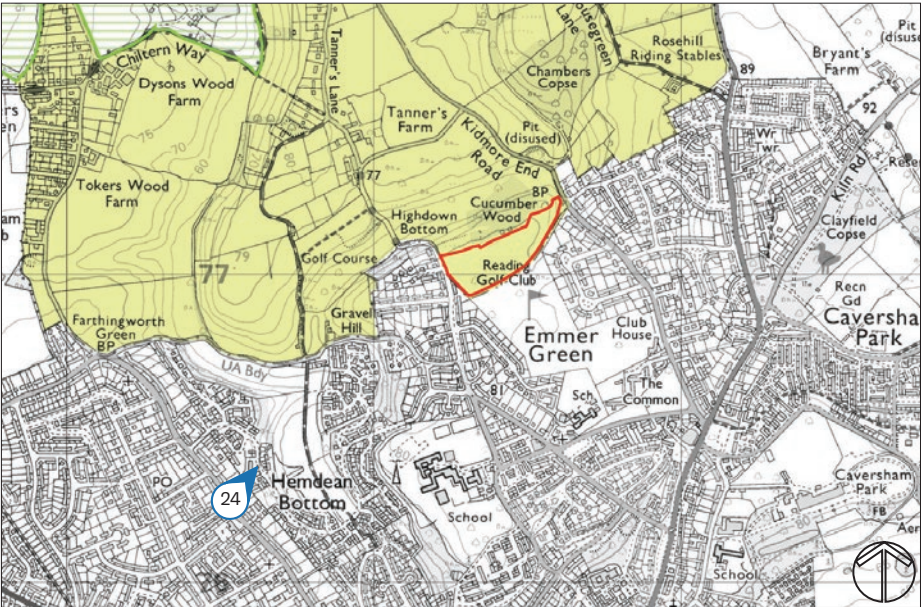




| Viewpoint 24                                      |           |                    |                                                                                                                                 |
|---------------------------------------------------|-----------|--------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Receptors                                         | Elevation | Distance from site | Description of view                                                                                                             |
| Residential / Those travelling along Kidmore Road | 70m AOD   | 1km                | View looking north-east from Kidmore Road. Views of the Site are truncated due to the combination of built form and vegetation. |

-  Site boundary
-  Local Valued Landscape (Kidmore End Neighbourhood Plan)
-  Chilterns National Landscape
-  Viewpoint location – open view
-  Viewpoint location – partial view
-  Viewpoint location – truncated view



6.0

# Summary of Baseline Assessment

6.1

## Landscape and Visual Considerations

Based on the initial desktop analysis and field work, the following landscape and visual constraints and opportunities have been identified to inform the iterative masterplan design process:

- The Site is identified within the Kidmore End Neighbourhood Plan (2011-2035) as a Local Valued Landscape. The policy gives considerations towards development: *"Development proposals should protect and where practicable enhance the physical and visual attributes of the character, quality and appearance of this valued landscape. Where development proposals are in accordance with Local Plan Policy ENV1 and this policy, any landscape mitigation measures should reflect the prevailing local vegetation pattern and where practicable support the landscape, bio-diversity and heritage objectives for the parish..."*
- On the northern border of the Site sits the Ancient Woodland Cucumber Wood, therefore the design must respond appropriately to this irreplaceable habitat.
- There are a number of trees within the Site with Tree Preservation Orders (TPOs) which will need to be considered during the masterplanning stage of development.
- Generally views towards the Site from the surrounding area are truncated or partial, new dwellings should be predominantly two-storey to guarantee they sit below the existing tree line. This will also ensure that they reflect the pattern of the local surrounding developments.
- Whilst the western portion of the Site is flat land, the eastern side is a slopes steeply from 77m AOD to 62m AOD making it more impractical to build on. This creates the opportunity to provide open green space with tree planting to reduce visual impact.
- Open views of the internal field parcels are only discernible from either Crawshay Drive or the field parcel just north of the Site. The lack of open visibility towards the Site ensures that development is in keeping with the existing areas character and will not be intrusive/disruptive.

6.2

## Recommended Embedded Mitigation Strategies

Notwithstanding the LVL designation, the former golf course area to the south of Cucumber Wood is well related to the existing and emerging settlement edge and is therefore separated from the wider designation by Cucumber Wood.

