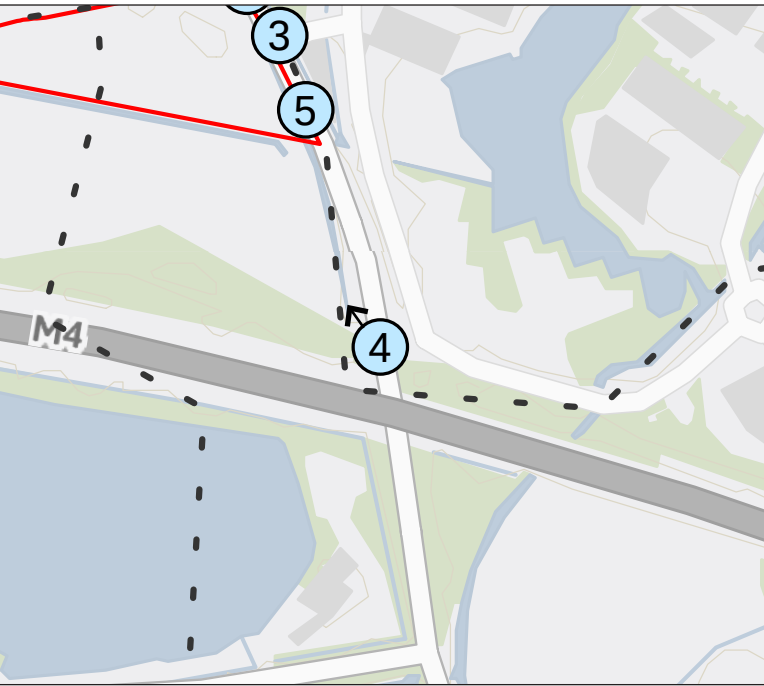


Representative Viewpoint 4 - Kirtons Farm Road - On bridge to south

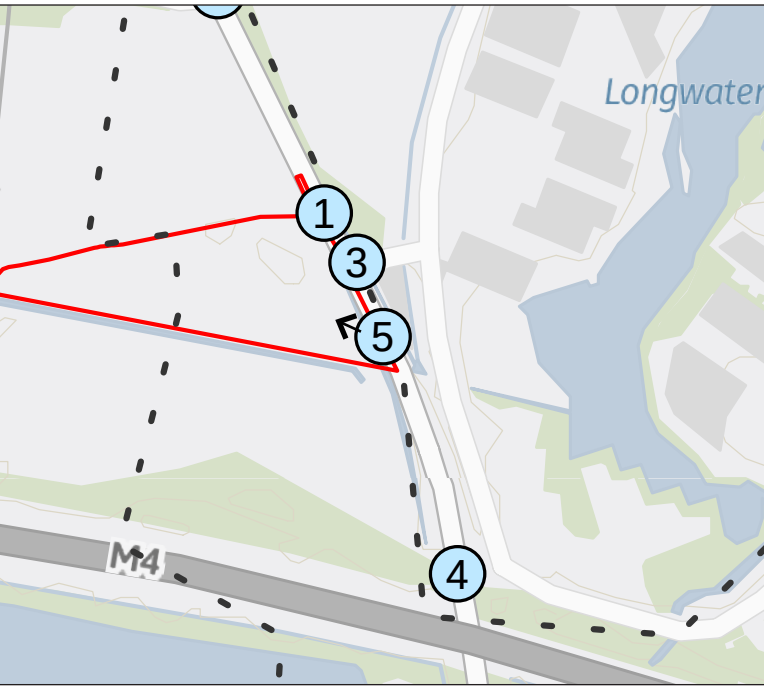


PROJECT:
Land off
Kirtons Farm Road, Reading

TITLE:
Figure 4.4 - Representative Viewpoint 4

VIEWPOINT INFORMATION: VIEWPOINT 4					
CAMERA MAKE AND MODEL:	Canon EOS 1100D	DATE & TIME:	03.06.2026 16.01	DIRECTION OF VIEW:	North-west
LENS AND FOCAL LENGTH:	Canon 50mm	OS REFERENCE:	51.419914 Lat -0.995868 Lon	DISTANCE TO SITE (APPROX.):	180m
LI TGN-06/19 VISUALISATION TYPE:	Type 1	ALTITUDE:	AOD	PROJECTION:	Cylindrical
PAPER SIZE:	841 X 594mm (A1 size)	HEIGHT OF CAM-ERA (AGL):	1.5m	HORIZONTAL FIELD OF VIEW:	90°

