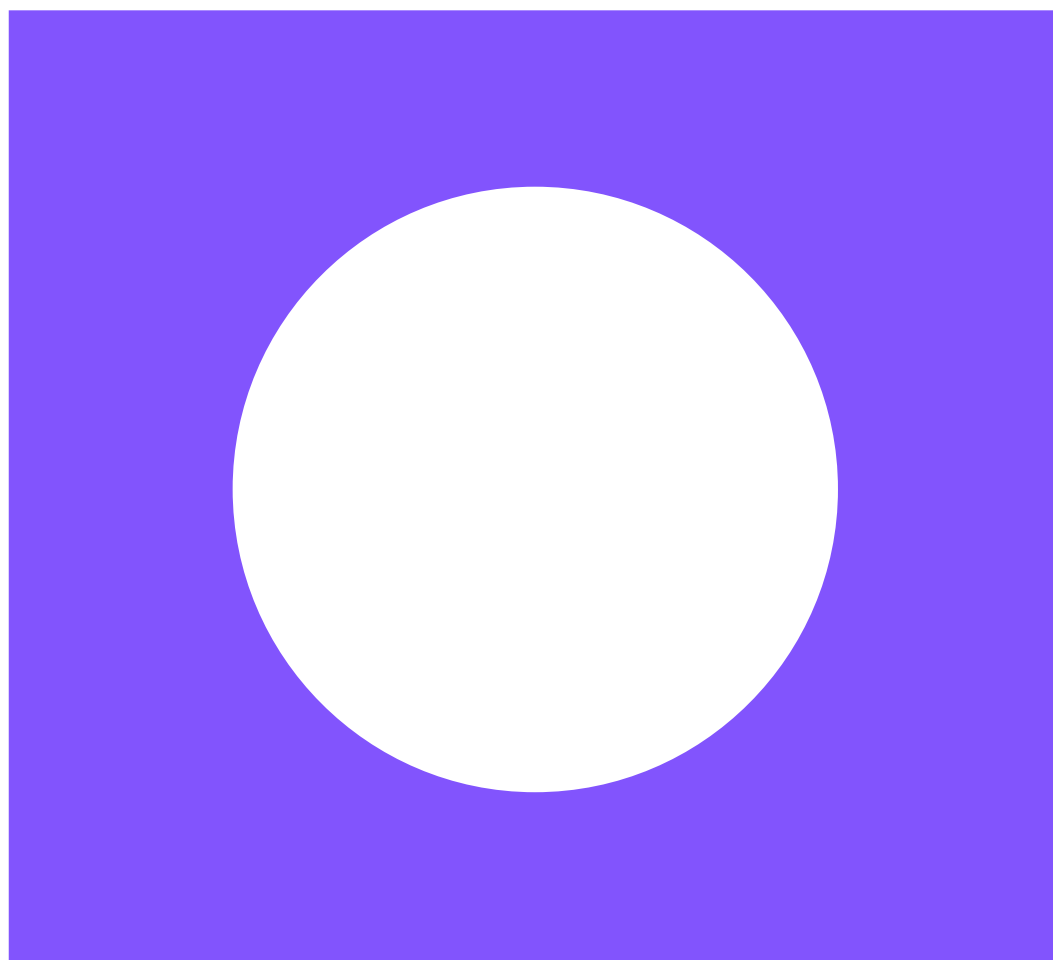




L795 Arborfield FW Strategic Growth Solution

Landscape and Visual Appraisal

April 2026

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Thames Water

L795 Arborfield FW Strategic Growth Solution

Landscape and Visual Appraisal

April 2026

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1 Introduction

1.1 Overview

This Landscape and Visual Appraisal (LVA) describes the potential landscape and visual effects of L795 Arborfield Foul Water (FW) Strategic Growth Solution therefore after referred to as the “proposed works”. The geographical area to which the proposed works are to take place therefore after referred to as the “proposed site”. The LVA has been produced by Mott MacDonald (MM) as requested by Thames Water Utilities Limited. The landscape appraisal assesses effects on the landscape as a resource in its own right and the visual appraisal assesses effects on people’s views.

1.2 Proposed works description

The proposed works, in Finchampstead, Wokingham, is a foul water network reinforcement project. This LVA has been based upon the reference design solution, noting a change in the vent stack location from the reference design.

The outline reference design solution consists of:

- Construction of below ground twin tanks for offline stormwater storage with approximate total storage volume of 91m³ per tank
- Construction of three new foul sewers and a new high level overflow pipe to connect the twin tanks to the existing sewer network
- Construction of 8 new manholes, with 4 located on the twin tanks and 4 connecting between the new sewers and existing sewer network
- Installation of above ground vent stack (6m high) with associated below ground concrete block foundation
- Installation of new pipework to connect the twin tanks to the vent stack.

The exact alignment for the pipework connecting the twin tanks to the vent stack is currently unknown. It is anticipated that the pipe would be approximately 50-80m in length.

The proposed works are required to accommodate additional flows arising from insufficient capacity within the existing system to manage increased discharge from major housing developments in Arborfield. The proposed works involve constructing a new storm tank, together with the necessary ancillaries and a vent stack. These measures will help prevent overflow discharges into the environment.

The proposed works are located within a new dedicated Suitable Alternative Natural Greenspace (SANG), created as part of the Countryside Partnerships Homes Counties West development.

Temporary removal will be required of the planted vegetation, within a 3m easement of the twin tanks, within the SANG. Removed vegetation is to be reinstated in line with biodiversity net gain requirements.

This report used the information provided in the following scheme drawings - L795-DN-00-101-DR-C-2007 - Foul Water Sewer and Storm Tanks Planning Application Location Plan

1.3 Temporal Scope

The appraisal was carried out in March 2026. The site survey was carried out in March 2026, when trees were not in leaf. Effects during construction and winter in year 1 and year 15 of operation were assessed, taking into account the mitigating effects of the landscape mitigation proposals.

1.4 Assumptions and Limitations

- The following assumptions and limitations have been taken into account within the landscape and visual appraisal: The baseline information used within this report has been summarised from a variety of desk-based sources available at the time of writing, which have been assumed to be correct and complete (as referenced).
- The site study area was set at 1km offset from the boundary of the proposed works.
- Where appropriate visual receptors will be grouped rather than identified individually for the purposes of the appraisal.
- The appraisal site visit was carried out when vegetation was not in leaf (March 2026).
- No technical difficulties were encountered in carrying out the visual appraisal presented in this document.
- Where any areas of land, including private land, commercial premises, and residential properties were inaccessible during surveys, professional judgment was used to assess potential views of the proposed works from these locations.
- The assessment assumes that planting within the site, affected by the proposed works will be reinstated in accordance with the operational constraints of the scheme, and will be subject to agreement between Thames Water and the relevant landowner.

1.5 Proposed works reference documents and drawings

This report has used the information provided in the following scheme reports and drawings:

- L795-DN-00-101-DR-C-2007 P01 Foul Water Sewer and Storm Tanks Planning Application Location Plan
- L795-DN-00-004-RP-EN-0002 L795 Arborfield FW Strategic Growth Solution PEA
- L795-DN-00-004-RP-EN-0003 L795 Arborfield FW Strategic Growth Solution BNG Baseline Report
- L795-DN-00-004-RP-EN-0005 L795 Arborfield FW Strategic Growth Solution Arboricultural Impact Assessment.

2 Methodology

2.1 Introduction

This LVA identifies, predicts, and evaluates the potential landscape and visual effects likely to result from the proposed development during construction and operation. The methodology used for assessing landscape and visual effects is based on the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3)¹. The methodology is set out in full in Appendix A of this document.