This mitigation strategy has been developed through desktop analysis of the landscape character assessments and historic mapping, alongside the field work, to determine the landscape and visual constraints and opportunities. The resulting mitigation strategy incorporates recommendations as set out in published landscape character assessments and reinforces the strategies set out in green infrastructure supplementary planning guidance. The key principles of which include:

- Development parcels to be located in the most visually concealed part of the Site, well related to the existing and emerging settlement edge.
- The establishment of a 15m buffer to Cucumber Wood in accordance with Natural England standing advice.
- TPO trees are to be retained wherever possible.
- Proposed building heights to be a maximum two and half stories, reflecting the local area and thus not expanding the visual envelope associated with Reading.
- Development parcels to be outward facing to provide a positive edge relationship with Cucumber Wood and the local landscape.
- To reduce any visual impact that the development may have on Crawshay Drive, new areas of tree planting is proposed on the upper levels of the Site and across the areas of open space, providing woodland connectivity.
- Supplement the existing boundary vegetation with additional planting to bolster and provide further visual containment to the Site
- To maintain the recreational value of the open slopes to the east of the Site and connectivity with the wider golf course to the north.
- To maintain the character of the narrow lane of Kidmore End Road.

## 7.0

# Parameter Plans and Landscape Design Intent

The analysis of the Site and surrounding area carried out in this LVIA has informed the evolution and design of the Proposed Development presented in the Parameter Plan shown in **Figure 7.1** on the next page, and on the following page in the Illustrative Landscape Masterplan shown in **Figure 7.2**.

### 7.1 Parameter Plan

#### Alternatives

Through an iterative design process a number of layout options for the Proposed Development have been tested and refined to arrive at the scheme parameters presented on **Figure 7.1**. This has included testing different development areas, approaches to urban form, building typologies and orientations and ensuring the green and blue infrastructure networks provide enough public open space and capacity for SuDS and ecological enhancement.

#### Land Use

The proposed land use within the Site illustrated on the Parameter Plan (**Figure 7.1**) includes mostly residential development with associated infrastructure such as roads, car parking, footpaths, and open play spaces.

The eastern half of the Site is proposed as mostly open space with a footpath which provides access to the wider area. Existing tree belts and landscape features within the Site are retained as far as possible and buffers along the northern and western border have been incorporated along with additional SuDS features such as a bioswale along the northern border. The western half of the Site contains all of the new proposed dwellings and roads so will see a much higher increase in use compared to the eastern half.

#### Building Heights

The proposed building height for the new dwellings within the Site is 2 storeys (10m maximum ridge height from existing ground levels +/- 1m). This is in response to the existing residential properties within the area and to reduce the visual impact of the development.

#### Urban Grain

The urban grain of the proposed residential areas set out in the Parameter Plan is designed to be of a similar size and scale to the existing surrounding residential parcels specifically that of

the emerging Emmer Green Drive development to the south.

The proposed structure is of medium density with a mixture of off-street/on-street parking and rear parking court solutions as required. The Proposed Development features a connected circuit of roads and is accessed by vehicle from the southern border from Emmer Green Drive. Pedestrian access is available from a number of both hard surfaced and mown grass footpaths from the west, north-west, south and north-east of the Site boundary.

#### Green Infrastructure

As demonstrated on the Parameter Plan, a large area of the eastern half of the Site has been retained along with the existing network of green infrastructure and Ancient Woodland around the boundary of the Site. Within the eastern half of the Site, the only additional green infrastructure will be the eastern section of a swale acting as a SuDS retention basin and the addition of a grass pathway heading east away from the residential dwellings. The western half of the Site will feature small green spaces designed to retain existing trees, the western half of the swale, another grass footpath, and the necessary buffers for both the Ancient Woodlands to the north, and Highdown Hill Road to the west.

Trees within the Site have been retained where possible. 46 trees (4 category B, 40 category C, and 2 category U) along with a non-native Leyland Cypress hedgerow are proposed to be removed during the construction phase to facilitate the Proposed Development. The tree planting strategy seeks to provide more trees than are removed to mitigate.

### 7.2 Landscape Design Intent

The Illustrative Landscape Masterplan (**Figure 7.2**) establishes a series of key landscape principles for the scheme that will be embedded into the proposals to ensure that the Site constraints are respected and the opportunities for the scheme are realised.

The below text provides a summary of the landscape design intent for the Proposed Development with reference to the Illustrative Landscape Masterplan.