Representative Viewpoint 5 - Kirtons Farm Road - South



PROJECT:
Land off
Kirtons Farm Road, Reading

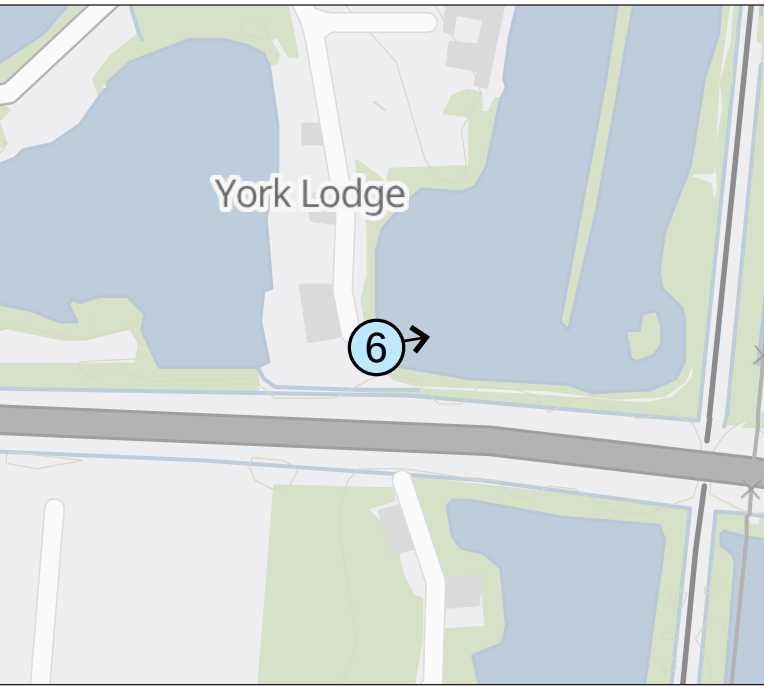
TITLE:
Figure 4.5 - Representative Viewpoint 5

VIEWPOINT INFORMATION: VIEWPOINT 5					
CAMERA MAKE AND MODEL:	Canon EOS 1100D	DATE & TIME:	03.06.2026 15.57	DIRECTION OF VIEW:	North-west
LENS AND FOCAL LENGTH:	Canon 50mm	OS REFERENCE:	51.42172 Lat -0.996733 Lon	DISTANCE TO SITE (APPROX.):	25m
LI TGN-06/19 VISUALISATION TYPE:	Type 1	ALTITUDE:	AOD	PROJECTION:	Cylindrical
PAPER SIZE:	841 X 594mm (A1 size)	HEIGHT OF CAMERA (AGL):	1.5m	HORIZONTAL FIELD OF VIEW:	90°

Representative Viewpoint 6 - Permissive route around Burghfield Gravel Pits off Kirtons Farm Road



This image provides landscape and visual context only



PROJECT:
Land off
Kirtons Farm Road, Reading

TITLE:
Figure 4.6 - Representative Viewpoint 6

VIEWPOINT INFORMATION: VIEWPOINT 6					
CAMERA MAKE AND MODEL:	Canon EOS 1100D	DATE & TIME:	03.06.2026 15.38	DIRECTION OF VIEW:	East
LENS AND FOCAL LENGTH:	Canon 50mm	OS REFERENCE:	51.421262 Lat -1.006469 Lon	DISTANCE TO SITE (APPROX.):	350m
LI TGN-06/19 VISUALISATION TYPE:	Type 1	ALTITUDE:	AOD	PROJECTION:	Cylindrical
PAPER SIZE:	841 X 594mm (A1 size)	HEIGHT OF CAMERA (AGL):	1.5m	HORIZONTAL FIELD OF VIEW:	90°