2.2 Assessment of baseline conditions

The appraisal of baseline conditions provides the reference point against which the extent and impact of predicted landscape and visual effects were assessed.

Key sources of information included Ordnance Survey (OS) mapping, aerial photography, and published documents on Wokingham Borough Council website (see Section 3). In accordance with the guidance in GLVIA 3, National Landscape Character Assessment, existing landscape character appraisals, and historic characterisation documents, where appropriate and up to date, were used to inform the LVA.

2.2.1 Landscape baseline

The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements. The LCA are shown in Appendix B.

¹ Guidelines for Landscape and Visual Impact Assessment Third Edition, Landscape Institute and Institute of Environmental Management and Assessment, London 2013.

2.2.2 Visual baseline

The baseline study identifies the people in the area and important, designated, or protected views potentially affected by the proposed works. Viewpoints were selected to represent the various visual receptor types in the study area including residential, recreational and travel. Viewpoints were also selected to represent specific views valued for their scenic quality or cultural associations or to demonstrate a specific issue. The selection of viewpoints was based on the findings of the desktop review, site survey and a review of planning policy documents. Viewpoint locations are shown in Appendix B and Viewpoint Photography in Appendix C.

Photographs were taken during winter when vegetation is not in leaf. All viewpoint photography was undertaken with a Canon EOS 6D 50mm focal length. All photographs have been prepared in accordance with the Landscape Institute's TGN 06/19 Visual Representation of Development Proposals (September 2019)².

2.3 Assessment of Effects

The assessment identified the likely effects arising from the proposed development by considering the sensitivity of visual receptors, based on both the value of the view and the susceptibility of those experiencing it. A Landscape and Visual Appraisal (LVA) examines how a proposed development may influence the character of the landscape and the views available to people in the surrounding area. It considers the physical, ecological and cultural components of the landscape, along with perceptual qualities such as tranquillity, enclosure, openness and rurality. The appraisal also evaluates how the development would be seen from publicly accessible locations, including settlements, roads and public rights of way, assessing receptor sensitivity alongside the scale and nature of the anticipated change. An LVA provides a proportionate, descriptive appraisal of likely landscape and visual effects without assigning formal significance ratings.

² Visual Representation of Development Proposals, Landscape Institute, 2013.

https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstituteorg/2019/09/LI_TGN-06-19_Visual_Representation.pdf

3 Planning Policy

3.1 Planning Policy

The planning context is shaped by national policy (NPPF 2024) and local policy frameworks including the Wokingham Borough Local Plan (2010), the Managing Development Delivery Local Plan (2014), and the emerging Local Plan Update (2023–2040), all of which emphasise protection of landscape character, green infrastructure, biodiversity, and the role of SANG in mitigating recreational pressure on the Thames Basin Heaths Special Protection Area.

The landscape, heritage and planning designations relevant to this appraisal are shown on Figure 2 in Appendix B of this report.

3.1.1 National Planning Policy

The National Planning Policy Framework was first published on 27th March 2012, and the latest update was published on the 12th December 2024³. The following are the relevant sections related to the proposed works in terms of landscape and visual.

Chapter 15: Conserving and Enhancing the Natural Environment – paragraph 187) states that planning policies and decisions should enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

3.1.2 Local Planning Policy

The Wokingham Borough Local Plan (2010)⁴ was adopted by the Wokingham Borough Council in January 2010 providing the overall strategy for the development of the local area. The Local Plan was further supplemented in 2014 by the Adopted Managing Development Delivery Local Plan.

In addition, the emerging Wokingham Borough Local Plan Update: Proposed Submission Plan 2023–2040⁵ has been taken into account in preparing this report. The plan was submitted to the Secretary of State for examination on 28th February 2025, and therefore has not yet been formally adopted by the Council and has only been afforded limited weight at this stage. The relevant policies considered in the adopted and emerging Local Plans in relation to the proposed works are as follows.

Wokingham Borough Local Plan 2010

CP3 General principles for development

Planning permission will be granted for proposals that have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

³ The National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, 2023. [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/121241/nppf-2023.pdf)

⁴ Wokingham Borough Local Development Framework, Adopted Core Strategy Development Plan, 2010 [Wokingham Council \(2010\) Final adopted Core Strategy.doc](#)

⁵ Wokingham Borough Council, Wokingham Borough Local Plan Update 2023 -2040 Proposed Submission Plan [Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan](#)

CP1 Sustainable development

Maintain or enhance the high quality of the environment.

CP7 Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- A. Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or
- B. Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
- C. That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:
 - I. Mitigation measures can be put in place to prevent damaging impacts; or
 - II. Appropriate compensation measures to offset the scale and kind of losses are provided.

Wokingham Borough Adopted Managing Development Deliver Local Plan (2014)

Clauses and sub-clauses relevant to the proposed works, are outlined below:

CC03

2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
 - a. Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b. Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
 - c. Promote the integration of the scheme with any adjoining public open space or countryside
 - d. Protect and retain existing trees, hedges and other landscape features
 - e. Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.
3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.

TB21 Landscape Character

1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

TB23 Biodiversity and Development

2. Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:
 - a. Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
 - b. Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
 - c. Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

SAL05 Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

The following sites are allocated (and defined on the Policies Map) as Suitable Alternative Natural Greenspace (SANG) as part of the avoidance measures required for the Development Plan:

3. Land surrounding West Court, The Devil's Highway, Arborfield Garrison (70.71ha)

Wokingham Borough Local Plan Update 2023 – 2040

Policy SS11: Arborfield Green Strategic Development Location

Delivery principle 3(f): A solution to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area through provision of sufficient Suitable Alternative Natural Greenspace (SANG) (subject to monitoring of the quality and quantity standards).

Biodiversity 8(b): Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace within the SDL (as set out in Policy NE3).

Transport 9(d): Prioritisation of pedestrian movements to maximise connectivity to SANG, including Hazebrouck Meadows.

Policy C4: Green and blue infrastructure and public rights of way

1. Green and blue infrastructure will be protected and enhanced for their biodiversity, recreational, amenity, health, townscape and landscape value, and their contribution towards mitigating and adapting to climate change.

Policy NE1: Biodiversity and geodiversity

1. Development proposals should protect and enhance biodiversity and/or geodiversity features of conservation value and implement appropriate conservation management. The degree of protection will be proportionate to the status of the site or species in terms of its international, national and/or local importance.

Policy NE4: Trees, woodland, hedges and hedgerows

1. Development proposals should protect and incorporate existing trees, woodland, hedges and hedgerows and ensure they are well integrated within the public realm, in a suitably landscaped setting.

5. The loss, threat or damage to any tree, woodland, hedge or hedgerow of visual amenity, heritage or nature connectivity will not be permitted unless all the following criteria are met: a) The development proposal has been designed to avoid, reduce or minimise impact; and mitigation measures are incorporated as part of a development proposal, that provide equivalent character, visual amenity, heritage value, as well as habitat connectivity

Policy NE5: Landscape and design

1. Development proposals will be supported where they adopt a landscape led approach which protects and enhances the character and distinctiveness of landscapes using the most up-to-date landscape studies (including the Landscape Character Assessment and Design Guide and any successor document).

Policy HC5: Environmental protection

1. Development proposals will only be supported where it can be demonstrated that individually, or cumulatively in combination with other schemes, they do not have an unacceptable impact, either during the construction phase, or when completed, on:
 - a) Human health, well-being or safety;
 - b) Residential and public amenity;
 - c) The quality of land, including soils and the subsurface;
 - d) Air and Water quality (including surface water and groundwater); and
 - e) Other sensitive receptors, including the natural environment.
2. Development proposals should demonstrate how an assessment of all potential environmental risks have been undertaken.