#### Green & Blue Infrastructure

The green infrastructure network has been designed to focus on the retention of existing landscape features of the Site and surrounding area.

It seeks to:

- Provide woodland planting areas that seek to connect the Ancient Woodland to surrounding areas of woodlands and tree belts.
- Restore, enlarge and enhance the boundaries of the Ancient Woodland, and other areas of retained landscape, by using woodland edge ecotones to create a soft and ecologically rich boundary.
- Where a more open landscape is desirable the use of single and groups of trees seek to provide connections through canopy connection and filtering of views.
- Creation of groups of priority orchard tree habitat that can form part of the community growing offering.
- Protection and enhancement of priority hedge habitat on the eastern boundary.
- Creation of an attenuation basin and swale across the Site to offer opportunity for marginal wildflowers. This also helps create a human barrier to the southern boundary of the Ancient Woodland, and also works as a SuDS measure.
- Creation of extensive meadow and wildflower areas to provide biodiversity opportunities. Meadows will be a mix of calcareous, neutral and improved wildflower grassland with suitable species selected by the ecologist.
- Hedges to rear gardens to act as secondary green links.

#### Landscape Mitigation Measures

Landscape and visual mitigation measures are embedded into the scheme in order to minimise the amount of existing vegetation that requires removal, ensure building heights reflect the local region and that the elements which form the setting of the surrounding area are respected. The proposed soft landscape strategy for the Site provides additional layers of landscape mitigation by compensating for vegetation losses and contributing towards a net gain in biodiversity and landscape features within the Site.

#### Open Space & Play Locations

The proposal aims to provide opportunities for play and informal recreation through the use of open space as well as designated play spaces. Play spaces are located in publicly accessible locations that are suitably overlooked by residential properties and public spaces.

- A Local Equipped Area of Play (LEAP) is proposed within the central parkland with direct links to the youth provision and public open space beyond.
- Spaces that seek to cater for Teenagers and Young People are located adjacent to the LEAP and main open space area. This is split into two zones one, nearest to the LEAP, is intended to be more active and the other a more reflective

space. Both are accessed directly from the main pedestrian access routes in to the Site.

- Local Areas of Play (LAP) are provided to the northern and southern boundaries to ensure that all properties are within suitable walking distances.
- Formal and informal pedestrian links allow for safe navigation between the play areas and open space including linkage to the off-site habitat area.

#### Tree Strategy

The key relative landscape principle is to retain, as far as possible, the existing landscape framework of trees across the Site. To allow the construction of dwellings and associated infrastructure within the Site the outline proposal requires the removal of some trees. There are several trees both within and adjacent to the Site with a TPO and the tree strategy has considered the following:

- The use of a wide variety of tree species to provide protection against pests and diseases, and supporting a greater range of fauna.
- The selection of native trees to support a greater number and diversity of wildlife.
- The environmental benefits, such as CO<sup>2</sup>, intercepting rain and wind.
- The aesthetic benefits, enhancing the landscape character of the Site and providing a new structure to the Site.
- Maintaining the longevity and variety of species across the Site.
- National House Building Council chapter 4.2 regarding trees and foundation depths - tree distance away from buildings set to minimise foundation depth, mature tree height, water consumption and the zone of influence associated with the future rooting zone of the proposed trees.
- Position of the trees so their natural canopy extents can be realised.

Further to the north an additional area has been identified to provide compensatory habitat to address the shortfall on site. This will include the planting of 732 trees.

The indicative tree palette for the Site includes: Carpinus betulus, Liriodendron tulipifera, Acer pseudoplatanus, Fagus sylvatica, Tilia x cordata 'Greenspire', Ulmus 'New Horizon', Liquidambar styraciflua, Pinus sylvestris, Acer campestre 'Elsrijk', Ulmus 'Columella', Carpinus betulus 'Lucas', Magnolia 'Galaxy', Malus domestica 'Discovery', Pyrus communis 'Doyenné du Comice', Prunus domestica 'Czar'





*Fairfax*  
**Fairfax (Reading Ltd) & RGC (SODC) Ltd**

**project:**  
 Land to the west of:  
**KIDMORE END ROAD,  
 EMMER GREEN,  
 OXFORDSHIRE.**

**title:**  
**ILLUSTRATIVE MASTERPLAN**

**date:** Apr '25 **scale:** 1 : 1250@ A1

| drawing number: | Rev. |
|-----------------|------|
| 2507/PL.04      | G    |

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**CHARTERED ARCHITECT**  
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Figure 7.2 - Illustrative Landscape Masterplan (Paul Hewett/fabrik, 2025)

8.0

# Verified Visual Montages of the Proposed Development

8.1 Introduction and Scope

Three Verified Visual Montages (VVMs) of the Proposed Development have been prepared. Their locations are illustrated on **Figure 8.1** with the images presented on **Figures 8.2 – 8.10**.