Appendix A

Study Limitations

This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Arcadis (UK) Limited ('Arcadis'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with M&G Real Estate Limited (M&G) acting on behalf of Prudential Assurance Company Ltd (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis has no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of the Site at the time of the inspection. No warranty is given as to the possibility of changes in the condition of the Site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does not provide specialist legal or other professional advice. The advice of other professionals may be required.
10. Where intrusive investigation techniques have been employed, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases, the investigation is further limited by Site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the Site have not been investigated.
11. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site.
12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.
13. Unless otherwise stated, an inspection of the Site has not been undertaken and there may be conditions present at the Site which have not been identified within the scope of this assessment.
14. Unless otherwise stated, samples from the Site (soil, groundwater, building fabric or other samples) have not been obtained.
15. Arcadis has relied upon the accuracy of documents, oral information and other material and information provided by the Client and others, and Arcadis assumes no liability for the accuracy of such data, although in the event of apparent conflicts in information, Arcadis would highlight this and seek to resolve.
16. Unless otherwise stated, the scope of works has not included an environmental compliance review, health and safety compliance review, hazardous building materials assessment, interviews or contacting Local Authority, requests for information to the petroleum officer, sampling or analyses of soil, ground water, surface water, air or hazardous building materials or a chain of title review.
17. Unless otherwise stated, this assessment has considered the ongoing use of the Site and has not been prepared for the purposes of redevelopment which may act as a trigger for Site investigation and remediation works not needed for ongoing use

Appendix B

Methodology

This Landscape and Visual Appraisal (LVA) was carried out broadly in accordance with best practice guidelines for Landscape and Visual Impact Assessment as set out in the Guidelines for Landscape and Visual Impact Assessment (3rd edition, 2013) (GLVIA3).

The assessment approach and process is summarised in the flow diagram below from GLVIA3:

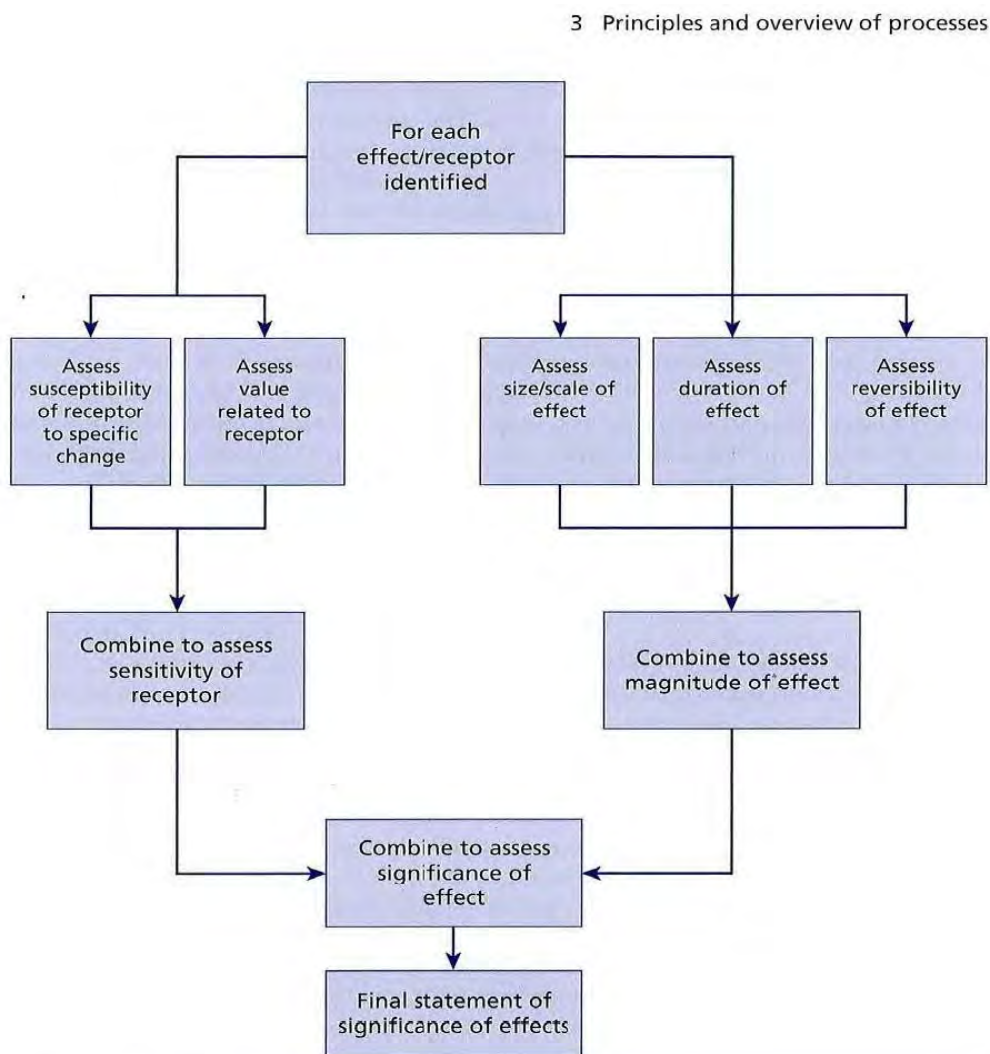


Figure 3.5 Assessing the significance of effects

In the text below there are a number of tables setting out the decision-making framework for assessing sensitivity and magnitude and how these are considered together to reach an assessment of significance.

In all cases these tables are guidelines, not hard and fast rules. Conclusions about the sensitivity of receptors, the magnitude of impacts and the significance of effects are always based on professional judgement.

Assigning Value and Sensitivity

Landscape Resource / Receptors

Landscape effects can be defined as the changes in the fabric, character and quality of the landscape as a result of a development, through:

- *Direct effects upon the landscape fabric (specific features and elements that make up the landscape);*
- *Indirect effects upon the overall patterns of elements and on the perceptual and aesthetic aspects that give rise to landscape character and regional and local distinctiveness; and*
- *Effects upon valued landscapes such as public open space, statutorily designated heritage assets and designated nature conservation sites with public access.*

The sensitivity of the landscape receptors has been arrived at by considering the landscape receptor value and the landscape susceptibility of the receptor to the change proposed, generally in accordance with Tables 1 and 2 below.

Reference is normally made to the relevant Landscape Character Assessments at national and local scales.

Landscape receptor value

Based upon the considerations of each criterion set out in Table 1, a reasoned professional judgement is made as to what the relative overall 'value' of each landscape receptor is using the grading of 'High', 'Moderate' or 'Low' or where necessary, intermediate grades between these. As a particular landscape receptor may exhibit differing levels of value, a narrative commentary is provided to describe and justify the indicative grading level ascribed to that.

In contrast to 'susceptibility', the categorisation of landscape 'value' of a landscape receptor relates purely to its existing baseline, and as such is independent of any development proposal.

Value is defined in the GLVIA3 (paragraph 5.19) as:

'...that relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a variety of reasons...'

GLVIA3 goes on to state that:

'a review of existing landscape designations is usually a starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows may also have value. All need to be considered where relevant'

Paragraph 5.20 of GLVIA3 indicates the information set out below might contribute to landscape value:

Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;

- *Local planning documents for local landscape designations;*
- *Information on features such as Conservation Areas, Listed Buildings, Tree Preservation Orders, important hedgerows, historic or cultural sites;*
- *Art and literature, identifying value attached to particular areas or views;*
- *Material on landscapes of local or community interest, such as local green spaces, village greens or allotments; and*

- *Any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than community value.*

This matter is further expanded upon in the LI 2021 document: Assessing Landscape Value Outside National Designations – Landscape Institute Technical Guidance Note 02/21 (LI, 2021).

Taking these into account, the relative value of each landscape receptor has been determined using the eight criteria identified within paragraph Box 5.1 of GLVIA3. The value of each criterion has been graded as 'High', 'Moderate' or 'Low'. The criteria and value grades are described in Table 1 below.

