Wokingham Borough Council

LAND TO THE NORTH OF MEREOAK PARK AND RIDE

Landscape and Visual Statement



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Wokingham Borough Council

LAND TO THE NORTH OF MEREOAK PARK AND RIDE

Landscape and Visual Statement

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1. INTRODUCTION

1.1. OVERVIEW

1.1.1. This Landscape and Visual Statement (LVS) has been prepared by WSP in support of the Permitted Development application being submitted on behalf of Wokingham Borough Council ('the Applicant') for Land to the North of Mereoak Park and Ride ("the Application Site").

1.2. SITE LOCATION/CONTEXT

1.2.1. The Application Site is located approximately 1 km south of the outer (southern) edge of the city of Reading, south of junction 11 of the M1 Motorway. The Application Site is located along the western side of the A33, directly to the west of the village of Three Mile Cross, and forms part of Wokingham Borough Council's (WBC) wider landholding north of the existing Mereoak Park and Ride facility, Grazeley, adjacent immediately to the south east. The Application Site also sits within the South of M4 Strategic Development Location (SDL) as defined in Wokingham Borough Council's Adopted Local Plan (refer to ***Table 2-1 – Baseline information sources).***

1.2.2. Refer to drawing **2171-WSP-XX-XX-DR-C-0000-P01 Site Location Plan** for location of the Application Site.

1.2.3. Refer to drawing **SP-UK0029445-2171-CH-SK-0001 P04 Red Line Boundary** for the Red Line Boundary.

1.3. PROPOSALS

1.3.1. The Proposed Development seeks planning permission for a change of use from undeveloped greenfield land to open storage (Use Class B8). Proposals for the Application Site comprise the following:

- Clearance of existing scrub and grassland;
- Creation of a new vehicular entrance to the Application Site from Mereoak Lane; and
- Open Storage Facility (Use Class B8), incorporating access road, levelled storage areas, internal circulation, fencing, lighting and associated infrastructure.

1.3.2. Proposals for the Application Site are shown on drawing **WSP-UK0029445-2171-CH-SK-0002 P04 Site Plan.**

1.4. SCOPE OF ASSESSMENT

1.4.1. The scope of this LVS considers the following key elements:

- Existing features of the Application Site and its context;
- Landscape character, the character of the Application Site, and its relationship to its surroundings;
- Landscape-related planning designations;
- Potential visibility of the Application Site (based on production of a Zone of Theoretical Visibility (ZTV);
- Future baseline assumptions based on approved development surrounding the Application Site; and

- Changes to landscape features, landscape character and views arising from the Proposed Development;

1.5. SUPPORTING DOCUMENTS

1.5.1. To provide supporting information for the appraisal process, the following figures have been prepared (refer to Appendix B (Figures):

- Figure 1: Landscape Context Plan;
- Figure 2: Landscape Character Plan;
- Figure 3: Landscape Designations Plan;
- Figure 4-1: Zone of Theoretical Visibility (option 1);
- Figure 4-2: Zone of Theoretical Visibility (option 2); and
- Figure 4-3: Zone of Theoretical Visibility (option 3).

2. METHODOLOGY

2.1. APPROACH

2.1.1. This LVS has been carried out in accordance with best practice guidance in relation to LVIA, specifically with reference to the Landscape Institute and IEMA's *Guidelines for Landscape and Visual Impact Assessment* (Ref 9.1).

2.1.2. This appraisal has been informed by a desktop baseline study, undertaken November 2025 - January 2026.

2.2. NATURE OF LANDSCAPE AND VISUAL EFFECTS

2.2.1. The appraisal considers two distinct but closely related areas: landscape character and visual amenity, as described in the Landscape Institute and IEMA's *Guidelines for Landscape and Visual Impact Assessment* (Ref 9.1).

LANDSCAPE

2.2.2. The character of the landscape derives from a combination of physical factors, natural processes and human intervention.

2.2.3. Landscape effects are a combination of the physical changes to the fabric of the landscape arising from the Proposed Development and from perceptual changes – the way these physical changes alter how the landscape is perceived. The landscape appraisal considers the effect of the Proposed Development on the landscape as a whole as well as potential effects on significant individual elements of the landscape, and effects on characteristic combinations or patterns of elements and how these are perceived to affect its character and quality.

2.2.4. Landscape character is generally considered to be a resource in its own right, which exists whether or not there are people present to experience it, and refers to a combination of particular elements of landscape and their interaction.

VISUAL

2.2.5. Visual appraisal is concerned with the views that are available to people who may be affected by the Proposed Development, and their perception and responses to changes in these views.

2.2.6. Visual effects arise from changes in the composition and character of views available in the area affected. The appraisal considers the likely change that would be experienced, including the effects both on specific views and on general visual amenity.

2.2.7. For the purposes of this appraisal, whilst it is the people living, working, passing through or enjoying recreational activities in the area who experience the views and enjoy the visual amenity, it is the places they may occupy that are mapped and described as the 'receptors' of the views.

LEVEL OF EFFECT

The purpose of an LVA when produced outside the context of an EIA is to identify the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the LVA may then inform the planning balance to be carried out by the determining authority.

2.2.8. In this LVA, the relative level of the identified landscape and visual effects has been determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. The level of effect is described as high, medium-high, medium, low-medium, low or negligible. No Effect may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.

2.3. EXTENT OF STUDY AREA

2.3.1. The Study Area extent for the visual appraisal is the area from which the Proposed Development may be seen (by definition, visual effects can only occur where at least some part of the scheme is visible). The study area for the Landscape Appraisal is also defined by the area from which the Proposed Development may be seen, but the appraisal considers potentially affected landscapes in terms of the character area or unit as a whole, not just the part from which there may be visibility.

2.3.2. The Study Area has been defined following production of a Zone of Theoretical Visibility (ZTV), with desktop analysis/Google Earth street views used to check views against the ZTV analysis, to establish the likely extent of the surrounding landscape from which views may be theoretically visible. At the time of writing of this LVS, a separate (live) site visit has not been undertaken.

2.3.3. Based on the field surveys and zone of theoretical visibility (ZTV) modelling, professional judgment has been used to establish that significant landscape and visual effects are likely to be confined to within 1km of the application site due to a combination of intervening topography, vegetation, the presence of transport infrastructure and other intervening built form. Beyond that, it is likely that those effects would become difficult to perceive. The Study Area for this appraisal has therefore been defined as a 1km radius from the Application Site.

2.4. DESKTOP STUDY

2.4.1. The desktop study comprises the collation and review of published background information relating to the Application Site and surrounding landscape context. This includes a review of pertinent landscape planning policy and published documents relating to the receiving landscape as well as information on statutory and non-statutory landscape designations, and other consented schemes.

SOURCES OF BASELINE INFORMATION

2.4.2. Sources of baseline data are summarised in table 2-1 on the following page:

Table 2-1 – Baseline information sources

Baseline Topic	Data Source
Local Plan	Wokingham Borough Council (2000) *Adopted Core Strategy Development Plan Document* [online]. Available at: https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf [Accessed 18/12//2025] Wokingham Borough Council (2014) *Managing Development delivery (MDD) Local Plan* [online]. Available at: https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf [Accessed 18/12//2025] Wokingham Borough Council (2025) *Planning Policies and Constraints map* [online]. Available at: https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f/ [Accessed 18/11/2025].
National Landscapes (formerly AONB)	Natural England, 2025. '*Magic*' [online]. Available at: http://www.magic.gov.uk/ [Accessed 13/11/2025] National Landscapes Association [online] Available at: https://national-landscapes.org.uk/national-landscapes/howardian-hills [Accessed 13/11/2025]
Registered Parks and Gardens, Listed Buildings and Scheduled Monuments	Natural England, 2025. '*Magic*' [online] Available at: http://www.magic.gov.uk/ [Accessed 13/11/2025] Historic England. '*Search the List*' [online] Available at: http://www.historicengland.org.uk/listing/the-list/ [Accessed 13/11/2025]
Conservation Areas	Wokingham Borough Council (2025) *Planning Policies and Constraints map* [online]. Available at: https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f/ [Accessed 18/11/2025].
Ancient Woodland	Natural England, 2025. '*Magic*' [online] Available at: http://www.magic.gov.uk/ [Accessed 13/11/2025]
Public Rights of Way	Wokingham Borough Council (2025) *Public Rights of Way* [online]. Available at: https://experience.arcgis.com/experience/693aa0ab35dd45e7ae8e256533d7dd2b/ [Accessed 18/11/2025].
National Cycle Network	Sustrans, 2025. '*National Cycle Network Map*' [online] Available at: http://www.sustrans.org.uk/ncn/map [Accessed 13/11/2025]
Tree Preservation Orders	Wokingham Borough Council (2025) *Protected Tree Map* [online]. Available at: https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0/ [Accessed 18/11/2025].
Landscape Character	National - Natural England, 2025. '*National Character Areas*' [online]. Available at: https://nationalcharacterareas.co.uk/ [Accessed 13/11/2025] National Character Area: 115 - Thames Valley National Character Area: 129 - Thames Basin Heaths

Baseline Topic	Data Source
Local Landscape designations: Valued Landscapes (VL)	Wokingham Borough Council (2020) Valued Landscapes Topic Paper [online]. Available at: https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Valued%20Landscapes%20Topic%20Paper.pdf [Accessed 13/11/2025] Wokingham Borough Council (2024) Valued Landscapes Assessment [online]. Available at: https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Valued%20Landscapes%20Topic%20Paper.pdf [Accessed 13/11/2025]
Local Landscape designations: Special Character Areas (SCA)	Wokingham Borough Council (2025) *Planning Policies and Constraints map* [online]. Available at: https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f/ [Accessed 18/11/2025].
Local Landscape Character	Land Use Consultants (2019) Wokingham Borough Landscape Character Assessment [online]. Available at: https://www.wokingham.gov.uk/planning-policy/evidence-studies [Accessed 13/11/2025]

2.5. LANDSCAPE PLANNING CONTEXT

2.5.1. **Figure 3: Landscape Designations** illustrates relevant statutory landscape planning designations applicable to the Application Site and Study Area. A brief summary of relevant planning policy follows below.