These viewpoints have been chosen to provide a range of views and distances of the Proposed Development from locations within the ZTV and from the east, north and west. These illustrate how the Proposed Development would be perceived from the publicly accessible locations on Crawshay Drive to the east, Tokers Green Lane to the west and to the north within the retained golf course.

The VVM's show both the illustrative masterplan and landscape proposals to indicate the design intent together with the parameter building height shown as a dashed red line.

An anticipated annual growth rate of 300mm per year has been applied to generate the Year 15 views.

- Site boundary
- A

VVM 1: View from Crawshay Drive to the east of the Site, looking south-west.
- B

VVM 2: View from within the golf course to the north, looking south-east.
- C

VVM 3: View from Tokers Green Lane to the west of the Site, looking south-east.

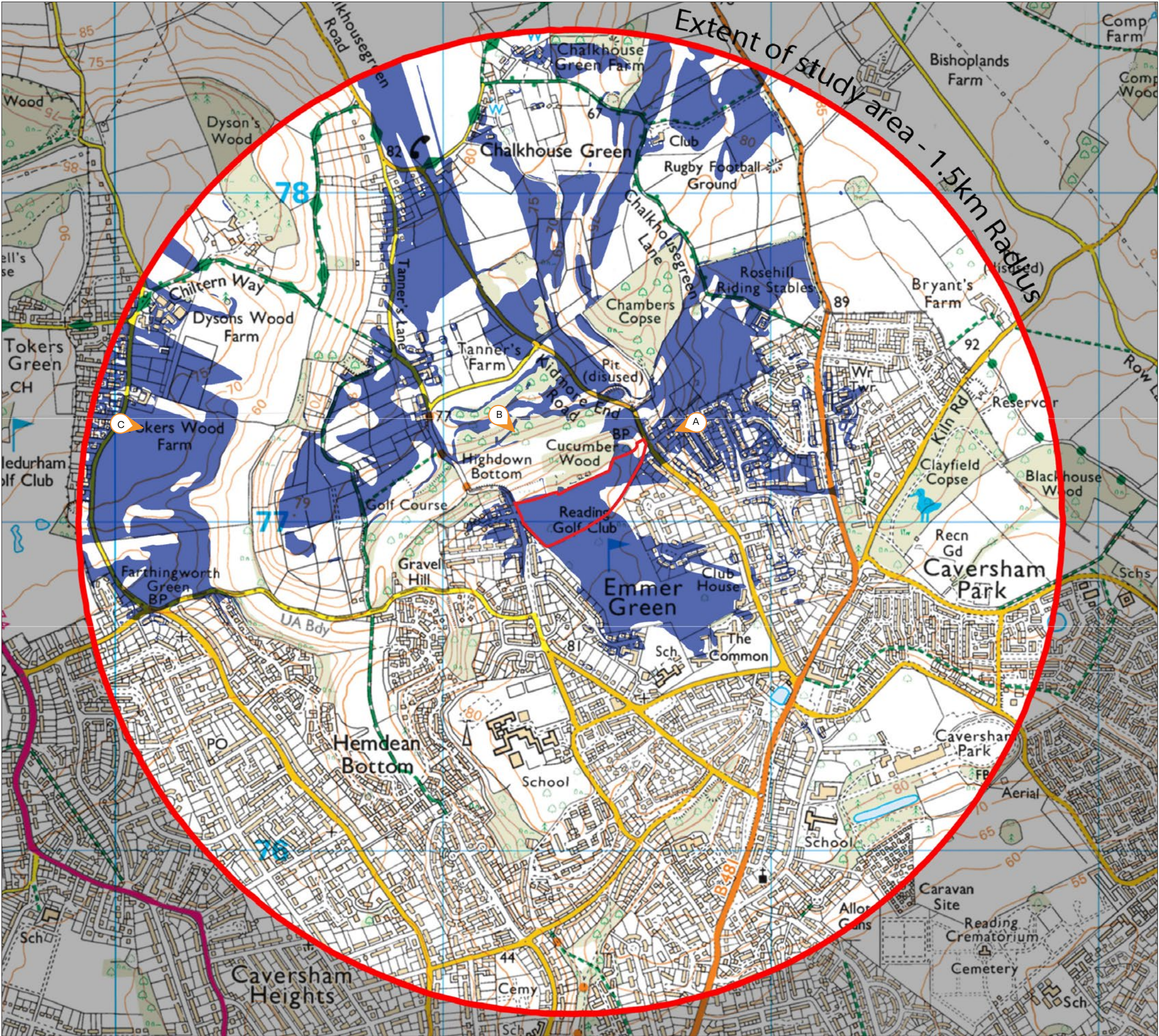


Figure 8.1 – Location Plan showing Visual Summary (fabrik, 2025)