Table 1: Landscape Receptor Value

Criterion (<i>Italic text taken from GLVIA3, Box 5.1</i>)	Grade	Description
Landscape Quality/Condition 'A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.'	High	Landscape in good condition with intact elements that are well-managed.
	Moderate	Landscape is in fair condition with some intact elements and limited signs of management.
	Low	Landscape is in poor condition with few intact elements and limited signs of management.
Scenic Quality 'The term used to describe landscapes that appeal primarily to the senses (primarily, but not wholly the visual senses).'	High	Landscape is of high scenic quality, usually recognised in some form of landscape designation (local or national).
	Moderate	Landscape is of moderate scenic quality.
	Low	Landscape is of low scenic quality.
Rarity 'The presence of rare elements or features in the landscape or the presence of rare characteristics.'	High	Landscape has several rare elements or characteristics.
	Moderate	Landscape has few rare elements or characteristics.
	Low	Landscape has no rare elements or characteristics.
Representativeness 'Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'	High	The area displays most of the characteristics of the corresponding identified area of distinct landscape character.
	Moderate	The area displays some of the characteristics of the corresponding identified area of distinct landscape character.
	Low	The area displays few or none of the characteristics of the corresponding identified area of distinct landscape character.
Conservation Interest 'The presence of features of wildlife, earth science or archaeological or historical interest can add to the value of the landscape as well as having value in their own right.'	High	Landscape has several different conservation interests, often of national or international importance.
	Moderate	Landscape has some conservation interests, often regional or local importance.
	Low	Landscape has few or no conservation interests.
Recreation Value 'Evidence that the landscape is valued for recreational activity'	High	Landscape is highly valued for recreation, likely to have many PRoWs and potentially including some national trails or national cycle routes and/or a well-used destination public open space.

Criterion (<i>Italic text taken from GLVIA3, Box 5.1</i>)	Grade	Description
where experience of the landscape is important.'	Moderate	Landscape is locally valued for recreation, likely to have PRoWs and cycle routes, and local/neighbourhood public open spaces.
	Low	Landscape is not greatly valued for recreation and is likely to be lacking in PRoWs or public open space.
Perceptual Aspects 'A landscape may be valued for its perceptual qualities, notably wilderness and/or tranquillity.'	High	Landscape has an overwhelming sense of aesthetic quality, low levels of human influence, and/or high sense of tranquillity/remoteness.
	Moderate	Landscape has a moderate sense of aesthetic quality, moderate levels of human influence, and/or moderately tranquil/remote.
	Low	Landscape has a low degree of aesthetic quality; human influence is readily apparent and/or is not considered particularly tranquil or remote.
Cultural Associations 'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'	High	Landscape has strong associations with people, literature or historic events that link directly with the characteristics and landscape elements/features of the area.
	Moderate	Landscape has associations with people, literature or historic events that link with the characteristics and elements of the area but do not necessarily rely solely on them.
	Low	Landscape has no associations that link with the characteristics and landscape elements/features of the area.

Landscape receptor susceptibility

'Susceptibility' is defined in GLVIA3 (paragraph 5.40) as:

'the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Project without undue consequences of the baseline situation....'

Reasoned professional judgements on the 'susceptibility' of landscape receptors are recorded as 'high', 'moderate' or 'low'. The descriptions of these are shown in Table 2.

Table 2: Susceptibility of the Landscape Receptor to Change

Susceptibility	Description
High	The landscape receptor is less able to accommodate the type of change that the Scheme may bring about without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer limited opportunities for accommodating the change without its key characteristics being fundamentally altered, leading to a different landscape character.
Moderate	The landscape receptor is partly able to accommodate the type of change that the Scheme may bring about without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change without its key characteristics being fundamentally altered.
Low	The landscape receptor is more able to accommodate the type of change that the Scheme may bring about without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed by the Scheme.

The susceptibility that is determined is not absolute and relates to the type of change that is proposed. As a particular landscape receptor may exhibit differing levels of susceptibility, a narrative commentary is provided to describe and justify the indicative grading levels ascribed to that or the intermediate grading between them.

Where intermediate ratings are given e.g. Low/Moderate, this indicates a grading that is both less than Moderate and more than Low, rather than one which varies across the range.

The use of intermediate ratings in this way applies to all other similar categorisations across the rest of the methodology.

Landscape receptor sensitivity

GLVIA3 (paragraph 3.26) states that the sensitivity of the landscape receptors identified should be determined by consideration of the susceptibility of the receptor with the receptor's relative value, i.e.: Landscape Sensitivity = Landscape Susceptibility + Landscape Value.

The values for 'susceptibility' and 'value' are considered, by use of reasoned professional judgement to derive an overall 'sensitivity' for each receptor – graded as per the criteria set out in Table 4 below.