LEGISLATION AND POLICY

2.5.2. The UK is a signatory to the European Landscape Convention (Ref 9.2), which was ratified in 2006 and became binding in the UK from 1 March 2007. The Convention is not an EU Directive, rather countries that ratify the Convention make a commitment to upholding the principles it contains within the context of their own domestic legal and policy frameworks.

2.5.3. There is no UK legislation specifically covering Landscape or Visual Amenity, but the spirit of the ELC is carried through in planning policy.

2.5.4. Landscape is defined in the ELC as:

'*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.'*

2.5.5. Furthermore, it recognises that all landscapes are potentially important, irrespective of location or condition – signatories acknowledge:

'… that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday area'.

LANDSCAPE PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF)

2.5.6. A revision of the NPPF (Ministry of Housing, Communities and Local Government, 2024) was published in December 2024 (Ref 9.3).

2.5.7. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides an overarching framework within which locally prepared plans for housing and other development should be produced.

2.5.8. Relevant paragraphs outlined within the NPPF are outlined below:

2.5.9. **Para 129** states:

'Planning policies and decisions should support development that makes efficient use of land, taking into account:

(d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

(e) the importance of securing well-designed, attractive and healthy places.

2.5.10. **Para 136** states:

'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined 52, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users...'

2.5.11. **Para 162** states:

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure'

2.5.12. **Para 187** states:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;'

2.5.13. **Para 187** states:

'*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;'

2.5.14. **Para 188** states:

'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework 65; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

2.5.15. **Para 189** states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'.

2.5.16. **Para 190** states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'

2.5.17. **Para 198** states:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

(b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

(c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

2.5.18. **Para 207** states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting....'

2.5.19. **Para 215** states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

2.5.20. **Para 216** states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

2.5.21. **Para 190** states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'.

Local Planning Policy

Wokingham Borough Council – *Core Strategy Development Plan Document*

2.5.22. The Wokingham Borough Council ***Adopted Core Strategy Development Plan Document*** sets out the strategy for managing development in the plan period (to 2026).

2.5.23. Policy CP3 (General principles for Development) states:

"Planning permission will be granted for proposals that:
....c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
.....e) ..... contribute to the support for suitable complementary facilities and uses;

2.5.24. Para 4.19 (CP3) states that *"Proposals should also take account of the results of the Council's Landscape Character Assessment "*

2.5.25. Para *A7.17 (*Concept Rationale for Policy CP19 - Strategic Development Location - South of the M4 Junction 11) – states:

A7.17 The area to the south of the M4 is characterised by existing small settlements set within a rural context, which has thus far been retained through the former allocation of green gaps. This

sets it apart from the area to the north of the M4, which is perceived as being more closely aligned to Greater Reading. The character of the area is considered worthy of retention as it forms part of the identity of the Borough. New development must therefore seek to balance the demand for new housing with the prevailing settlement configuration and setting. To achieve this:

a) New growth should be focused around the existing settlements of Shinfield, Spencers Wood and Three Mile Cross. In pursuing a strategy based on village expansion, additional support for existing services can be provided, whilst simultaneously retaining the separation between distinctive settlements.

b) Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.....

Wokingham Borough Council - Managing Development Delivery (MDD) Local Plan

2.5.26. The Managing Development Delivery Local Plan builds on the Wokingham Borough Council Core Strategy, setting out more detailed policies for managing development. It was adopted by the council on 21 February 2014.

2.5.27. Objectives of the MDD relevant to the Application Site and Study Area include:

- To protect the historic and underlying character of the Borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment
- To Maintain the distinct and separate identity of the Borough's settlements through confirming development limits
- To protect the most important areas of biodiversity, landscape and heritage from development

2.5.28. Policy CC02 (Development Limits) states:

"New development located at the edge of, but within the development limit, should demonstrate how the interrelationship between open countryside and the built form is respected. Careful siting and design of new development at the edge of development limits must allow for an approach which provides a transition between the built area and the open countryside. The aim is for development to recede and soften in relation to adjoining open countryside and avoid hard edges."

2.5.29. Policy CC03 (Green Infrastructure, trees and Landscaping) states:

2.5.30. *"A landscape and visual impact study will be required where the site is located on or adjacent to the development limits or where the proposal may have an impact on the townscape around it. This helps to assess the impact of the proposals on the surrounding landscape features and other land uses such as residential properties, roads and public rights of way. The landscape and visual impact study shall include:*

i. Baseline information – what is on site already, i.e. topography; site context; vegetation; land use; landscape features and site character

ii. Description of the proposals

iii. Visual assessment of the proposals including impact on surrounding landscape features and other land uses

iv. Landscape assessment of the proposals and how the proposals will affect the landscape features within and outside of the site, including landscape character."

2.5.31. Policy TB21 (Landscape Character) states:

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

2.5.32. Policy TB26 (Buildings of Traditional Local Character and Areas of Special Character) states:

"Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting"

2.5.33. Policy SAL09 (Transport Site Allocations) (Site allocation: Land at Mereoak, Shinfield) covers the *delivery of a Park & Ride facility and small scale uses ancillary to the Park & Ride*. states:

"Development of this site must have regard to the provisions of the South of M4 SDL SPD".

The **Wokingham Borough Council South of the M4 Strategic Development Location Supplementary Planning Document** (SPD) (2011) states: *"There are a number of listed buildings within and immediately adjacent to the SDL. Due regard must be given to these buildings to ensure that their setting is preserved."*

3. LANDSCAPE AND VISUAL BASELINE CONTEXT

3.1. THE PROPOSED DEVELOPMENT SITE

3.1.1. The Application Site location is shown in **Figure 1: Landscape Context Plan** included with this report.

3.2. LAND USE

3.2.1. The Application Site occupies a field overgrown in scrub vegetation, located immediately to the west of the A33 and adjacent to (north of) the existing Mereoak Park & Ride facility. The boundaries of the Application Site are defined by the Mereoak park & ride facility to the south, by Mereoak Lane to the north and west, and by the vegetated banks of the A33 road to the east. The Application Site is open and undeveloped, with the exception of an existing WWII Pill box (not subject to any National or Local designation) located towards the centre of the Application Site.

3.2.2. To the west of the Application Site, the landscape is flat, largely open/undeveloped, and comprises open agricultural fields separated with hedgerows and scattered individual trees along the field boundaries. The wider landscape contains a number of small blocks of woodland, with short rows of mature trees emerging from field boundaries which, combined with the relatively flat topography, act to constrain views within the landscape to the west to the short to middle distance.

3.2.3. A short distance (approximately 20m) to the west of the Application Site lies the A33, which runs north-south past the Application Site and provides a dividing line between the more open land to the west of the Application Site, and the area to the east. Land to the east of the Application Site is more heavily developed, containing the settlements of Three Mile Cross (directly to the east), Spencers Wood (south east of the Application Site) and Ryeish Green (beyond Three Mile Cross to the east). Approximately 1.6km to the north of the Application Site the M4 motorway cuts west-east, providing a strong dividing feature between the urban edge of the city of Reading, and the more open and less heavily developed land to the south of the M4 The major transport routes of the M4 and A33 provide strong urbanising influences in the context of the Application Site, with junction 11 of the M4 located directly to the north of the Application Site.

3.3. LANDFORM AND WATERCOURSES

3.3.1. The terrain within the Application Site is relatively flat, with the land towards the north east end elevated to approximately 41m AOD and rising slightly towards the south west end, adjacent to the existing Mereoak Park and Ride facility, slightly raised to approximately 42.0m AOD. An existing ditch runs along the outer edge of the Application Site, along the north, east and western edges of the Application Site with an outlet and headwall located in the north eastern corner of the Site. Beyond this, there is a bank to the north east, and the landform rises to 42.0m AOD

3.3.2. Outside of the Application Site boundary, the landform to the west is generally flat and low-lying, with little variation in level between the boundary of the Application Site and the edge of the 1km Study Area. To the north west there is little variation in topography between the the Application Site and the M4 motorway approximately 500m north of the northern edge of the Application Site. To the east, the embankment to the side of the A33 forms a localised ridge of land which separates the Application Site from the nearby settlement of Three Mile Cross. East of the A33 there is a more pronounced variation in landform, with the land rising towards the east to a height of approximately

51m AOD around Ryeish School at the eastern edge of the1km Study Area, and rising to a height of around 60m to the edge of the Study Area directly south of the Application Site (in the vicinity of Spencers Wood). This area forms part of a ridge of land which extends from the south west of the Application Site, running north east towards Shinfield and the edge of Reading.