VVM 1 - Viewpoint 6: Baseline View

View looking south-west towards the Site from Crawshay Drive. Open views of the Site occur from this location, both the valley sides and plateau, in the context of the neighbouring dwellings. Domestic dwellings are visible beyond the trees.

Visualisation Type: Viewpoint Baseline Photograph

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

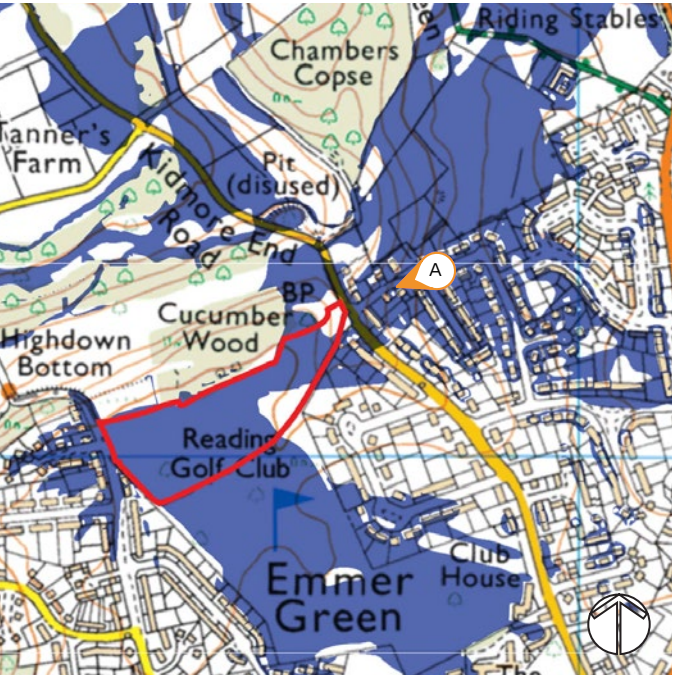


Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.2 – VVM 1 - Baseline View (fabrik, 2025)



VVM 1 - Viewpoint 6: Year 1

View looking south-west towards the Site from Crawshay Drive with the Year 1 Proposed Development in place.

Visualisation Type: Full Render and Wireline

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.



Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.3 – VVM 1 - Year 1 (fabrik, 2025)



VVM 1 - Viewpoint 6: Year 15

View looking south-west towards the Site from Crawshay Drive with the Year 15 Proposed Development in place.