The sensitivity that is determined is not absolute and relates to the type of change that is proposed. As a particular landscape receptor may exhibit differing levels of sensitivity a narrative commentary is provided, to describe and justify the indicative grading levels ascribed to that or the intermediate grading between them.

Table 3: Sensitivity of the Landscape Receptor

		Value of the Landscape Receptor (Indicative)		
		High	Moderate	Low
Susceptibility to Change	High	High	Moderate/High	Moderate
	Moderate	Moderate/High	Moderate	Moderate/Low
	Low	Moderate	Moderate/Low	Low

Visual Receptors

Visual effects relate to changes in available views and the effect of those changes on people, including:

- *The direct effects of the Proposed Development on the content and character of views (e.g. through intrusion or obstruction and / or the change or loss of existing elements in the view); and*
- *The overall effect of the change on visual amenity; and*
- *The sensitivity of a visual receptor reflects their susceptibility to change and any values which may be associated with the specific view. It varies depending on a number of factors such as the activity of the viewer, their reasons for being there and their expectations and the duration of view.*

Certain views are highly valued for either their cultural or historical associations, which can increase the sensitivity of the viewer. However, whilst a valued view may serve to increase the overall visual receptor sensitivity, a low value will not necessarily reduce sensitivity.

The sensitivity of these receptors has been determined by considering the susceptibility of the visual receptor to the change proposed and any values associated with the particular view, guided by Tables 4 and 5 below.

Visual Receptor Value

GLVIA3 (paragraph 6.37) suggests that when considering visual receptor 'value', account should be taken of recognition of the:

- *'value attached to particular views, for example in relation to heritage assets, or through planning designations'; and*
- *'indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature or art...'*

Drawn from the guidance within GLVIA3 value is recorded as high, medium or low according to Table 4 below.

The value that is determined is not absolute and relates to the type of change that is proposed. As a particular visual receptor may exhibit differing levels of value, a narrative commentary is provided to describe the professional judgement used to justify the indicative grading levels ascribed to that or the intermediate grading between them.

Table 4: Values Associated with Views

Value (Indicative)	Description
High	Views experienced by receptors are widely known, well frequented and/or promoted as a beauty spot/visitor destination. The cultural associations of the visual experience are recognised in art, literature or other media. The view relates to the experience of other features, for example heritage assets.
Moderate	Views experienced by receptors, whilst they may be valued locally, are not widely known. The views experienced have no strong cultural association.
Low	Views experienced by receptors have little/no recognised value. The public are unlikely to visit to experience the views available.

Visual receptor susceptibility

As described in GLVIA3, the susceptibility of visual receptors to changes in visual amenity is a function of the 'occupation or activity of people experiencing the view' and 'the extent to which their attention is focussed on the views and visual amenity they experience at particular locations'.

Drawn from the guidance within GLVIA3 this is recorded as 'high', 'moderate' or 'low' according to Table 5 or, where necessary, intermediate grades between these.

As a particular visual receptor may exhibit differing levels of susceptibility, a narrative commentary is provided to describe the reasoned professional judgement used to justify the indicative grading level ascribed.

Table 5: Susceptibility of the Visual Receptor to Change

Susceptibility	Description
High	Residents at home; visitors to major landscape or heritage resources and other attractions; users of long-distance recreational trails such as national trails and mountain access routes; visitors to landscape and heritage resources and other attractions where views of the surroundings are an important contributor to appreciation / experience / enjoyment.
Moderate	Users of roads; users of public open space and local public rights of way; visitors to landscape and heritage resources and other attractions where views of the surroundings are a contributor to appreciation / experience / enjoyment.
Low	People at their place of work; shoppers; people engaged in recreational activities where the view of the surroundings is secondary to the enjoyment of the activity.

Visual receptor sensitivity

GLVIA3 states that the nature of visual amenity receptors, commonly referred to as their sensitivity, should be assessed in terms of the combination of the susceptibility of the receptor (to the type of change proposed) with the value attached to the receptor. i.e.: Visual Amenity Sensitivity = Visual Amenity Susceptibility + Visual Amenity Value.