3.3.3. An existing ditch and drain runs to the north, east and west along the perimeter of Application Site, connecting to a balancing pond situated immediately to the north. Water is a defining feature of the wider landscape within which the Application Site is located, with many minor unnamed watercourses/ditches throughout the Study Area, in particular to the west of the Application Site where they form drainage features associated with the wider agricultural landscape. Other minor waterbodies and watercourses are scattered throughout the Study Area, frequently as drainage features associated with development around existing settlements.

3.3.4. The Foundry Brook is located approximately 600m to the west of the Application Site, running roughly north to south through the wider landscape.

3.4. SETTLEMENT

3.4.1. The village of Three Mile Cross is located approximately 100m to the east of the Application Site, the A33 forming a separating feature between the eastern boundary of the Application Site and the settlement itself. To the west of the Application Site (land west of the A33) there is relatively little built form, with the wider agricultural landscape containing scattered individual dwellings and agricultural buildings. There is a limited amount of development around Great Lee Comon to the north of the Application Site, with individual/detached dwellings located along Hartely Court Rd and Great Lee. A small residential development comprising a short row of terraced houses plus detached dwellings, and a mobile home estate (Mereoak Orchard Mobile Home Park), is located to the north west of The Application Site, at Great Lea Ter, on the junction of Mereoak Lane and Basingstoke Road (A33). This lies approximately 115m from the edge of the Application Site at its closest point. To the north the M4 motorway contains the edge of Reading, which extends up to the Motorway and junction to the north of the Application Site.

3.5. STATUTORY AND NON-STATUTORY DESIGNATIONS

3.5.1. Statutory and non-statutory designations are shown in **Figure 3: Landscape Designations.**

3.5.2. Refer to **Table 2-1** for sources of information. All distances stated are approximate.

DESIGNATED LANDSCAPES

3.5.3. There are no Landscape Designations of national importance within the Application Site, or within the 1km Study Area.

Local Landscape Designation - Wokingham Borough Council Valued Landscapes Assessment (2024)

3.5.4. The ***Ridge and Rivers Valued Landscape (VL)*** *(previously known as the Spencers Wood Southern Ridge VL*), extends into the Study Area, with the edge of the VL running along Mereoak Lane, immediately to the west of the Application Site. Justification for the VL designation applying to the Land to the west of the A33 is given as follows:

"The presence of archaeological, historical and cultural features such as pillboxes and other structures associated with the Second World War and construction of the GHQ Stop Line create specific attributes of this landscape"

Criteria and evidence used to identify Wokingham Borough Council Valued Landscapes (VL) is described in Appendix 6 of the Wokingham Borough Council Valued Landscapes Assessment.

REGISTER OF HISTORIC PARKS AND GARDENS

3.5.5. The Application Site does not lie within or directly adjacent to any Registered Parks or Gardens. There are no Registered Parks and Gardens within the 1km Study Area.

CONSERVATION AREAS

3.5.6. The Application Site does not lie within a Conservation Area. There are no Conservation Areas within the 1km Study Area.

Locally listed heritage assets

3.5.7. The locally designated *Three Mile Cross Special Character Area (SCA)* is located within the central area of the Settlement of Three Mile Cross, approximately 300m to the east of the Application Site. Refer to ***Figure 3 – Landscape Designations.***

SCHEDULED MONUMENTS

3.5.8. There are no Scheduled Monuments within the Application Site boundary or within the 1km Study Area.

LISTED BUILDINGS

3.5.9. There are no Listed Buildings within the Application Site. There are twelve Listed Buildings located within the 1km Study Area, which are as follows:

Grade	Name	Listing	Distance and orientation from Application Site	
2*	Hartley Court	1319124	950m	NW
2	Great Lee Farmhouse	1245425	263m	NW
	Highway cottage	1312959	361m	E
	Hill House	1319123	866m	SSE
	Little Lee Cottage	1303791	800m	N
	Milestone at Three Mile Cross	1393098	126m	NEE
	Post Office and Newsagent	1118129	327m	SE
	The Lieutenant's Cottage, Basingstoke Road	1136071	583m	SE
	The Mitford	1118130	299m	SE
	The Swann Inn	1312956	315m	SE
	The Thatch	1118134	553m	E
	Wistaria Cottage	1118133	369m	SE

ANCIENT WOODLAND

3.5.10. There are no areas of Ancient Woodland within or adjacent to the Application Site. There are no areas of Ancient Woodland located within the 1km Study Area.

TREE PRESERVATION ORDERS (TPO)

3.5.11. There are no TPO located within or directly adjacent to the Application Site. There are a number of TPO within the 1km Study Area, with the closest being located approximately 110m away to the north east, across the other side of the A33 from the Application Site. Refer to ***Figure 3 – Landscape Designations.***

3.6. ACCESS

NATIONAL TRAILS AND LONG-DISTANCE ROUTES

3.6.1. There are no long-distance routes or national trails crossing the Application Site or within the Study Area. National Cycle Route NCN23 is located just outside of the 1km Study Area, approximately 1.1km from the Application Site.

PUBLIC RIGHTS OF WAY (PROW)

3.6.2. There are no Public Rights of Way (PRoW's) located within the Application Site. Numerous PRoW are located within the 1km Study Area, with the closest being located 75m to the east, on the other side of the A33 to the Application Site.

3.6.3. Public Rights of Way are shown on ***Figure 1: Landscape Context***.

CYCLE ROUTES

3.6.4. There are no Local Cycle Routes within the Study Area.

4. LANDSCAPE CHARACTER BASELINE

4.1. LANDSCAPE CHARACTER

4.1.1. The Study area contains a number of defined Landscape Character Areas (LCA). These are set out in ***Figure 2 – Landscape Character Plan*** and listed below, along with a description of their key characteristics.

NATIONAL LANDSCAPE CHARACTER

4.1.2. The National Character Area (NCA) profiles produced by Natural England (Ref 9.4) provide a classification of landscape character at national level .

4.1.3. The Application Site (and part of the study area) is located within ***NCA 115 - Thames Valley***, with additional land within the Study Area located within ***NCA 129 - Thames Basin Heaths.***

4.1.4. Given the size and location of the Proposed Development, it is not considered likely that any significant effects will occur on the receiving landscape at this scale. Therefore, the predicted landscape effects upon the two NCAs arising from the Proposed Development are **scoped out** of this appraisal.

Refer to **Figure 2 - Landscape Character Plan** for location of NCAs.

LOCAL LANDSCAPE CHARACTER

4.1.5. **Wokingham Borough Landscape Character Assessment (Land Use Consultants, 2019)**

4.1.6. The Application Site and study Area are located within **I3 - Grazeley Farmed Clay Lowland**. Key characteristics of the Landscape within the Study Area include the following:

- *Flat vale landscape lying at 40 to 50m AOD, enclosed to the east by the prominent clay ridge of Spencer's Wood. Underlain by London Clay and alluvium associated with the River Kennet and its tributaries – part of the wider Thames Basin.*
- *Wetland character in parts due to drainage ditches and small streams which flow north towards the Kennet, including the Foundry Brook, a medium sized stream only visible at close range. Field ponds are also a feature of this area, including Great Lea Pond LWS.*
- *Largely devoid of woodland with only shelterbelts and small mixed farm woods, with BAP priority habitat mixed lowland deciduous woodland....*
- *Large-scale irregular arable fields in the open vale contrast with small scale sheep pasture fields on the edge of settlements some of which now support horse paddocks. The area includes intact 19th century field patterns in the south and small areas of ancient field systems adjacent to the M4.*
- *Low thorn hedgerows and hedgebanks enclose the fields, with post and wire fences where hedgerows are discontinuous. Hedgerow oaks are a feature of field boundaries with remnant lines marking former field boundaries.*
- *Remnant parkland around the 18th and 19th century country houses at .....Hartley Court (Grade II* listed).*

- *Low density scattered rural farmsteads and nucleated hamlets...built form is characterised by timber frame, polychromatic Reading brick and thatch with weatherboarding. Many of the farmhouses are Grade II listed. There are a number of Victorian houses in polychromatic Reading brick, including at Three Mile Cross, in the north of the area, which has been extended as part of the South of the M4 SDL.*
- *The GHQ Stop Line (General Headquarters Line), a defensive zone built during the summer of 1940 to contain the threatened German invasion included a section along the Foundry Brook.*
- *A network of sinuous single-lane tracks shaded by hedgerows and hedgerow trees link the settlements. Drainage ditches and remnant wayside commons, now only visible as wide grass verges, line the lanes.*
- *Transport corridors including the A33, M4....on the periphery of the area introduce noise and movement.*
- *Urban fringe land uses close to Reading and the M4 include paddocks and Mereoak Park and Ride....*
- *Glimpsed views of Reading urban fringe including Green Park Business Park and a wind turbine north of the M4 contrast with enclosed views along lanes and roads created by mature trees and thick hedgerows.*
- *Strongly rural agricultural landscape, which is tranquil away from the urban fringe and major transport corridors. The M4 and Reading urban fringe negatively impact on the tranquillity....*