Visualisation Type: Full Render and Wireline

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

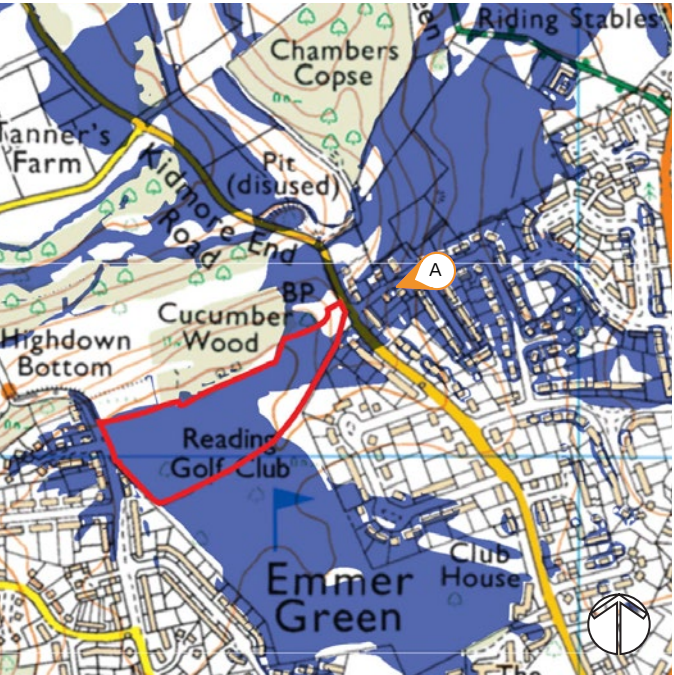


Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.4 – VVM 1 - Year 15 (fabrik, 2025)



VVM 2 - Viewpoint 3: Baseline View

View looking south-east from the high point at the northern section of the golf course within the valued landscape. Views of the Site are truncated due to the trees in the foreground and Cucumber Wood Ancient Woodland in the background.

Visualisation Type: Viewpoint Baseline Photograph

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

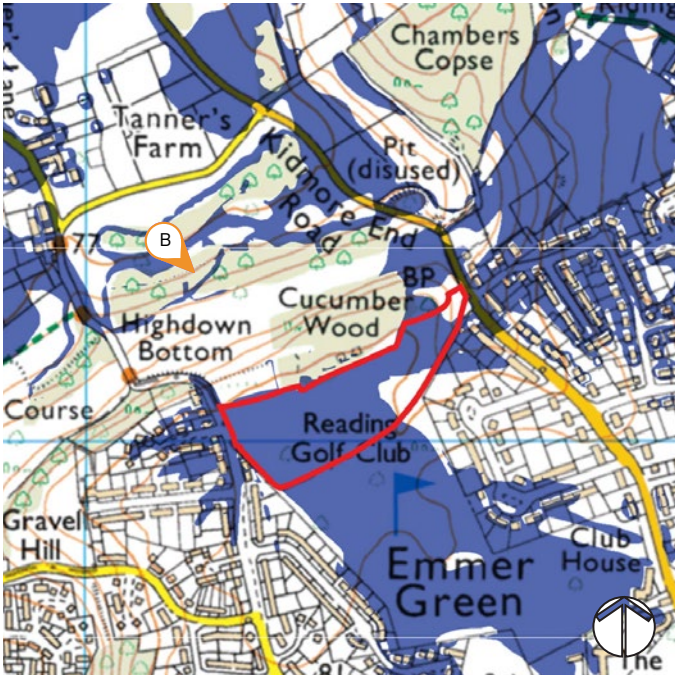


Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.5 – VVM 2 - Baseline View (fabrik, 2025)



**VVM 2 - Viewpoint 3: Year 1**

View looking south-east from the high point at the northern section of the golf course within the valued landscape with the Year 1 Proposed Development in place.

**Visualisation Type: Wireline**

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

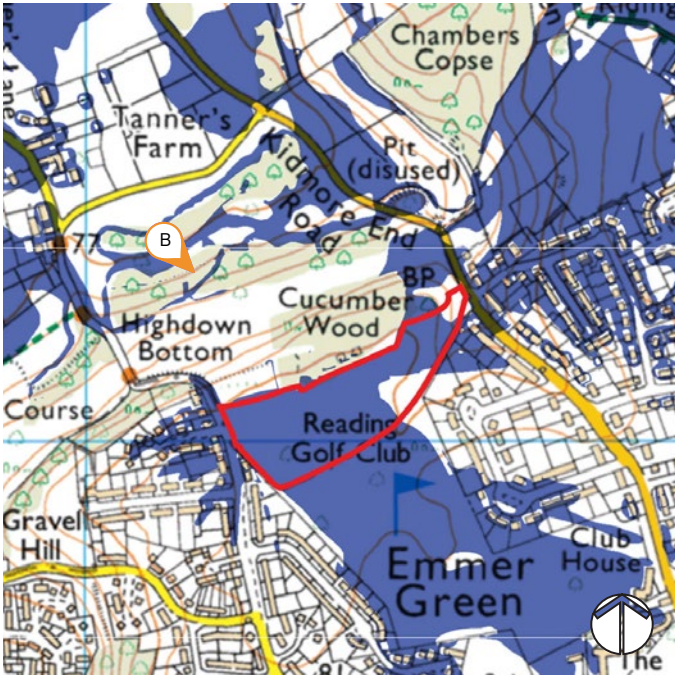


Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.6 – VVM 2 - Year 1 (fabrik, 2025)



VVM 2 - Viewpoint 3: Year 15

View looking south-east from the high point at the northern section of the golf course within the valued landscape with the Year 15 Proposed Development in place.