4 Baseline Assessment

4.1 Baseline Assessment

4.1.1 Current Conditions

The proposed site lies on the northeast edge of Arborfield Green in Berkshire, about 2km southeast of Arborfield Cross, with Reading (13km northwest) and Wokingham (6km northeast) nearby, placing it within the Thames Valley lowland landscape, National Character Area 115. The new Arborfield Green residential development occupies the former Arborfield Garrison, historically a major British Army base and Royal Electrical and Mechanical Engineers (REME) technical training facility.

The wider area consists of lowland, gently undulating terrain on average between 50m – 60m Above Ordnance Datum (AOD), with long filtered views shaped by woodland blocks and settlement edges. Arborfield Green forms a large urban expansion comprising new residential neighbourhoods, two schools, community facilities, local retail, and structured green spaces.

Surrounding landscapes include California Country Park and Longmoor Bog Local Nature Reserve (LNR) & Site of Special Scientific Interest (SSSI). The site is situated within Hazebrouck Meadows Site of Alternative Natural Greenspace (SANG), offering quiet, semi-natural areas of high tranquillity, though urban influences from Reading and Wokingham reduce tranquillity nearer built-up and high traffic areas.

The proposed site directly adjoins Park Lane via Coronation Fields on Palmer Place, with the A327 to the west providing connections to major towns. Wokingham station (5km) offers wider rail links, and bus services operate via Reading buses. Public Right of Way (PRoW) BARK18 along Hogwood Lane runs east to west, approximately 250m from the site boundary on the southern side of Coronation Fields housing estate. Further local walking routes such as Hazebrouck Meadows Circular Walk and Finchwood Park Circular Walk are promoted in the wider parish.

There are no notable windmills/turbines, major overhead transmission lines (OHLs) or waterways within a 1km buffer from the proposed site.

4.1.2 Designations

Figure 2, L795-DN-00-004-DR-EN-0008 Landscape Visual Receptor and Designations Plan, illustrates the location of designated landscape and historic elements within a 1km study area. This includes the following:

- Infirmary Stables Scheduled Monument, approx. 1km, northwest of the site
- Moated site north of the Moat House Scheduled Monument, approx. 900m, northwest of the site
- No Grade I or Grade II* buildings within study area
- 4 Grade II listed buildings, approx. +650m, south and northwest of the site
- Longmoor Bog (SSSI) and (LNR), approx. 650m, northeast of the site
- Hazebrouck Meadows (SANG)
- Public Right of Way (PRoW) BARK18, approx. 250m, south of the site.

4.2 Landscape Character

4.2.1 National Character Assessments

The proposed works lies within National Character Area (NCA) 115, Thames Valley, Table 4.1.

Table 4.1: National Character Areas

NCA 115, Thames Valley	Natural England, National Character Area 115, Thames Valley https://nationalcharacterareas.co.uk/Thames-Valley/
	• Flat and low-lying land, rising to low, river-terraced hills, which include the prominent local outcrop of chalk on which Windsor Castle sits. • The underlying geology is dominated by the London Clay which, over much of the area, is overlain by river-lain sands and gravels. • The numerous hydrological features provide unity to an area which otherwise lacks homogeneity; these features include the River Thames and its tributaries, streams, lakes, canals and open waterbodies (the result of restored gravel workings). • Woodlands characterise the north-western area, with the wooded character extending up to the southern edge of the Chiltern Hills. • Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape. The field pattern is medium-scale and irregular, with smaller fields to the west. Localised areas of species-rich hay meadows provide a splash of colour in summer. • Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species, notably stag beetle, shoveler, gadwall and other invertebrates and wildfowl. • Towards London in the east, the natural character of the area is overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits. • There are small but biologically important areas of lowland heathland – especially on higher sandy ground in the north – and a small area to the south falls within the Thames Basin Heaths Special Protection Area (SPA) buffer zone. • To the south, the open Thames flood plain dominates, with its associated flat grazing land, becoming characterised by a number of formal historic landscapes on higher ground. Between Hampton and Kew, the River Thames forms the focus of a series of designed landscapes. • The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds. • The river is closely associated with numerous historic places and cultural events, such as the signing of Magna Carta at Runnymede. Tourists from all over the world are drawn to the rich heritage of the area, flocking to attractions like Hampton Court Palace and Windsor Castle. • The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.
Source: Natural England, National Character Area 115, Thames Valley https://nationalcharacterareas.co.uk/thames-valley/	

4.2.2 Local Character Assessments

The proposed site lies within Wokingham Borough Landscape Character Area. The key characteristics of this area are set out in Table 4.2.

Table 4.2: Local Published Landscape Character Assessments

Wokingham Borough	Key Characteristics
	● A gently undulating landscape between 50m and 65m AOD, underlain by London Clay with localised areas of River Terrace Gravels. Shallow wooded valleys follow the course of the Barkham Brook, which is geologically marked by areas of alluvium. ● Consistent pattern of water bodies including streams, drainage channels, ditches and open water bodies of various sizes resulting from the clayey and loamy soils which impede drainage. ● Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with Biodiversity Action Plan (BAP) priority habitats and ancient woodland, and the wooded horizons of the surrounding hills. This creates a loose sense of enclosure. ● Arable farming dominates, with pasture on higher ground and horse paddocks near settlement. Fields are large and geometric, bound by fragmented hedgerows supported by post and wire. Fields used for paddocks are often subdivided with horse tape. ● A dense settled character influenced by modern development including the new garden village on the site of Arborfield Garrison and the southern edge of Wokingham which incorporates an industrial estate. There is little consistent style or form. ● A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges and hedgerow trees, sometimes opening directly onto the arable fields. The A327 adds noise and movement to the area. ● Public rights of way run between the settlements and provide access for recreational use.
Source: Wokingham Borough Landscape Character Assessment, Wokingham Borough Council, 2019. Wokingham Borough LCA Part 1.pdf https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Wokingham%20Borough%20LCA%20Part%201.pdf / https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Wokingham%20Borough%20LCA%20Part%202%20Areas%20J-K.pdf	

4.2.3 Site Specific Character Assessments

As the local published character assessment detailed in Section 4.2.2 is over 6 years old, and therefore does not take into account more recent changes to the local character, a site-specific character assessment has been undertaken using desk-based research and a site survey completed in March 2026, undertaken by a landscape architect.

Table 4.3: Site Specific Landscape Character Assessment

Landscape Condition	The landscape is generally in low condition, with fragmented land cover, weakened field boundaries and limited vegetation structure.	Low
Scenic Quality	The scenic quality is assessed as low, characterised by the lack of strong visual features and limited aesthetic appeal.	Low

Cultural Heritage	The cultural heritage is considered low. The surrounding area shows signs of change and modernisation that have weakened historic character.	Low
Perceptual Value	The perceptual value is considered low. The area has limited sense of remoteness or tranquillity, with frequent and audible influences from nearby settlement, infrastructure and ongoing land use activities.	Low
Associations	A low associations value, with no widely recognised cultural, artistic, literary or historic associations that contribute meaningfully to its perception.	Low
Rarity	A low rarity value, as it represents a common and widespread landscape type with no unusual features, habitats or landform characteristics.	Low
Landscape Value	The landscape value is assessed as having a low overall value. It lacks distinctive scenic, cultural or perceptual qualities and represents a common landscape type with limited rarity or intactness.	Low
Source: Mott MacDonald (2026)		

The landscape is assessed as being of low value, reflecting its generally poor condition and limited distinctiveness. It is characterised by fragmented land cover, weakened field boundaries and a lack of structural vegetation, which together contribute to low scenic quality and limited visual appeal. The area possesses minimal cultural heritage interest, with modern influences eroding historic character, and offers low perceptual value due to the absence of tranquillity and the frequent influence of nearby development and infrastructure. There are no notable cultural, artistic or historic associations, and the landscape type is common and widespread, with no rare or distinctive features. Collectively, these factors result in a landscape with limited scenic, cultural or perceptual significance.