4.1.7. Part of the Study Area falls within the **J3: Spencers Wood Settled and Farmed Clay.** Key characteristics of the Landscape within the proposed Study Area include the following:

- *Large arable fields with some pasture, with an intact hedgerow network and hedgerow oaks.....Smaller and irregular field boundaries around Three Mile Cross and Spencers Wood are still evident, indicating early enclosure.*
- *The GHQ Stop Line and associated Second World War features built during the summer of 1940 to contain the threatened German invasion.*
- *Densely settled landscape, with new large-scale residential estate development around the substantially 20th century settlements of Shinfield, Spencers Wood and Three Mile Cross, as part of South of the M4 SDL*
- *Network of rural lanes bordered by water-filled ditches connect the original settlement pattern. Some B roads have urbanised features including kerbs and pavements. The A33 forms the western border and is very busy, while the M4 crosses the area north of Shinfield, and introduces noise and movement.*
- *Sense of elevation from the ridgeline and good views over surrounding lowlands including to the Loddon valley and over West Berkshire.*

4.1.8. Given the size and location of the Proposed Development, and the separation provided by the boundary of the A33 corridor, it is not considered likely that effects will occur on the receiving landscape at this scale. Therefore, the predicted landscape effects upon the *Spencers Wood Settled and Farmed Clay Landscape Character Area* arising from the Proposed Development are **scoped out** of this appraisal.

5. VISUAL BASELINE

5.1. OVERVIEW

5.1.1. The description of the visual baseline and existing receptors in this section of the report is limited to the 1km Study Area as defined in Section 2.4.

5.1.2. There would be limited visibility of the Application Site from beyond the M4 motorway corridor to the north due to the vegetation and embankment to the north side of the M4 providing a visual barrier between areas to the north of the M4 and the Application Site. Visual effects on receptors to the north of the M4 have therefore been scoped out of this LVS.

5.1.3. The A33 forms a strong feature within the Study Area, with the development pattern to the east side of the A33 comprising largely dispersed individual buildings and small hamlets. This varies significantly from the development pattern to the west of the A33, where the settlement pattern is of greater density, and largely comprises the nucleated settlement of Three Mile Cross. As such, the A33 has been used to divide the residential visual receptors into two groups (excluding the settlement to the north of the M4; see paragraph above).

5.1.4. The existing boundary vegetation to the north and east perimeter of the Application Site (G8, G12 and G11 on drawing number **UK0029445.2171-WSP-ARB-TCP Arb Constraints Plan**) was surveyed in December 2025, and the perimeter vegetation was found to attain a height of up to 9-10m. This provides a degree of screening to the perimeter of the Application Site along the east and north edges of the Application Site. The vegetation along the southern boundary (adjacent to the existing Mereoak Park and Ride facility consists of an existing hedgerow (3m in height) with occasional emergent young trees (up to 6m in height) . The vegetation to the western boundary of the Application Site comprises groups of trees (of around 6-12m in height) separated by stretches of open ground.

5.2. VISUAL RECEPTORS

5.2.1. Following a desktop analysis of the Site, the following sensitive receptors were identified as likely to have potential visibility of the Application Site.

5.2.2. **Table 5-1** The following page outlines the list of visual receptors (groups) with potential visibility.

Table 5-1 Visual Receptors

Receptors	Reason
Users of PRoW within the Study Area	The 1km Study Area contains a number of Public Rights of Way (PRoW). In locations along the PRoW network where gaps in vegetation and relative position (height) of landform allow, there are potential views towards the Application Site from the PRoW network. *Particular note will be made of receptors along PRoW within the Ridge and Rivers Valued Landscape (VL).*
Residential Receptors within the Study Area (residents of dwellings to the east of the A33).	The site lies 100m of the western edge of the settlement of Three Mile Cross. There is potential for views east towards the Application Site from buildings within the settlement. *Particular note will be made of receptors located within buildings which are designated as heritage assets, in particular receptors within the Three Mile Cross Special Character Area (SCA), and the Ridge and Rivers Valued Landscape (VL), where present.*
Residential Receptors within the Study Area (residents of dwellings to the west of the A33).	There are a number of dwellings (individual and clusters/scattered) within the wider Landscape. Where gaps in intervening vegetation, and landform, allow, views towards the Application Site may be available. A small residential development at Great Lea Ter lies within 100m on the northern boundary of the Application Site. In locations where gaps in vegetation allow, views of the Proposed Development may be available.
Vehicles and pedestrians along Mereoak Lane	Mereoak Lane passes directly to the west of the Application Site, and sits parallel to the western side of the Application Site Boundary. Whilst Mereoak Lane does not form part of the PRoW network, pedestrian access is available along its length. Mereoak Lane represents a minor, but relatively well-used, public highway within the Study Area and provides access to the existing Park and Ride facility immediately to the south of the Application Site
Users of the existing Mereoak Park & Ride facility	The Application Site is immediately adjacent to the existing P&R facility. There is little existing boundary vegetation between the Application Site and the Park and Ride facility.

Zone of Theoretical Visibility (ZTV)

5.2.3. To help illustrate the potential extent to which the Proposed Development will be visible from the surrounding area, a Zone of Theoretical Visibility (ZTV) has been produced. ZTV analysis is based on a 2m first-return LiDAR Digital Surface Model (DSM), which creates a model that captures the top of surfaces at a 2m resolution. The ZTV analysis includes existing vegetation (trees, woodland, hedgerows where captured) as well as built form such as buildings and other structures. This provides a more realistic representation of current screening and obstruction effects in the landscape.

Three options have been produced for the ZTV; these options reflect potential maximum heights for all features of the Application Site which are to be included in the future layout and use, including

buildings, equipment, infrastructure, and items temporarily stored in the Application Site. As such the ZTV represents a worst-case scenario for the potential visibility of the Proposed Development from receptors within the Study Area.

5.2.4. The 3 options for the ZTV are based on an assumption of a maximum proposed height of:

- Option 1 – height 2.59m (equivalent to 1no.standard shipping container);
- Option 2 – height 5.18m (equivalent to 2no.standard shipping containers); and
- Option 3 – height 7.77m (equivalent to 3no.standard shipping containers).

Using the ZTVs produced for the LVS, visual receptors which will have potential views of the Proposed Development identified as falling within the ZTVs for options 1, 2 and 3 have been identified (listed in table 5-1).

Whilst the ZTVs allow identification of locations within the Study Area where views of the Proposed Development may theoretically be visible, they should be used as a guide and not as definitive proof of intervisibility between the Proposed Development and the locations shown on the figures listed above. Therefore, in order to provide a robust assessment of potential visibility, a further check was made using simplified site models (representing options 1, 2 and 3, as described above) constructed in Google Earth Pro, providing a view of the models superimposed onto street view photography.

The results of the ZTV analysis and visibility checks using Google earth Pro have been combined to provide a robust assessment of the likely visual effects arising from the Proposed Development, which is appropriate to the nature of application and level of detail of the Proposed Development presented with the application.

6. PROPOSALS

6.1. THE PROPOSAL

6.1.1. The Proposed Development comprises an open storage facility (Use Class B8), incorporating a new site access, levelled storage areas, internal vehicular access routes, fencing, lighting and associated infrastructures and drainage features. The Application Site will comprise areas of hardstanding for vehicles and material storage, a small site office with welfare facilities, and a new septic tank waste-disposal system.

6.1.2. Proposals for the Application Site are shown on drawing **WSP-UK0029445-2171-CH-SK-0002 P04 Site Plan.**

6.1.3. There are a number of existing trees, and associated vegetation to the Application Site perimeter, the majority of which are to be retained as part of the proposals. These are shown on ***Tree Constraints Plan - page 1 of 2*** and ***Tree Constraints Plan - page 2 of 2*** (drawing number ***UK0029445.2171-WSP-ARB-TRPP***) and listed in the accompanying tree schedule. Refer to Arboricultural Impact Assessment **0029445-ARB-AIA-001** for further details.

7. APPRAISAL

7.1. OVERVIEW

7.1.1. This section considers the effects of the introduction of the Proposed Development on the landscape character and visual amenity of the Study Area.

7.1.2. Due to the lack of available detail on expected activity and duration of construction stage, it is not possible at this stage to accurately assess the scale and duration of landscape or visual effects at construction stage. Although it is likely that there may be effects experienced at construction stage, these would be temporary and will be limited in their geographical scale. Given this, and the nature and scale of the Proposed Development, the effects during construction have been scoped out of this LVS.