Overall visual receptors sensitivity

The values for 'susceptibility' and 'value' are then considered together, by use of reasoned professional judgement, to derive an overall 'sensitivity' for each receptor – graded as per the criteria set out in Table 6 below.

The 'sensitivity' that is determined is not absolute and relates to the type of change that is proposed. As a particular visual receptor may exhibit differing levels of 'sensitivity' a narrative commentary is provided, to describe and justify the indicative grading levels ascribed to that or the intermediate grading between them.

Table 6: Sensitivity of receptors

		Value of the Visual Receptor (Indicative)		
		High	Moderate	Low
Susceptibility to Change	High	High	Medium/High	Medium
	Moderate	Medium/High	Medium	Medium/Low
	Low	Medium	Medium/Low	Low

Determining Magnitude of Change

The magnitude of landscape and visual change depends upon a combination of factors including the size, scale and nature of change in relation to the context; the geographical extent of the area influenced; and its duration and reversibility, as summarised in Table 7 below.

Table 7: Magnitude of Landscape and Visual Change

Value	Size, Scale and Nature	Geographic Extent	Duration and Reversibility
High	Occupies much of the view or obstructs a significant portion. Forms a large or very noticeable or discordant element. Considerable change to key features or many existing elements of the landscape. Introduces elements considered totally uncharacteristic to the existing landscape. Very noticeable.	Ranging from notable change over extensive area to intensive change over a more limited area.	Long-term; permanent/non-reversible or partially reversible.
Medium	Occupies a noticeable portion of the view or obstructs a noticeable portion. Forms a noticeable discordant element. Some considerable change to existing landscape elements and /or landscape character; discernibly changes the surroundings of a receptor, such that its baseline is partly altered. Readily noticeable.	Moderate changes in a localised area.	Medium-term; semi-permanent or partially reversible.
Low	Occupies a small portion of the view; small change to existing landscape elements and/or landscape character; Slight, but detectable impacts that do not alter the baseline of the receptor materially. Not readily noticeable.	Minor changes in a localised area.	Short-term/temporary; partially reversible or reversible.
Negligible	Occupies a very small portion of the view; very small change to existing landscape elements and/or landscape character. Very slight, barely perceptible impacts that do not alter the baseline of the receptor materially. Barely noticeable.	Very minor changes in a very localised area	Very short-term/temporary; reversible

Value	Size, Scale and Nature	Geographic Extent	Duration and Reversibility
No Change	No discernible change	No discernible change	N/A

Level of Effect Criteria

The level of landscape and visual effect is assessed based on the sensitivity of the affected receptor, and the magnitude of change resulting from the Proposed Development, as set out for each above. The combined sensitivity and magnitude used to determine the level of effect is summarised in Table 8 below. Note that effects can be either beneficial or adverse and in some cases neutral (neither beneficial nor adverse).

Table 8: Level of Landscape and Visual Effect

Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major to Moderate	Moderate to Minor
Medium	Major to Moderate	Moderate	Minor
Low	Moderate to Minor	Minor	Minor to Negligible
Negligible	Minor	Negligible	Negligible
No Change	Neutral	Neutral	Neutral

It should be noted that this matrix is intended as a framework only and that the level of effect will vary depending on the circumstances, the type and scale of development proposed, the baseline context and other factors.

The gradations of magnitude of change and level of effect used in the Appraisal represent a continuum; the appraiser uses professional judgement when gauging the level of effect.

Limitations and Assumptions

The following limitations and assumptions have been identified for Landscape and Visual matters

Limitations

Extents of the study area

Based upon the findings of visual envelope analysis, it is considered that the Scheme would not result in any notable effects upon receptors outside the visual envelope of the Scheme and beyond 1km from the location of the Site. Accordingly, landscape and visual receptors beyond this have been scoped out of the Appraisal.

Assumptions

Professional judgement

To avoid making assumptions regarding other people's expected responses to changes in landscape character and visual amenity matters, subjective judgements are avoided where possible in this appraisal. The focus instead is predominantly upon what objectively will be experienced as a result of the Scheme.

Given the nature of landscape character and people's differing connections with it, plus the differences between people's expectations with regard to visual amenity, reasoned professional experience is required where subjective judgements are necessary.

Distances

Approximate distances are given in the appraisal (rounded to the nearest 5m) between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

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