4.3 Visual Amenity

A selection of viewpoints and associated receptors were chosen within the study area to assess the visual impact of the proposed works. The representative viewpoints illustrate the range of visual receptors surrounding the proposed site, capturing both immediate and more distant contexts. The near-distance views (VP01–VP04) are located within new areas of planting, grassland and recently established public open space, where young woodland blocks, rough grassland and modern residential edges form the primary visual context. These locations generally provide open or partially filtered views towards the Site, reflecting its integration within a newly created landscape. The further-distance viewpoint (VP05) represents the wider rural setting to the south, characterised by a quiet enclosed lane bordered by mature woodland, where no visibility of the Site is available due to dense tree cover. Collectively, the viewpoints show a landscape transitioning between new development, planned green infrastructure and established woodland, with visibility of the Site reducing rapidly with distance and vegetation enclosure.

The location of representative viewpoints is shown on Figure 2, Landscape Viewpoint Location and Designation Plan in Appendix B. Photographs illustrating the view from each viewpoint are in Appendix C. The visual receptors and their existing views are described and evaluated in the Table 4.4 below. Approximate distances between the viewpoint and the proposed works are classified as follows:

- Close - up to 500m from the proposed works.
- Mid-distance - between 500m and 1km from the proposed works; and
- Distant - More than 1km from the proposed works.

Table 4.4: Visual Receptors

Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP01	Users of Hazebrouck Meadow (SANG), West	A newly planted woodland and grassland area edged by mature coniferous trees. The proposed Site is located within this area.	East	0km
View Value		View Susceptibility	Sensitivity	
Low		Medium	Low	

Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP02	Road users from Park Lane	A path and post-and-rail fence run alongside recently planted woodland blocks set within open grassland. The Site is located immediately behind the post-and-rail fence.	West	10m
View Value		View Susceptibility	Sensitivity	
Low		Medium	Low	

Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP03	Students and staff from Bohunt Wokingham School	An area of rough grassland and young planting with a new housing edge formed by modern residential buildings. The Site is located immediately in front of the line of conifers.	East	75m
View Value		View Susceptibility	Sensitivity	
Low		Low	Low	

Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP04	Users of Hazebrouck Meadow (SANG), north	An open, semi-natural grassland and scrub area with new housing visible within the middle ground. The Site is located in the middle of the view.	South	25m
View Value		View Susceptibility	Sensitivity	
Low		Medium	Medium	

Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP05	Listed buildings around	A view that is representative of the wider landscape to the south. A quiet rural lane enclosed by mature woodland vegetation	South	600m

	Shepperlands Farm Woods	forming a continuous canopy on both sides. No views to the Site are possible.		
View Value		View Susceptibility	Sensitivity	
Medium		Low	Medium	

5 Impact Appraisal

5.1 Introduction

This section considers the impacts and effects of the proposed works on the landscape character and visual amenity during construction, years 1 and 15 of operation. The level of landscape and visual effects is derived by considering the sensitivity of the receptors and the magnitude of change resulting from the proposed works.

It is acknowledged that construction noise, vehicle movements and other construction activities would provide a degree of increased temporary disruption to the landscape and visual intrusion, especially to receptors close to the proposed works and construction compound.

5.2 Construction Impacts and Effects

Construction of the proposed works is anticipated to commence in Summer 2026 and take 6 months to complete.

Construction impacts may be short-term, long-term, temporary, or permanent in nature. Potential impacts during construction likely include:

- Loss of vegetation within the proposed site
- Change of land use
- Traffic management (increase, redirection, closure of roads)
- Changes to pedestrian movement (temporary closure of pavement)
- Construction activities (view of machinery, compound activities, storage of spoil, lighting impact)
- Temporary features (security fencing, site hoardings, signs).

It is acknowledged that construction noise, vehicle movements, etc. would provide a degree of increased disruption to the landscape and a temporary visual intrusion, especially to receptors close to the proposed works and construction compounds.

5.2.1 Incorporated Mitigation

Construction will be carried out using industry best practice to reduce any potentially adverse effects. The following mitigation measures are proposed to mitigate the substantial construction effects identified in this appraisal:

- Lighting management, direction, type – temporary lighting will be controlled to minimise visual intrusion and light spill into the surrounding landscape and sensitive receptors
- Traffic calming measures - construction traffic movement will be managed to minimise effects on landscape character and visual amenity
- Safety measures – designed to balance operational requirements with the need to minimise adverse landscape and visual effects.

5.2.2 Landscape Assessment

The construction of the L795 Arborfield FW Strategic Solution will result in a temporary but noticeable effect on the landscape. The activities associated with construction will introduce plant movements, machinery, material stockpiles and temporary fencing, creating an

engineered and visually disrupted character in an area that currently functions as young, semi-natural greenspace. Some loss of landscape features will occur, primarily through the temporary removal of recently planted vegetation within close proximity to the SANG, including young trees, scrub and grassland that form part of the site's emerging green infrastructure. No mature tree removal is anticipated aside from young planting. Removed vegetation is to be reinstated in line with biodiversity net gain requirements.

The landscape sensitivity within the immediate site area is considered low to medium. The immaturity of woodland blocks and grassland lowers sensitivity, while regular public use increases the susceptibility of the area to temporary change. Construction activity will reduce landscape quality and perceptual experience through noise, ground disturbance and visual intrusion, temporarily lowering tranquillity and naturalness for users. Wider areas, such as the mature woodland near Shepperlands Farm, display higher inherent sensitivity but experience no visibility of the works due to dense vegetation cover. Consequently, the overall impact on sensitivity is judged to be moderate but temporary, lessening substantially once reinstatement planting matures.

The key designation affected by the works is the SANG itself, which is a non-statutory mitigation and recreation designation designed to absorb recreational pressure. Construction will temporarily affect sections of the SANG by reducing visual amenity, restricting access locally and removing young planting, although reinstatement will ensure long-term effects remain low.

Construction is expected to last around six months, with the most intensive impacts occurring during vegetation clearance and excavation, followed by reduced activity during installation and reinstatement. Screening in the landscape is already provided by a combination of newly planted blocks, which offer partial filtering, and mature woodland to the south, which completely screens the site from certain directions such as from Shepperlands Farm (VP05). Additional containment is provided by local landform and the surrounding residential edges, meaning construction visibility is largely confined to close-range receptors. As a result, the landscape effects are localised and temporary, diminishing both with distance and over time as reinstatement planting establishes.

5.2.3 Visual Assessment

The visibility of the construction works will vary across the surrounding landscape, with the greatest level of visibility occurring from receptors in close proximity to the site where vegetation is still young and views are relatively open. The representative viewpoints indicate that construction activity, machinery, and vehicle movements will be visible from the immediate footpaths and open areas shown in VP01, VP02, VP03 and VP04, where young woodland, grassland and open-space planting provide only partial visual filtering. These views currently look directly across newly planted areas or open grassland, where the proposed working areas and construction traffic entering via Palmer Place will form noticeable features during the construction period.