7.2. LANDSCAPE EFFECTS

National Landscape Character Areas (NCA)

NCA 115 - Thames Valley, and **NCA 129 - Thames Basin Heaths**

7.2.1. Given the size and location of the Proposed Development, it is not considered likely that any significant effects will occur on the receiving landscape at this scale. Therefore, the predicted landscape effects upon the two NCAs arising from the Proposed Development are **scoped out** of this appraisal.

Local Landscape Character Areas

WBC Landscape Character Assessment (2019) Landscape Character Typologies (LCT)

7.2.2. Due to the scale and nature of the Proposed Development it is anticipated that at a local scale there may be some changes to the local and site-specific landscape character. These are described below:

7.2.3. The Application Site and Study Area are located within ***I3 - Grazeley Farmed Clay Lowland LCT***, with part of the Study Area falling within the ***J3: Spencers Wood Settled and Farmed Clay LCT***.

7.2.4. Due to the scale of the scheme, the distance from the LCT, and the physical and visual barrier which is the A33 providing a degree of separation between the Application Site and the ***J3: Spencers Wood Settled and Farmed Clay LCT***, it is not considered likely that any significant effects will occur on the receiving landscape at this scale. Therefore, the predicted landscape effects upon the ***J3: Spencers Wood Settled and Farmed Clay LCT*** arising from the Proposed Development are negligible and scoped out of further appraisal.

7.2.5. The LCT ***I3 - Grazeley Farmed Clay Lowland***, is described as *a flat vale landscape lying at 40m to 50m AOD, characterised by the presence of drainage ditches and small streams.... Largely devoid of woodland, with only shelterbelts and small mixed farm woods*. It is largely a rural, agricultural landscape, becoming more urban in character in proximity to the urban fringe (Reading) and major transport corridors (M4, A33). Field patterns are irregular in the open vale, in contrast with small-scale sheep pasture fields on the edge of settlements. The area includes small areas of ancient field

systems adjacent to the M4. Field boundaries are formed of *low thorn hedgerows and hedgebank, with post and wire fences where hedgerows are discontinuous.* Settlement pattern varies, with low-density scattered rural farmsteads and nucleated hamlets (such as to the east of the A33), and larger, more nucleated settlements (for example, to the west of the A33 around Three Mile Cross).

7.2.6. The LCT is described in the 2019 LCA as being in a good condition and having a strongly rural and remote landscape character. It contains locally designated landscapes, but no landscapes of national importance. The A33 and M4, located close to the Application Site, have an urbanising influence and a negative impact on the tranquillity of the landscape character. Being a landscape in good condition overall, with locally recognised/valued features, and with some detracting elements (associated with features close to the Application Site and within the Study Area), the ***I3 - Grazeley Farmed Clay Lowland LCT*** is assessed as being of medium value.

7.2.7. The presence of existing urban fringe uses (such as the adjacent Mereoak Park and Ride facility) and the presence of existing man-made site features (such as the pillbox), combined with the noise and closeness of the A33 and Mereoak Lane, creates a distinction between the character of the Application Site itself and the wider landscape character within which the Application Site is located. The presence of these features reduces the effects of the Proposed Development; as such, susceptibility to change is assessed as low to medium.

7.2.8. Combining medium value with low-medium susceptibility results in **low-medium sensitivity** of the receptor.

7.2.9. The Application Site contains a number of features which are characteristic of the ***I3 - Grazeley Farmed Clay Lowland LCT*** described in the WBC 2019 Landscape Character Assessment. These include boundary vegetation (mature, mixed deciduous), historical or archaeological features of the GHQ stop line (pillbox), and the urban fringe character introduced by the edge of Reading, road network (including the nearby A33 and M4).

7.2.10. The boundary vegetation to the Application Site (Shelterbelt / mixed deciduous boundary vegetation), which is a feature typical of the ***I3 - Grazeley Farmed Clay Lowland LCT***, is largely to be retained as part of the proposals for the Application Site. A limited number of tree removals will be carried out, including 9 individual trees within the Application Site, and groups G5 and G2 along the western boundary. The Proposed Development will also result in the loss of the largely undeveloped green space within the Application Site. An The existing WW2 Pillbox, located in the centre of the Application Site, is to be removed as part of the proposals.

7.2.11. The Application Site sits adjacent to the existing Mereoak Park and Ride facility, with Mereoak Lane forming a boundary between the Park and Ride site, the Application Site, and the more open, agricultural landscape to the west. Due to the Application Site's location relative to the existing built form and road network, the Application Site is not farmed or used for any other purpose as it is overgrown with scrub vegetation.

7.2.12. The changes resulting from the Proposed Development include the loss of individual features within the Application Site that are typical of the local landscape character, and the intensification of urban-fringe land use. The retention of the overwhelming majority of the boundary vegetation, which is a feature typical of the area (and which serves to limit intervisibility between the application Site and the wider landscape within which the Application Site is located) will mean that the perceived change to the character of the LCT, limited to a highly localised area. The changes to the

Landscape character will be of permanent duration and will be and non-reversible. The magnitude of the change is therefore assessed as being **medium**.

7.2.13. Combining low-medium sensitivity with medium magnitude will result in a low-medium level of effect for the ***I3 - Grazeley Farmed Clay Lowland LCT***.

Local Landscape Designations: Valued Landscapes (VL)

7.2.14. The Application Site sits immediately adjacent to the ***Ridge and Rivers Valued Landscape (VL)***, which is located immediately to the west of the Application Site.

7.2.15. As the Application Site itself is not included in the VL, and due to the relative scale of the Application Site compared to the VL, there will be little or no undue consequences for the maintenance of the baseline situation of the receptor itself. Susceptibility to change is therefore assessed as being low.

7.2.16. The Ridge and Rivers VL is a locally designated landscape, described in the WBC 2024 Valued Landscapes Assessment as being of good quality, and it contains a number of features worthy of conservation. As such it is considered to be of **medium value** according to the criteria detailed in Guidelines for Landscape and Visual Impact Assessment (Ref 9.1) (refer to **Appendix A: Methodology**).

7.2.17. Combining low susceptibility with a medium value results in a **low-medium sensitivity** for the receptor.

7.2.18. The proposals for the Application Site would necessitate the removal of an existing WW2 Pillbox. The feature is itself not listed/ subject to a designation, and sits outside of the VL, however it is representative of historical or archaeological features of the GHQ stop line (the presence of such features is described in the WBC 2024 Valued Landscapes Assessment as being one of the specific attributes of the Ridge and Rivers VL).

7.2.19. There is extremely limited intervisibility between the receptor and the Application Site; views will be limited to individual dwellings located relatively close to the Application Site (less than 500m from the Application Site boundary), with existing vegetation providing a high degree of screening. There are few PRoW within the VL, with expected intervisibility between the Proposed Development and the receptors as to result in no discernible effects. *Refer to p26 for further details of Visual Effects*.

7.2.20. The Proposed Development will result in a minor change to a highly localised part of the setting of the receptor/Landscape, and as such, there will be little perception of change to the baseline for the Valued Landscape itself. The change to the Ridge and Rivers valued Landscape is therefore assessed as being of **low magnitude**.

7.2.21. Combining low-medium sensitivity with low magnitude will result in a low level of effect for the ***Ridge and Rivers Valued Landscape (VL)***.

7.3. VISUAL EFFECTS

ZONE OF THEORETICAL VISIBILITY (ZTV)

- Figure 4-1 - Zone of Theoretical Visibility (ZTV) - Option 1 (height 2.59m)
- Figure 4-2 - Zone of Theoretical Visibility (ZTV) - Option 2 (height 5.18m)
- Figure 4-3 - Zone of Theoretical Visibility (ZTV) - Option 3 (height 7.77m)

7.3.1. The ZTV shown in the figures listed above indicate the areas within the Study Area from which the Proposed Development on the Application Site will potentially be visible. Areas covered by the ZTV for options 1, 2 and 3 which correspond to the visual receptors identified in **Table 5-1** have been identified and cross-checked against views in Google Earth Pro to ascertain whether views are likely to be available from the receptors identified.

7.3.2. Effects on visual receptors within the 1km Study Area are described below:

VISUAL EFFECTS

Users of PRoW within the Study Area.

7.3.3. Users of PRoW are highly susceptible to changes in the visual amenity. The views vary mostly from those with medium value and notable scenic qualities to those with some scenic quality and medium value. Combined medium value and high susceptibility results in high sensitivity for these receptors.