Visualisation Type: Wireline

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

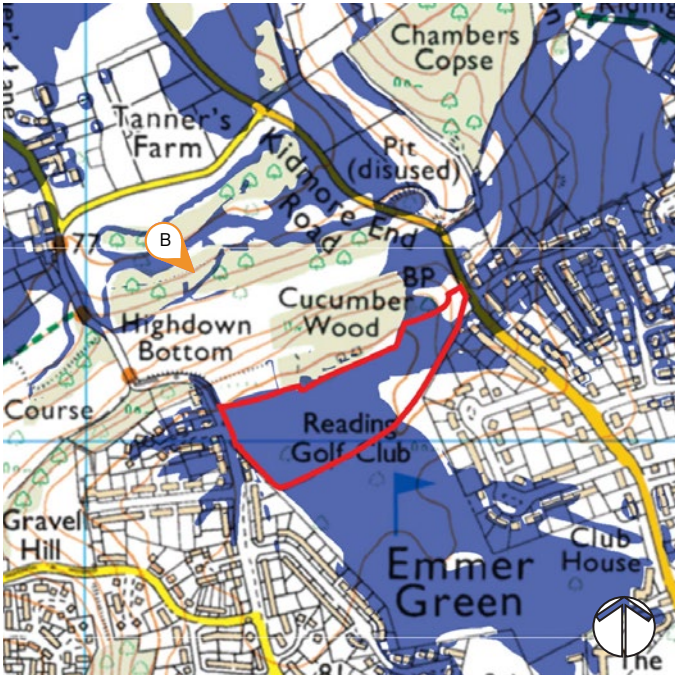


Image presented in accordance with the landscape institute technical guidance note 06/19 - visual representation of development proposals

Figure 8.7 – VVM 2 - Year 15 (fabrik, 2025)



VVM 3 - Viewpoint 19: Baseline View

View looking south-east from Tokers Green Lane, adjacent to Beech Road within the valued landscape. Views of the Site are truncated due to the layers of vegetation.

Visualisation Type: Viewpoint Baseline Photograph

Extract set on A3 page, with all subsequent images set out at the same scale.  
Printed image to be viewed at a comfortable arm's length.  
Digital image to fill a single computer monitor.

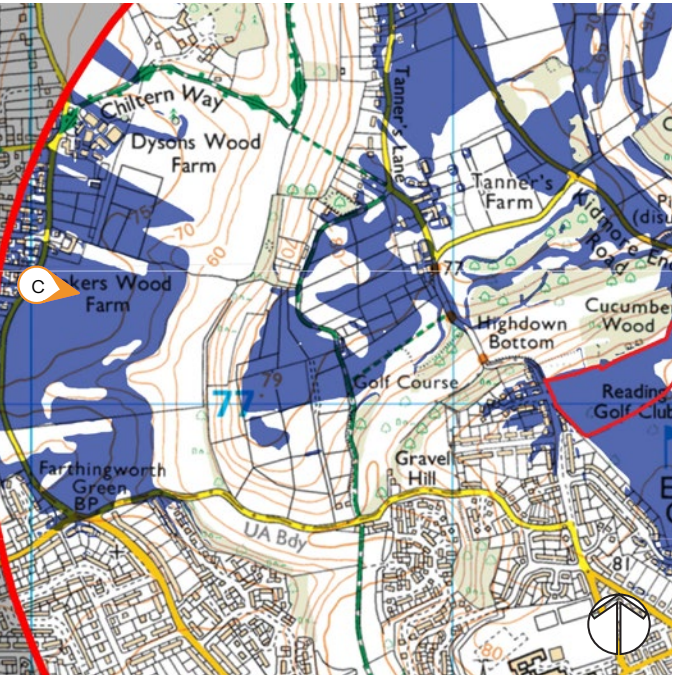


Image presented in accordance with the landscape  
institute technical guidance note 06/19 - visual  
representation of development proposals

Figure 8.8 – VVM 3 - Baseline View (fabrik, 2025)