Lighting and noise associated with construction activity may have localised effects on nearby visual receptors, particularly users of the SANG and residents adjacent to Palmer Place. Construction plant will temporarily increase human activity and reduce tranquillity within the immediate surroundings, while any task-specific temporary lighting, if required during darker periods, could be perceptible from paths and open areas within the SANG. However, given the enclosed nature of the wider landscape, these effects will diminish significantly with distance and will not be experienced from more distant, heavily screened locations.

Existing elements in the landscape already provide a degree of natural screening that will limit wider visual effects. The newly planted woodland blocks and scrub offer partial filtering of views

towards the site from several directions, although their limited maturity means they will not fully screen construction activity during early phases.

Additionally, local landform, mature vegetation and the built form of nearby residential development help to interrupt sightlines from other parts of the surrounding area, meaning that visibility of construction works is largely confined to short-range viewpoints and paths within the SANG.

5.3 Operational Effects

The proposed works is currently programmed to be operational in Winter 2026/2027.

Operational impacts will primarily be permanent in nature. Potential impacts once operational include:

- Permanent manmade elements in the landscape comprising of the above ground vent stack and manhole covers
- Permanent minor localised change to landform as a result of construction of below ground infrastructure and access covers
- Permanent revision to layout of existing young tree planting to retain a 3m easement around the new twin tank assets
- Long term operation of the proposed works, requiring periodic access to the manholes and vent stack for inspection and maintenance.

5.3.1 Incorporated Mitigation

A process of iterative design and appraisal was undertaken to avoid or reduce adverse effects during operation. These measures include:

- Vegetation retention prioritised where practicable
- Mitigation planting, including vegetation within a 3m easement around the new twin tank assets is recommended to be transplanted or replaced in close proximity to the site within the SANG to help maintain existing landscape and visual aspects.
- Any reinstated planting undertaken in accordance with the operational constraints of the scheme and subject to agreement between Thames Water and the relevant landowner.
- Reinstatement of pedestrian path so pedestrian routes within the SANG remain clear, safe and visually coherent in line with the existing baseline conditions.

5.3.2 Landscape Assessment

Following completion of the proposed works, the landscape will experience only limited long-term change, as the majority of the construction-related vegetation loss will be reinstated in accordance with project requirements. A 6m vent stack is the only permanent above-ground structure, whilst eight manhole covers will be the only visible indication of the buried tanks. While vegetation clearance is required during construction, this consists primarily of young, planted vegetation, including shrubs, grassland and newly established woodland blocks. No mature tree removal is anticipated, and vegetation removed to facilitate the works is to be reinstated in line with biodiversity net gain requirements, returning the proposed site to its pre-construction landscape structure and ensuring no permanent loss of hedgerows or woodland blocks at maturity. As a result, long-term landscape impacts are minimal, and with the

reinstated planting expected to re-establish, integrating the vent stack within the surrounding green infrastructure over time.

The landscape sensitivity post-construction remains medium, reflecting its role as a managed recreational and ecological landscape. The reinstatement strategy ensures that the landscape character will recover quickly, with only the vent stack introducing a minor and localised permanent change. As the vent stack is modest in scale and positioned within a backdrop of woodland planting, its presence is unlikely to significantly affect the wider perception or sensitivity of the area. Beyond the SANG, the proposed works remains completely screened from the development, ensuring sensitivity in those areas is unaffected. Overall, post-construction impacts on landscape sensitivity are slight and confined to the immediate site, with no meaningful long-term reduction in landscape quality.

The only designation affected by the project is the SANG, which experiences temporary disruption during construction but benefits from reinstated vegetation and restored public amenity after completion. As the restored landscape will retain its open space, pathways, planting structure and ecological function, the SANG's purpose and designation value will be maintained.

5.3.3 Visual Assessment

Visibility of the proposed works will be limited and largely contained within the immediate landscape. As a result, long-term visibility is expected to be low and highly localised. From the near-distance viewpoints, the vent stack may be perceptible above young planting, particularly in the short term, as these areas currently comprise recently planted woodland, scrub and open grassland that provide only partial screening. However, reinstated vegetation will gradually mature and increasingly filter or obscure views of the vent stack, reducing its visual influence over time.

Overall, post-construction views of the proposed works will be limited to receptors immediately adjacent to or within the SANG, with no visibility expected from more distant or heavily screened viewpoints.

6 Summary

The proposed site is located adjacent to an existing SANG forming part of the new Arborfield Green residential development, consisting of recently established woodland planting, rough grassland and open recreational space.

Representative viewpoints show the landscape to be young and still developing, with more mature woodland present in the surrounding area. The proposed works comprises the installation of two offline foul-water storage tanks connected to the existing network, delivered via open-cut excavation. The works also include installation of eight manholes, associated pipework, and a 6-metre vent stack as the only permanent above-ground structure.

During construction, which is expected to last six months, the landscape will experience temporary but noticeable change due to excavation, plant movement, temporary fencing, stockpiling and formation of the construction compound. The proposed works will result in the loss of young, planted vegetation, including shrubs, grassland and early-stage woodland blocks. No mature trees are expected to be removed. Construction activity will reduce tranquillity and temporarily lower landscape quality within the immediate area, though wider landscapes remain screened and unaffected. Construction impacts are localised, temporary, and largely reversible, with reinstatement of planting within the surrounding SANG planned following completion - subject to agreement from the agent/body responsible for the management of the SANG. If relocation within the SANG is not possible, then the plants could be relocated to an area used for offsite Biodiversity Net Gain.

Post-construction, the landscape will experience minimal long-term change. All underground infrastructure will be concealed, with the 6m vent stack, and eight manhole chamber covers representing the only permanent visible features. No tree or shrub planting will be possible above the underground infrastructure, and a 3m, plant-free, easement is required around the storage tanks. Reinstatement planting within this easement will be limited to species-rich grassland. Given the age and recent planting of the existing tree and shrub planting, there may be opportunities to relocate some of the plants within the surrounding SANG area, but this would be subject to agreement from the agent/body responsible for the management of the SANG.

Given the immaturity of the vegetation being removed, and the commitment to reinstatement of the existing vegetation, impacts on landscape fabric and quality are low. Mature woodland and distant receptors remain unaffected, and the SANG continues to operate effectively as a designated recreational landscape. Overall, operational effects are small in scale, localised and compatible with the developing green-infrastructure character of Arborfield Green.

The proposed works results in temporary landscape impacts during construction, primarily due to vegetation clearance, ground disturbance and construction activity. These effects are localised and reversible, with the wider landscape remaining well screened. Post-construction, the reinstatement of removed vegetation and the concealed nature of the infrastructure ensure that the long-term change to landscape quality is very limited, with only a modest, localised alteration resulting from the vent stack. The SANG designation is maintained without meaningful loss of function or character, and no statutory landscape designations are affected. In summary, the proposed works results in low levels of long-term landscape impact, with all significant change restricted to the temporary construction phase.

Appendices

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A. Methodology

A Landscape and Visual Appraisal (LVA) examines how a proposed development may influence both the character of the landscape and the views experienced by people in the surrounding area. It considers the physical, ecological and cultural components of the landscape, as well as perceptual qualities such as tranquillity, enclosure, openness and rurality. An LVA also evaluates how the development would be seen from publicly accessible locations, including settlements, roads and public rights of way, and assesses the sensitivity of these receptors alongside the scale and nature of the anticipated change. LVA provides a more flexible, descriptive appraisal of likely landscape and visual effects without assigning formal significance ratings.