7.3.4. Potential visibility for the PRoW located within the 1km Study Area is as follows:

- **SHIN25** - Byway Open to All Traffic (BOAT), 82m directly east of the Application Site. Whilst there is intervisibility shown between this receptor on all ZTV options, this PRoW is located within a dense band of vegetation bordering the sides of the A33 (not accounted for in the ZTV), which limits views from the BOAT to the short distance. It is highly unlikely that any views of the Proposed Development will be available from this receptor.
- **SHIN25A** (BOAT, 75m to east). This forms part of the same route as SHIN25. Assessment of intervisibility is as per above/for SHIN 25 (no anticipated visibility).
- **SHIN 16** (footpath, 820m to east). Visibility shown for option 3 – no visibility anticipated within Study Area due to presence of intervening vegetation and built form.
- **SHIN17** (footpath, 820m to east). No visibility shown on any of the ZTV options.
- **SHIN18** (footpath, 816m to north east). Extremely limited visibility shown on ZTV options 1, 2, 3. Due to distance between receptor and the Application Site, and presence of intervening vegetation, it is not anticipated that there will be any intervisibility between the proposals for any of options 1, 2 or 3 and the receptor.
- **SHIN 19** (footpath, 230m to north east). Located on east side of A33. Limited visibility shown on ZTV options 1, 2, 3. Due to distance between receptor and the Application Site, and presence of intervening vegetation, it is not anticipated that there will be any intervisibility between the proposals for any of options 1, 2 or 3 and the receptor.
- **SHIN19A** (footpath, 295m to north east). Due to distance between receptor and the Application Site, relative height in AOD, and presence of intervening vegetation, it is not anticipated that there will be any intervisibility between the proposals for any of options 1, 2 or 3 and the receptor.

- **SHIN27** (footpath, 872 to north west) – Limited visibility shown on ZTV options 1, 2, 3. Located to the north of the M4 which forms a strong physical and visual barrier between the receptor and the Application Site. It is not anticipated that any visual effects from the Proposed Development will be discernible from this PRoW.

7.3.5. Users of the PRoW listed above are identified as highly unlikely to experience any views of the Proposed Development. As such any visual effects experienced by the above receptors will be negligible.

- **SHIN20** (footpath, 450m to south east). Extremely limited visibility shown on option 1, limited visibility shown on ZTV options 2, 3. SHIN20 is located on elevated land to the south east of the Application Site. There is potential for limited views from the stretch of the footpath between Star Rise and Wilder Crescent, where the footpath passes an area of what appears to be publicly accessible open greenspace to the west of the footpath. The upper parts of the Proposed Development will potentially be visible here, seen over the top of boundary vegetation and existing built form, and would occupy a low extent of the view in the mid to long distance (limited visual effects anticipated).
- **SHIN26** (footpath, 83m to east). Extremely limited visibility shown on options 1 and 2, limited visibility shown on ZTV option 3. SHIN 26 passes along Elk Path and Caribou Walk, which run directly south east from a point diverging from SHIN25. Along the route of SHIN26 there are occasional areas of open space, from which the upper parts of the Proposed Development for option 3 may be visible. Where visible these would be seen over the top of boundary vegetation and existing built form to the west, and would occupy a medium extent of the view in the short to middle distance.

7.3.6. Limited views of the Proposed Development will be available from footpaths SHIN20 and SHIN26. This will be restricted to the upper parts of the Proposed Development of options 3 and 2, which will occupy a low extent of the view in the middle distance of visual receptors along the PRoW. The change in views would be of medium term to permanent duration, with a gradual increase in height of existing boundary vegetation likely to provide some screening over time. The magnitude of change to these receptors is therefore assessed as being **low.**

7.3.7. Combining high sensitivity with low magnitude will result in a medium level of effect for users of PRoW within the Study Area.

Residential Receptors within 1km Study Area (residents of dwellings to the east of the A33)

7.3.8. Residents are highly susceptible to change in the views and visual amenity. The views have some scenic quality but also comprise commonplace elements and therefore are of medium value. Combined high susceptibility with medium value results in high sensitivity of the receptor.

7.3.9. Residents of dwellings to the east of the A33 will have limited views of any of the three options shown in the ZTVs of figures 4-1, 4-2 and 4-3. This is most likely to be limited to glimpsed views of the upper levels of option 3, which would be available above the top of the boundary vegetation of the Application Site, from the upper storeys of dwellings within the settlement in a highly limited number of locations. Views from street level within residential areas to the east of the A33 are highly likely to be blocked by a combination of intervening built form and vegetation. Where visible, the

change would occupy a low proportion of the view available to receptors, and would be seen the short to middle distance (100m to 1km from Application Site Boundary). The change in views would be of medium term to permanent duration, with increase in height of boundary vegetation over time potentially providing a reduction in, or screening of, views of the Proposed Development. Overall, the magnitude of change is assessed as being low for the residential receptors affected.

7.3.10. Views of the Proposed Development from within the ***Three Mile Cross Special Character Area (SCA)*** are likely to be similarly limited. An investigation using Google earth Pro found no views of any options available from ground level within the SCA. Where available, views are likely to be restricted to partial views of the top of option 3 only, available from the upper storeys of dwellings. These would only be available from windows orientated towards the west. It is therefore unlikely that visual receptors within the SCA would experience any visual effects from options 1, 2 or 3 of the Proposed Development. Where visible, the change would occupy a very low proportion of the view available to a limited number of receptors, and would be visible in the short to middle distance (100m to 200m from Application Site Boundary). The change would be of medium term to permanent duration, with increase in height of boundary vegetation over time potentially providing a reduction in, or screening of, views of the Proposed Development. Overall, the magnitude of change is assessed as being negligible for residential receptors within Three Mile Cross SCA affected by the change.

7.3.11. Combining high sensitivity with a negligible magnitude will result in a low level of effect for residents of dwellings to the east of the A33.

Residential Receptors within 1km Study Area (residents of dwellings to the west of the A33)

7.3.12. Residents are highly susceptible to change in their views and visual amenity. The views have some scenic quality but also comprise commonplace elements and therefore are of medium value. Combined high susceptibility with medium value results in high sensitivity of the receptor.

7.3.13. The closest residential receptor in this group is the grade 2 listed Great Lee Farmhouse (approximately 260m from the Application Site). This is shown on the ZTV as having some limited visibility of the Proposed Development for Options 1, 2 and 3, however views are likely to be screened by existing vegetation along field boundaries between the Application Site and the Receptor, including mature vegetation and trees along the existing private access road leading up to the farmhouse.

7.3.14. There are a number of individual dwellings located along Hartley Court Road, and Great Lea (road), with the closest being located approximately 83m to the north west of the Application Site on Great Lea. Receptors located along the southern part of Great Lea will experience partial views of all options for the proposed Development, however these will be partly screened by intervening vegetation and, for most dwellings along the road, viewed obliquely from windows along the eastern side of the buildings.

7.3.15. Views of the upper parts of Option 3 and option 2 may potentially be available to residences along the southern edge of the settlement at Great Lea Ter, however existing vegetation will provide a high degree of screening with the existing tree constraints plan (drawing number ***UK0029445.2171-WSP-ARB-TCP***) showing boundary vegetation to the northern edge of the Application Site attaining a height of up to 9-11m. The views will occupy a relatively low extent of the available view of the

southernmost row of terraced houses within Great Lea Ter, and would not represent a significant change from the existing condition/views available.

7.3.16. Where visible, the change would occupy a low proportion of the view available to receptors, in the short to middle distance (approximately 83m to 450m from Application Site Boundary). The change would be of medium term to permanent duration, with a gradual increase in height of boundary vegetation over time potentially providing a reduction in views of the Proposed Development. Overall, the magnitude of change is assessed as being low for residential receptors west of the A33.

7.3.17. Combining high sensitivity with a low magnitude will result in a medium level of effect for residents of dwellings to the west of the A33.

Occupants of vehicles, and pedestrians, travelling along Mereoak Lane

7.3.18. As their surroundings are a contributor to their experience / enjoyment of views, occupants of vehicles, and pedestrians, passing along Mereoak Lane are considered to have a medium susceptibility to change. The views have some scenic quality but also comprise commonplace elements and therefore are of medium value. Combined medium susceptibility with medium value results in medium sensitivity for these receptors.

7.3.19. Vehicles and pedestrians on Mereoak Lane will experience changes in views resulting from the Proposed Development (including options 1, 2 and 3) when passing the western boundary of the Application Site. The change in views will be visible at a close distance (within 10m from the Application Site boundary). The change in views would be permanent, and would occupy a large portion of the view, but is likely to be experienced only briefly by the visual receptors passing along Mereoak Lane. It is anticipated that maturation of existing boundary vegetation along the western boundary of the Application Site would provide some additional screening over time. The magnitude of change is therefore assessed to be high for occupants of vehicles and pedestrians on Mereoak Lane, however, the experience of the change in view would be brief for the affected receptors.

7.3.20. Combining medium sensitivity with high magnitude will result in a medium-high level of effect for occupants of vehicles, and pedestrians, travelling along Mereoak Lane.

Users of the existing Mereoak Park & Ride facility

7.3.21. Users of the existing Mereoak Park and Ride facility are considered to have a medium susceptibility to change, as their surroundings are a contributor to their experience / enjoyment of views. The views have some scenic quality but also include commonplace elements and are therefore considered of medium value. Combined medium susceptibility with medium value results in medium sensitivity for these receptors.

