

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	243188
Address:	Hall Farm/Loddon Valley SDL.		
Proposal:	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m2). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

An Environmental Impact Assessment Scoping Report (December 2024) is provided with the application. Landscape and Visual is set out in Chapter 15 and I have the following comments to make regarding this chapter:

1. Paragraph 15.2.4 refers to the Valued Landscape Topic Paper (January 2020), this has now been superseded by the Valued Landscapes Assessment (September 2024) and will need to be referred to in the ES in this paragraph and paragraph 15.3.1.
2. The visual assessment will consider a number of key views which will be a representative selection and agreed with WBC. A number of viewpoints are

indicated in Figure 15.5 within the Scoping Report, however it is not clear if all these will be included in the ES plus WBC will need the opportunity to discuss whether any further viewpoint locations (probably outside the site boundary) should be included.

3. I have no concerns over the methodology proposed in this chapter.

Date:	16 th January 2025	Signed:	C. Brimble
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