A.1 Landscape baseline

The landscape baseline study considers the constituent elements, features and other factors that contribute to existing landscape character within the study area including:

- the physical influences on the landscape resource - including topography, geology, soils, microclimate, water bodies and water courses.
- the influence of human activity - including land use, open space, transport routes, public rights of way, national trails, historic green lanes, land management, the character of settlement and buildings and the pattern and type of fields and enclosure.
- the aesthetic and perceptual aspects of the landscape - including scale, complexity, openness, tranquillity, and wildness; and
- heritage features - including conservation areas, listed buildings, registered parks and gardens and other elements contributing to historic landscape character.

Key sources of information include OS mapping, aerial photography, and published documents on the local authority website. In accordance with the guidance in GLVIA 3, existing landscape character assessments and historic characterisation documents, where appropriate and up to date, have been used to inform the LVA. The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements.

The value of each LCA was evaluated in accordance with the criteria set out in the table below:

Table A.1: Landscape value

Value	Criteria for assessing landscape value
High	Designated landscape (such as National Park, National Landscape). Landscape of high scenic quality with a distinctive combination of features, elements and characteristics, outstanding views, and a strong sense of place. A scarce or fragile landscape with cultural, historic, or ecological elements which make a major contribution to landscape character. No or very few landscape detractors. Has components which are difficult to replace (such as mature trees). A tranquil landscape in good condition, largely intact, with an unspoilt character.
Medium	Landscape locally designated (such as conservation area, regional park) or locally valued (for its recreational facilities and footpath networks for instance). Some scenic quality and a moderate sense of place. A landscape with some distinctive features, elements, and characteristics. Some cultural, historic, or ecological elements which contribute to landscape character. Some high use areas, but overall medium tranquillity. Few landscape detractors.
Low	Undesignated landscape, not valued for its scenic quality, with a disparate combination of features, elements and characteristics and a weak sense of place. Mainly common features and few or no

Value	Criteria for assessing landscape value
	cultural, historic, or ecological elements that contribute to landscape character. Many landscape detractors. A landscape of low tranquillity.

Based on GLVIA 3 (LI and IEMA, 2013)

A.2 Visual baseline

Table A.2: View values

View value	Criteria for assessing view value
High	A view in which attractive features are dominant or include attractive focal points and/or skyline features. Visual detractors may be present but are not strongly apparent in the composition of the view. A view in a high-quality landscape such as an Area of Outstanding Natural Beauty, designated or identified as of value in a guidebook or tourist literature. A view where the composition is a fundamental aspect of the design or function of a heritage asset and is integral to its setting.
Medium	An unremarkable view where neither attractive or discordant elements are dominant or form a clearly apparent part of its composition. A view that is undesignated and undocumented.
Low	A view where discordant or unattractive features are dominant or prevalent and/or where such features are focal points and/or skyline features. These views may contain some attractive features, but these are not strongly apparent in the composition of the view. A view that is undesignated and undocumented.

Based on GLVIA 3 (LI and IEMA, 2013)

A.3 Assessment of landscape effects

The sensitivity of the landscape was evaluated by considering the existing value of the landscape and its susceptibility to the type of change arising from the proposed works. There can be a complex relationship between the value attached to the landscape and its susceptibility to change, especially if the change is within or close to a designated landscape. A designated landscape such as a National Landscape is likely to have a high susceptibility to change but, depending on the type of scheme, it might accommodate the change without detrimental effect on its key characteristics. In this case its susceptibility to change could be medium or even low. The evaluation of susceptibility to change was based on the criteria set out in the table below.

Table A.3: Landscape susceptibility

Susceptibility	Criteria for assessing landscape susceptibility
High	The overall character and the valued landscape characteristics, elements and features have a low ability to tolerate the nature and scale of the change resulting from the proposed works without permanent serious adverse change to the baseline situation.
Medium	The overall character and the valued landscape characteristics, elements and features have a moderate ability to tolerate the nature and scale of the change resulting from the proposed works, with some adverse changes to the baseline situation.
Low	The overall character and the valued landscape characteristics, elements and features have a high ability to tolerate the nature and scale of the change resulting from the proposed works, with limited adverse changes to the baseline situation.

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of Sensitivity was based on Landscape Value and Susceptibility and set out in the table below.

Table A.4: Landscape Sensitivity

Susceptibility	Value		
	High	Medium	Low

Susceptibility	Value		
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

Based on GLVIA 3 (LI and IEMA, 2013)

Table A.5: Landscape sensitivity

Sensitivity	Criteria for assessing landscape sensitivity
High	Landscape of high national importance, rarity, and value with distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain (i.e., designated areas, registered parks and gardens, country parks and strong sense of place). A high susceptibility to change due to the type of scheme proposed.
Medium	Landscape of medium value and local or regional recognition of importance, able to accommodate some change (i.e., with features worthy of conservation, some sense of place or value through use of perception). A medium susceptibility to change due to the type of scheme proposed.
Low	Undesignated landscape of low value, low to medium ability to accommodate change (i.e., non-designated or designated areas of local recognition or areas with little sense of place). A low susceptibility to change due to the type of scheme proposed.

Based on GLVIA 3 (LI and IEMA, 2013)

The magnitude of change to landscape character was determined by considering:

- The nature of an impact - whether the introduction of a proposed works will be of benefit or detriment to the existing landscape character.
- The scale of the change - extent of the loss of landscape elements, the degree to which aesthetic features or perceptual aspects of the landscape are altered (by the removal of hedgerows or introduction of new structures for example) and whether a key characteristic of the landscape is altered.
- The geographical extent of the area affected; and
- The duration of the change and its reversibility.

The evaluation of magnitude of change was based on the criteria set out in the table below.

Table A.6: Magnitude of change to landscape character

Magnitude	Criteria for assessing magnitude of change
High	Total loss or substantial alteration to key elements/features/characteristics of the LCA and/or its setting. Addition of new elements which conflict with key characteristics of the existing landscape. Changes that alter a substantial proportion of the LCA. Introduction of long-term and/or irreversible changes to an LCA or its setting.
Medium	Partial loss or alteration to key elements/features/characteristics of the LCA and/or its setting. Addition of new elements or features that are prominent in the landscape, but which do not necessarily conflict with key characteristics of the existing landscape. Changes that alter part of an LCA or its immediate setting. Introduction of medium to long term and/or irreversible changes to part of an LCA or its setting.
Low	Slight loss or alteration to one or more key characteristics of the LCA and/or its setting. Addition of new elements or features that are largely characteristic of the existing LCA and/or its setting. Introduction of short to medium term changes to the LCA and/or irreversible changes to a small proportion of the LCA.
Negligible	No change to, or barely perceptible loss or alteration to key characteristics of the LCA and its setting. Addition of new elements or features that are characteristic of the existing LCA and/or its setting. Changes experienced close to the proposed works site at a very localised level.

Based on GLVIA 3 (LI and IEMA, 2013)

A.4 Assessment of visual effects

The sensitivity of visual receptors was evaluated by considering the value attached to specific views and the susceptibility of visual receptor to changes to views and visual amenity. The susceptibility to change depends on the occupation or activity of the receptor and the extent to which their attention is focused on the view and visual amenity. The evaluation of susceptibility was based on the criteria set out in the table below.