7.3.22. Users of the existing Mereoak Park and Ride facility would have relatively clear views of the Proposed Development (including options 1, 2 and 3) which is located immediately adjacent to the northern edge of the Park and Ride facility. Existing vegetation along the boundary between the Application Site and the adjacent Park and Ride facility would provide a degree of screening, however close views of the Proposed Development would be available to these receptors. The experience of the view would be brief, viewed at a close distance (within 10m from the Application Site boundary at the closest point). The change would occupy a medium portion of the view in the

close distance, with the change in views being of permanent duration. The magnitude of change is therefore assessed as being of medium-high magnitude for users of the existing Mereoak Park & Ride facility

7.3.23. Combining medium sensitivity with medium-high magnitude will result in a medium-high level of effect for users of the existing Mereoak Park & Ride facility.

8. SUMMARY

SUMMARY OF LANDSCAPE EFFECTS

National Landscape Character Areas (NCA)

8.1.1. Given the size and location of the Proposed Development, it is not considered likely that any significant effects will occur on either **NCA 115 - Thames Valley**, or **NCA 129 - Thames Basin Heaths.**

Local Landscape Character Areas: WBC Landscape Character Assessment (2019) Landscape Character Typologies (LCT)

8.1.2. The Application Site and part of the Study Area are located within the ***I3 - Grazeley Farmed Clay Lowland*** **LCT.** The changes resulting from the Proposed Development include the loss of individual features within the Application Site, which are typical of the local landscape character (removal of a limited number of existing trees, loss of open green space), and an intensification of urban fringe land use. The retention of the majority of the boundary vegetation, which is a feature typical to the area (and which serves to limit intervisibility between the application Site and the wider landscape within which the Application Site is located) will mean that the perceived change to the character of the LCT will be limited to a highly localised area. The changes to the Landscape character will be of permanent duration, and will be and non-reversible.

8.1.3. Part of the Study Area falls within the ***J3: Spencers Wood Settled and Farmed Clay*** **LCT**. Due to the scale of the scheme, the distance from the LCT, and the physical and visual barrier provided by the A33, it is not considered likely that any significant effects will occur on the receiving Landscape at this scale.

Local Landscape Designations: Valued Landscapes (VL)

8.1.4. The Application Site sits immediately adjacent to the ***Ridge and Rivers Valued Landscape (VL),*** which is located immediately to the west of the Application Site. The Application Site does not form part of the VL, but can be considered to form part of the setting of the VL due to its immediate proximity. The Proposed Development will result in a minor change to a highly localised part of the *setting* of receptor/Landscape, and as such there will be little perception of change to the baseline for the Valued Landscape itself. The change to the Ridge and Rivers valued Landscape is therefore assessed as being of low magnitude.

SUMMARY OF VISUAL EFFECTS

8.1.5. The Application Site is visually well contained within its immediate setting restricting views from the wider landscape. The position of the Application Site in a relatively low-lying area of land, combined with the presence of the A33 immediately to the east (the vegetated and embanked sides of which serve to visually sever the Application Site from many features to the east) means intervisibility between the Application Site and many of the areas to the east, is highly limited, as is strongly suggested in the ZTV for option 1, option 2, and option 3 (refer to figures 4-1, 4-2, and 4-3, appendix B). Similarly, the M4 motorway, located to the north of the Application Site, effectively blocks views from north of the M4 towards the Application Site.

8.1.6. Clear views towards the Application Site are only available from a limited number of locations, which are mainly situated close to the Application Site, and where there is a lack of intervening built form and vegetation. Effects on visual receptors are summarised as follows:

Users of PRoW within the Study Area.

8.1.7. Limited views of the Proposed Development will be available from footpaths SHIN20 (450m to the south east of the Application Site) and SHIN26 (83m to the east of the Application Site). Views will be restricted to the upper parts of the Proposed Development of options 3 and 2, which will occupy a low extent of the view in the middle distance of visual receptors along the PRoW. The magnitude of change experienced by these receptors is assessed as being low.

Residential Receptors to the east of the A33

8.1.8. Views from street level within residential areas to the east of the A33 are mainly blocked by a combination of intervening built form and vegetation. Available views from within the nearby settlement of Three Mile Cross are likely to be limited to glimpsed views of the upper levels of option 3, which would be available above the top of the boundary vegetation of the Application Site, from the upper storeys of a limited number of dwellings within the settlement. The magnitude of change experienced by these receptors is assessed as being low.

8.1.9. No views of any of the options (1-3) were found to be available from ground level within the Three Mile Cross Special Character Area (SCA), therefore the magnitude of change is assessed as being negligible for residential receptors within Three Mile Cross SCA.

Residential Receptors to the west of the A33

8.1.10. Further to the west, partially screened views of the Proposed Development are available from a limited number of visual receptors. The grade 2 listed Great Lee Farmhouse is likely to have some limited views of the Proposed Development, however these will be heavily screened by existing vegetation along field boundaries between the Application Site and the Receptor, including mature vegetation and trees along the existing private access road leading up to the farmhouse. There are a number of individual dwellings located along the southern part of Great Lea (road) which are expected to experience partial views of the proposed Development, however these views will be partly screened by intervening vegetation and, for most dwellings along the road, viewed obliquely from windows along the eastern side of the buildings. Views of the upper parts of Option 3 and option 2 may potentially be available to residences along the southern edge of the settlement at Great Lea Ter, however existing vegetation will provide a high degree of screening. The magnitude of change for these receptors is assessed as being low.

Occupants of vehicles, and pedestrians, travelling along Mereoak Lane

Views from Mereoak Lane are relatively open with few obstructions and a limited amount of intervening vegetation. The magnitude of change is assessed as being be high for occupants of vehicles, and pedestrians, travelling along Mereoak Lane, however the change in views would be experienced briefly/in passing, and the sensitivity of these visual receptors is not considered to be high.

Users of the existing Mereoak Park & Ride facility

8.1.11. Users of the existing Mereoak Park and Ride facility would experience views of the Proposed Development (including options 1, 2 and 3). Existing vegetation along the boundary between the

Application Site and the adjacent Park and Ride facility would provide a degree of screening, however close views of the Proposed Development would be available to these receptors. The magnitude of change is assessed as being of medium-high magnitude for users of the existing Mereoak Park & Ride facility, however the sensitivity of these visual receptors is not considered to be high, and the experience of the change in views for these receptors will be brief.

CONCLUSION

It is the conclusion of this LVS that the predicted effect for the identified receptors is not likely to result in significant long-term landscape and visual effects, and that proposals can be accommodated within this setting.

9. REFERENCES

Ref 9.1 Landscape Institute and the Institute of Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment (GLVIA) (3rd edition ed.). Routledge.

Ref 9.2 Council of Europe. (2000). The European Landscape Convention (ELC). Council of Europe

Ref 9.3 Ministry of Housing, Communities and Local Government. (2024). National Planning Policy Framework. HMSO.

Ref 9.4 Natural England. (2013). National Character Area Profiles

Refer to ***Table 2-1 – Baseline information sources*** *(page 7) for additional sources of information used in the production of this report.*