Table A.7: Visual receptor susceptibility

Susceptibility	Criteria for assessing visual receptor susceptibility
High	Occupiers of residential properties, users of public rights of way, visitors to places whose attention is focussed on the landscape.
Medium	People working in or travelling through rural areas whose attention is partially on the landscape. People walking or cycling through urban areas whose views are partially focussed on their surroundings. Users of publicly accessible outdoor open space including cemeteries.
Low	People at work, at school and engaging in formal sport. People walking or cycling through urban areas whose attention is focussed on their destination rather than enjoying the scenery they are passing through. People travelling at high speed on roads or railways.

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of sensitivity was based on tables A.2 and A.6.

Table A.8: Visual receptor sensitivity

Susceptibility	Value		
	High	Medium	Low
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of sensitivity was based on the criteria set out in the table below.

Table A.9: Visual receptor sensitivity

Sensitivity	Criteria for assessing visual receptor susceptibility
High	A view of high scenic value. A view identified as of value on an Ordnance Survey map, tourist map or guidebook, or one recorded in art or literature of national significance. A view where the composition was a fundamental aspect of the design or function of a heritage asset and is an integral part of the setting of a heritage asset. A view with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and views which have otherwise become historically cherished and protected.
Medium	A view of medium scenic value. A view where existing adverse elements may form a noticeable part in the composition of the view. A typical and/or representative view. A view where the composition was a peripheral aspect of the design or function of a heritage asset.
Low	A view of low scenic value. An undistinguished or unremarkable view and / or a view where existing adverse element form a clearly apparent or dominant part of the view / composition of the view.

Based on GLVIA 3 (LI and IEMA, 2013)

The magnitude of change to views was determined by considering:

- The nature of an impact by judging whether the introduction of a proposed works would be of benefit or detriment to the existing view. The impact of a proposed works can be adverse or beneficial.

- The context of the existing view (e.g., whether it is across a natural landscape or an industrial site).
- The extent to which the view has been altered due to the loss/ addition of features and the proportion of the view the scheme will occupy.
- The scale and appearance of the proposed works and the degree of contrast/ integration with the existing view.
- The distance of the visual receptor from the scheme and the angle/ position of view; and
- The duration and reversibility of the effect.
- The size and scale of the effect; and
- The geographical extent of the changes to the view.

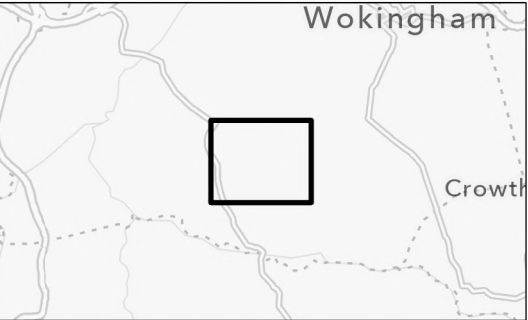
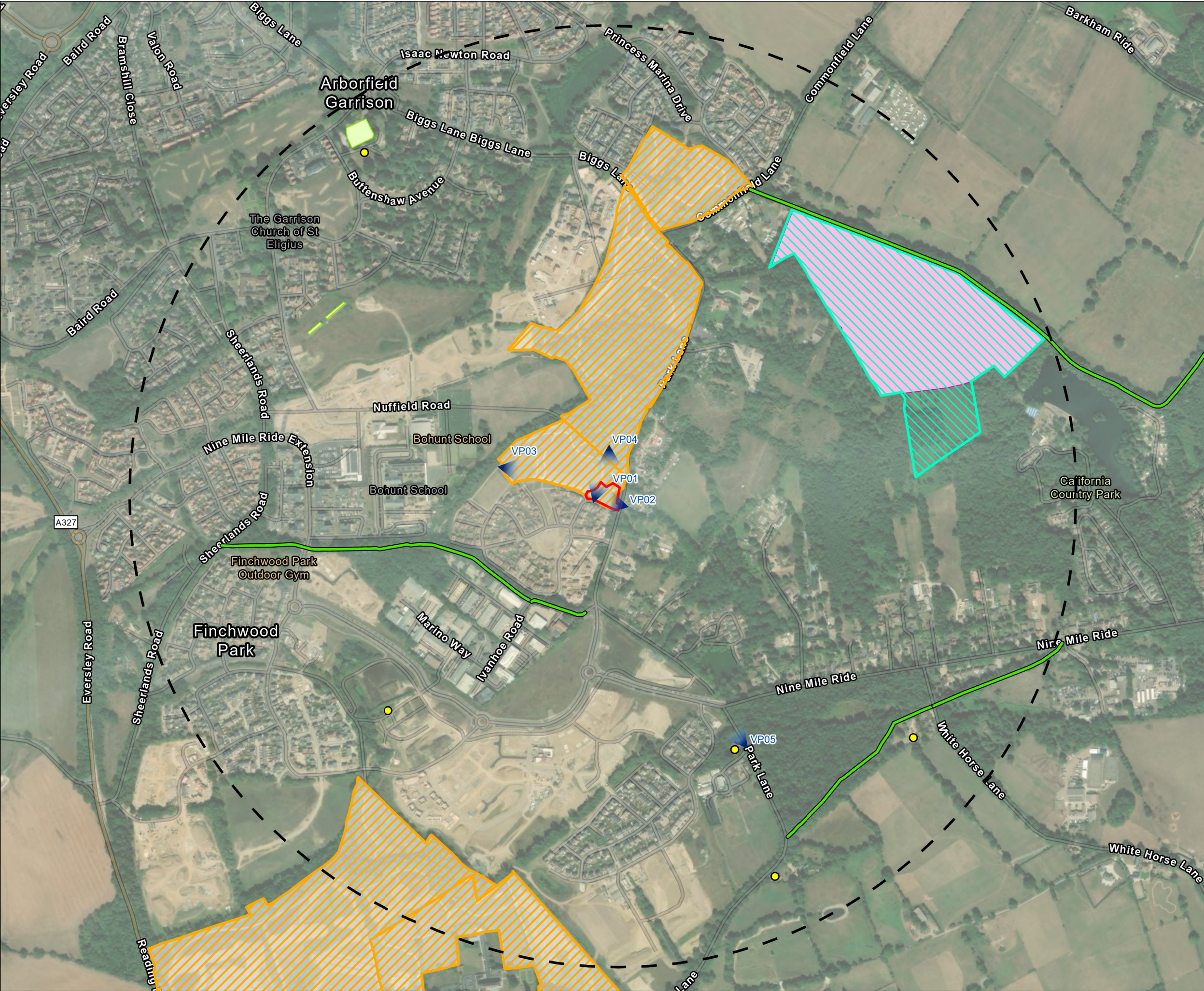
The evaluation of the magnitude of change was based on the criteria set out in the table below.

Table A.10: Magnitude of change to Visual Amenity

Magnitude	Criteria for assessing magnitude of change
High	Total loss or substantial alteration to key characteristics of the view. Addition of new features or components that are continuously highly visible across the majority of the view and incongruous with the existing view. Substantial changes in close proximity to the visual receptor and within the direct frame of view. Introduction of long term or permanent change uncharacteristic of the view.
Medium	Noticeable change or alteration to one or more key characteristics of the view. Addition of new features or components that may be continuously highly visible across much of the view but are largely characteristic of the existing view. Changes a relatively short distance from the receptor but viewed as one of a series of components in the middle ground of the view. Substantial change partially filtered by intervening vegetation and/or built form or viewed obliquely. Introduction of medium to long term change uncharacteristic of the view and/or permanent changes largely characteristic of the existing view or affecting a small proportion of the view
Low	Slight loss or alteration to one or more characteristics of the view. Addition of new features or landscape components that may be continuously or intermittently visible in part of the view but are largely characteristic of the existing view from a receptor. Changes within the background of the view, viewed as one of a series of components in the wider panoramic view from a receptor. Change largely filtered by intervening vegetation and/or built form or viewed obliquely. Introduction of short to medium term change uncharacteristic of the view and/or long term/permanent changes in a small proportion of the view.
Negligible	No change to, or barely perceptible loss or alteration in the view. Addition of new features or landscape components that are largely inconspicuous and characteristic of the existing view. Changes within the background of the view, viewed as an inconspicuous element within the wider panorama. Change almost entirely obscured by intervening vegetation and/or built form. Short term change affecting a small proportion of the view.

Based on GLVIA 3 (LI and IEMA, 2013)

B. LVA Figure



Red line boundary

1km buffer

Grade II listed building

Public right of way (PRoW)

Suitable alternative natural greenspace (SANG)

Site of special scientific interest (SSSI)

Scheduled monument

Local nature reserve (LNR)

Representative viewpoint

VP01 - View from entrance to Coronation Fields

VP02 - View from entrance from Park Lane

VP03 - View from Bohunt Wokingham School

VP04 - Users of Hazebrouck Meadow

SANG

VP05 - View from listed buildings around Shepperlands Farm woods

Coordinate system: British National Grid; Datum: OSGB 1936

Data sources: Red line boundary, 1km buffer, viewpoints: Mott MacDonald 2026. Listed buildings, scheduled monuments: © Historic England 2026. Contains Ordnance Survey data © Crown copyright and database right 2026. PRoW: Compiled by www.rowmaps.com/ Local authority data contains Ordnance Survey data © Crown copyright and database right 2026. Open Government Licence (nationalarchives.gov.uk). SANG: Wokingham Borough Council 2026. SSSI, LNR: © Natural England 2026.

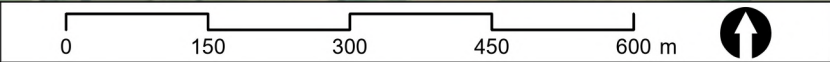
Background mapping: Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Thames Water DS Environmental Support
Arborfield L795
Landscape Visual Receptor and
Designations Plan
Figure 2

Drawn B Capon	GIS Checked F Saunders	Checked J Tomlinson	Approved P Wyeth
Scale at A3 1:8,000	Status INF	Revision 01	Security STD



C. Landscape and Visual Appraisal Representative Photography

L795 Arborfield FW Strategic Growth Solution

Landscape and Visual Appraisal Representative Photography Appendix C

APRIL 2026

Document Number: L795-DN-00-004-RP-EN-0006

Client: Thames Water

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Revision record

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Purpose of this document

Landscape and Visual Appraisal

This document provides **technical visualisations**, which are intended to form part of the Landscape and Visual Appraisal (LVA) for L795 Arborfield FW Strategic Growth Solution

Technical visualisations can take a variety of static forms, including annotated photographs (Type 1), wirelines (Type 2), photomontages (Type 3) and scale-verifiable photomontages (Type 4).

This document contains Type 1 visualisations only.

These visualisations are intended to provide an illustration of the baseline conditions from sensitive receptors when visibility is at its best. Descriptions of each sensitive receptor are provided in L795-DN-00-004-RP-EN-0004 P01 Landscape and Visual Appraisal and the location of each representative viewpoint is provided in L795-DN-00-004-DR-EN-0006 P01 Landscape Visual Receptor and Designations Plan

This document should be read alongside both the LVA report and the associated figures.

Methodology

Selection of Viewpoints

The locations of representative views within this document, have been selected to align with the viewpoint locations and visual receptors that are provided within L795-DN-00-004-RP-EN-0004 P01 Landscape and Visual Appraisal

Methodology for recording representative photography

The representative photography within this document are defined within TGN 06/19, as “Type 1” visualisations. These being, annotated viewpoint photographs used to represent context and outline or extent of the development and of key features of the view.

Photographs were recorded during summer as well as during winter, to represent the character of the landscape and existing views when trees are both in and out of leaf.

A Canon 6D full-frame sensor (FFS) camera with a 50mm fixed lens (FL) was used for all photographs. Locational accuracy for each photograph has been achieved using the built-in GPS system within the Canon 6D camera. The camera was mounted on a Manfrotto Element MII tripod at a height of 1.6m above

ground level. Where panoramic images have been presented in this document, they were recorded as a series of photographs using a Manfrotto 302 Plus panoramic tripod head, and merged into a single panorama using Adobe Photoshop.

Methodology for viewing representative images

Photographs are labelled with the indicative extents of the Proposed Development Site or, where the viewpoint is at more of a distance from the Proposed Development Site or behind other elements in the view, the indicative location of the Proposed Development Site.

100% Reference Images: A ‘mathematically correct’ representation of a view is established when the recorded photograph is printed at a size of 390mm x 260mm on an A3 sheet, and held 542mm (arms length) from the eye. Photographs recorded with our equipment and printed at this size will have a Horizontal Field of View (HFOV) of 39.6°.

As a standard methodology, we have used **100% Reference Images** for our representative photography unless otherwise stated within the information on individual image pages.

All images within this document have been taken in accordance with Technical Guidance Note (TGN) 06/19 Visual Representation of development proposals, published by the Landscape Institute in 2019.



Visibility	Good	Date and time of photography	05/03/26 12:50	Visualisation type	Type 1
Weather conditions	Clear	Direction of view	East	Projection	Planar
Description of view	A newly planted woodland and grassland area edged by mature coniferous trees. The proposed Site is located within this area.	Approximate distance to site	0m	Enlargement factor	100% at A3
		Camera location grid coordinates	477456E 164949N	Horizontal Field of View	39.6°



Visibility	Good	Date and time of photography	05/03/26 12:52	Visualisation type	Type 1
Weather conditions	Clear	Direction of view	West	Projection	Planar
Description of view	A path and post-and-rail fence run alongside recently planted woodland blocks set within open grassland. The Site is located immediately behind the post-and-rail fence	Approximate distance to site	10m	Enlargement factor	100% at A3
		Camera location grid coordinates	477529E 164938N	Horizontal Field of View	39.6°



Visibility	Good	Date and time of photography	05/03/26 12:58	Visualisation type	Type 1
Weather conditions	Clear	Direction of view	East	Projection	Planar
Description of view	An area of rough grassland and young planting with a new housing edge formed by modern residential buildings. The Site is located immediately in front of the line of conifers.	Approximate distance to site	75m	Enlargement factor	100% at A3
		Camera location grid coordinates	477253E 165037N	Horizontal Field of View	39.6°



Visibility	Good	Date and time of photography	05/03/26 13:01	Visualisation type	Type 1
Weather conditions	Clear	Direction of view	South	Projection	Planar
Description of view	An open, semi-natural grassland and scrub area with new housing visible within the middle ground. The Site is located in the middle of the view.	Approximate distance to site	25m	Enlargement factor	100% at A3
		Camera location grid coordinates	477474E 165046N	Horizontal Field of View	39.6°



Visibility	Good	Date and time of photography	05/03/26 13:13	Visualisation type	Type 1
Weather conditions	Clear	Direction of view	North	Projection	Planar
Description of view	A view that is representative of the wider landscape to the south. A quiet rural lane enclosed by mature woodland vegetation forming a continuous canopy on both sides. No views to the Site are possible.	Approximate distance to site	600m	Enlargement factor	100% at A3
		Camera location grid coordinates	477827E 164346N	Horizontal Field of View	39.6°