Appendix A

METHODOLOGY

Public

LANDSCAPE AND VISUAL APPRAISAL: APPROACH AND PROCESS

GENERAL APPROACH

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

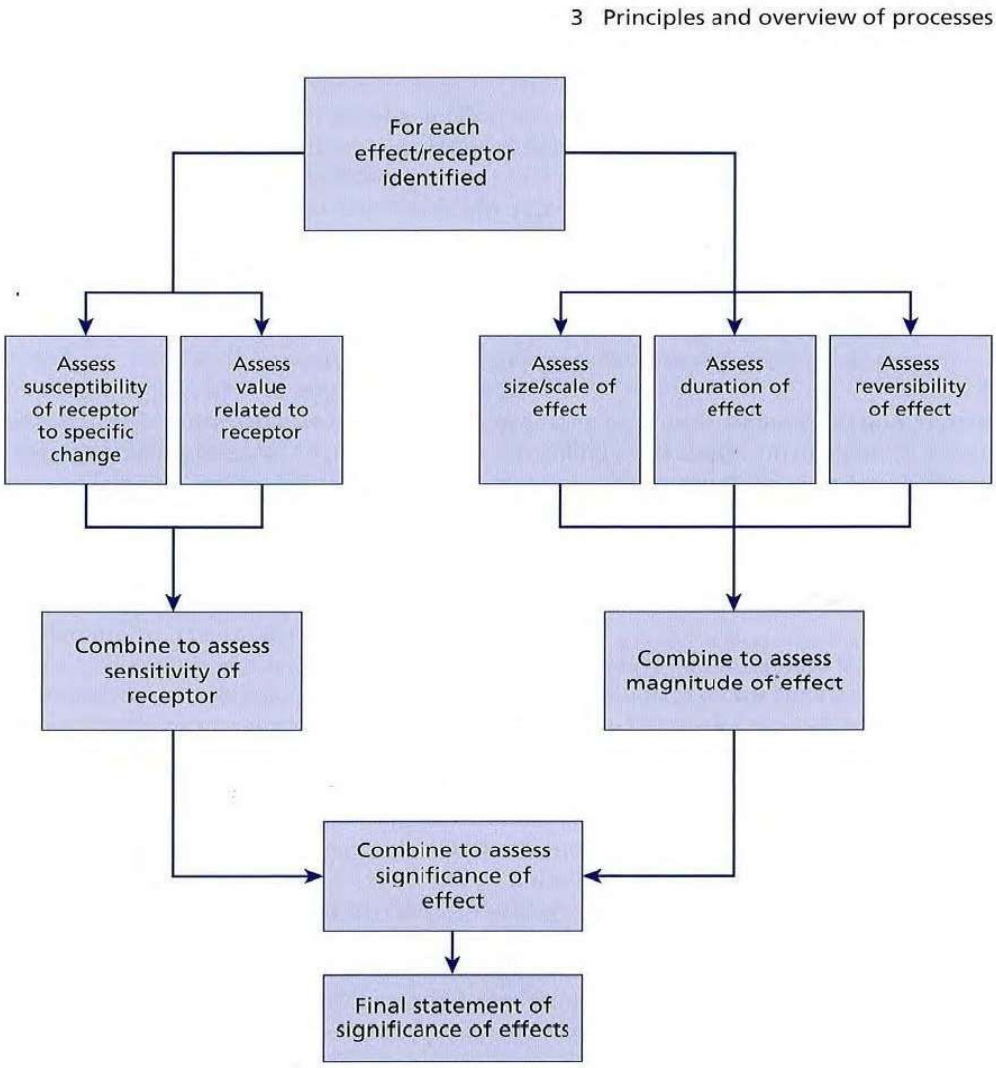


Figure 3.5 Assessing the significance of effects

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.

Due to the scale and nature of the proposals, the study does not include a judgement of significance.

ASSIGNING VALUE AND SENSITIVITY

LANDSCAPE 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

Table 1: Landscape Receptor Value

Value	Recognition	Features	Quality / Condition
High	Typically a landscape or feature of international or national recognition: World Heritage Sites, National Parks, National Scenic Areas, Gardens and Designed Landscapes.	Typically a strong sense of place with landscape / features worthy of conservation; Absence of detracting features to occasional detracting features.	A very high quality landscape / feature; attractive landscape / feature; exceptional / distinctive.
Medium	Regional recognition or undesignated, but locally valued landscape / features: Council landscape designation; Local Landscape Areas, Country Parks, Regional Parks.	Typically a number of distinguishing features worthy of conservation; evidence of some degradation and some detracting elements.	Ordinary to good quality landscape / feature with some potential for substitution; a reasonably attractive landscape / feature; fairly typical and commonplace.
Low	Typically an undesignated landscape / feature.	Few landscape features worthy of conservation, evidence of degradation with	Ordinary landscape / feature with high potential for substitution; quality that is typically commonplace and

		many detracting features.	unremarkable; limited variety or distinctiveness.

Table 2: Susceptibility of the Landscape Receptor to Change

Value	Recognition
High	Low ability to accommodate the specific proposed change; undue consequences for the maintenance of the baseline situation (receptor value) and / or achievement of relevant planning policies / strategies.
Medium	Moderate ability to accommodate the specific proposed change; some undue consequences for the maintenance of the baseline situation (receptor value) and / or achievement of relevant planning policies / strategies.
Low	High ability to accommodate the specific proposed change; little or no undue consequences for the maintenance of the baseline situation (receptor value) and / or achievement of relevant planning policies / strategies.

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 on the change on visual amenity.

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 arrived at by considering the susceptibility of the visual receptor to the change proposed and any values associated with the particular view, guided by Tables 3 and 4 below.

Table 3: Values Associated with Views

Value	Recognition	Indicators of value
High	Recognised views from nationally or internationally important landscape or heritage resources e.g. National Parks or World Heritage Sites (WHS);	High value / celebrated view; referred to in national or international guide books, tourist guides etc.; literary and art references; presence of interpretive facilities (e.g. visitor centre).

	important views identified in planning policies or statutory documents.	
Medium	Recognised views from local or regionally important landscape or heritage resource, such as Local Landscape Areas or Conservation Areas; may be identified in local planning policies or supplementary planning documents.	Moderately valued view; referred to in local or regional guide books, tourist maps etc.; local literary and art references; presence of some interpretive facilities (e.g. parking places or sign boards)
Low	Views of no recognised importance; not identified in any planning policies or supplementary planning documents.	Ordinary view; not referred to in guide books, tourist maps; no literary or art references; no interpretive facilities.

Table 4: Susceptibility of the Visual Receptor to Change

Value	Recognition
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.
Medium	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.

ASSESSING 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 5** below.

Table 5: Magnitude of Landscape and Visual Change

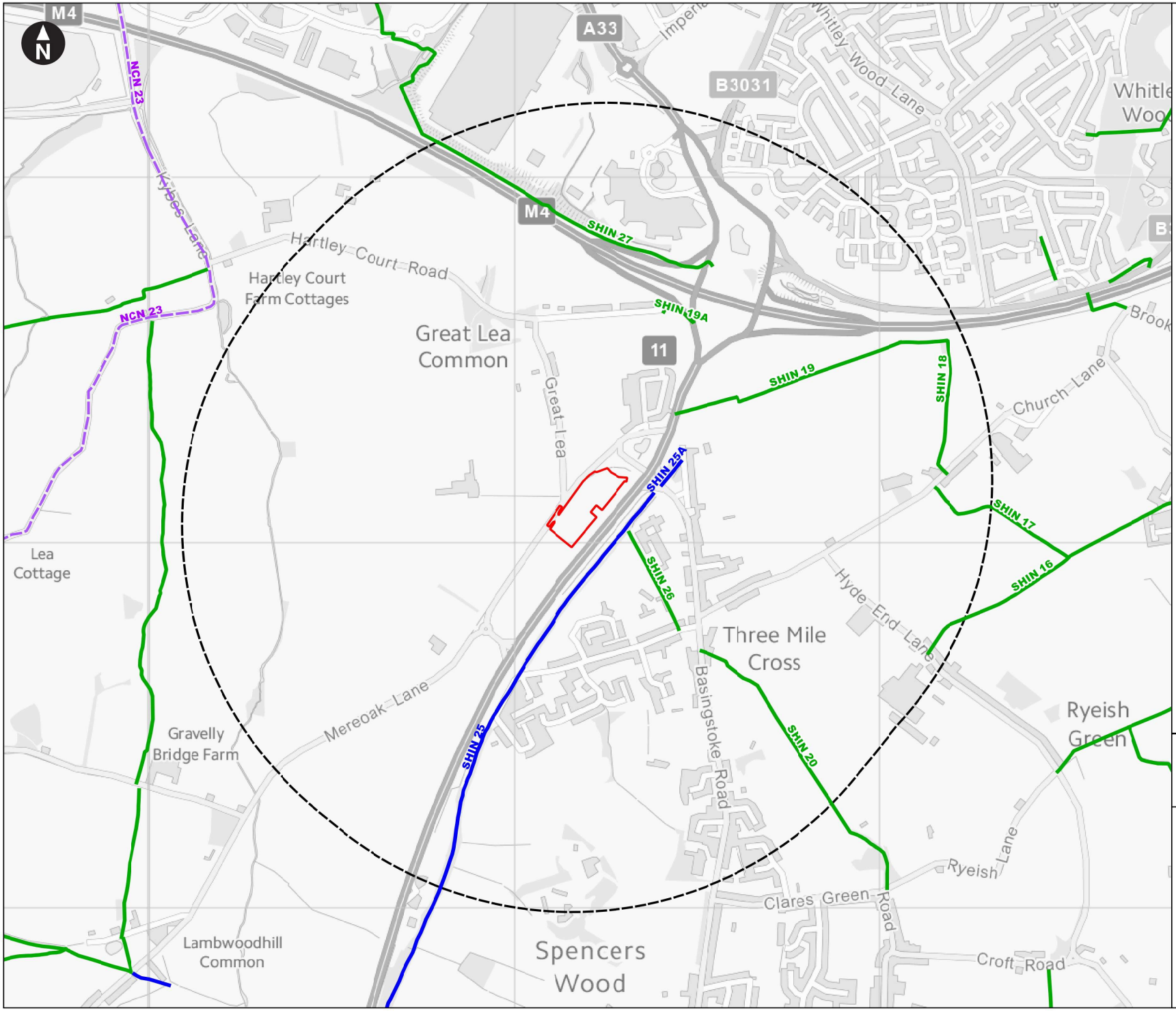
Value	Size, Scale and Nature	Extent	Duration and Reversibility
High	Occupies much of the view or obstructs a significant portion. Forms a large or very noticeable or discordant element. Considerable change to key features or many existing elements of the landscape. Introduces elements considered totally 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;	Negligible changes in a localised area.	Short term / temporary; partially reversible or reversible.
No Change	Neutral	Neutral	Neutral

Appendix B

FIGURES

Public



Legend

- Site
- 1km Study Area
- National Cycle Network

Public Rights of Way:

- Footpath
- Byway Open to All Traffic (BOAT)

0 100 200 300 400 500 m

Scale at A3:1:10,000

Client

WOKINGHAM BOROUGH COUNCIL

Land to the North of Mereoak Park and Ride

Landscape and Visual Statement

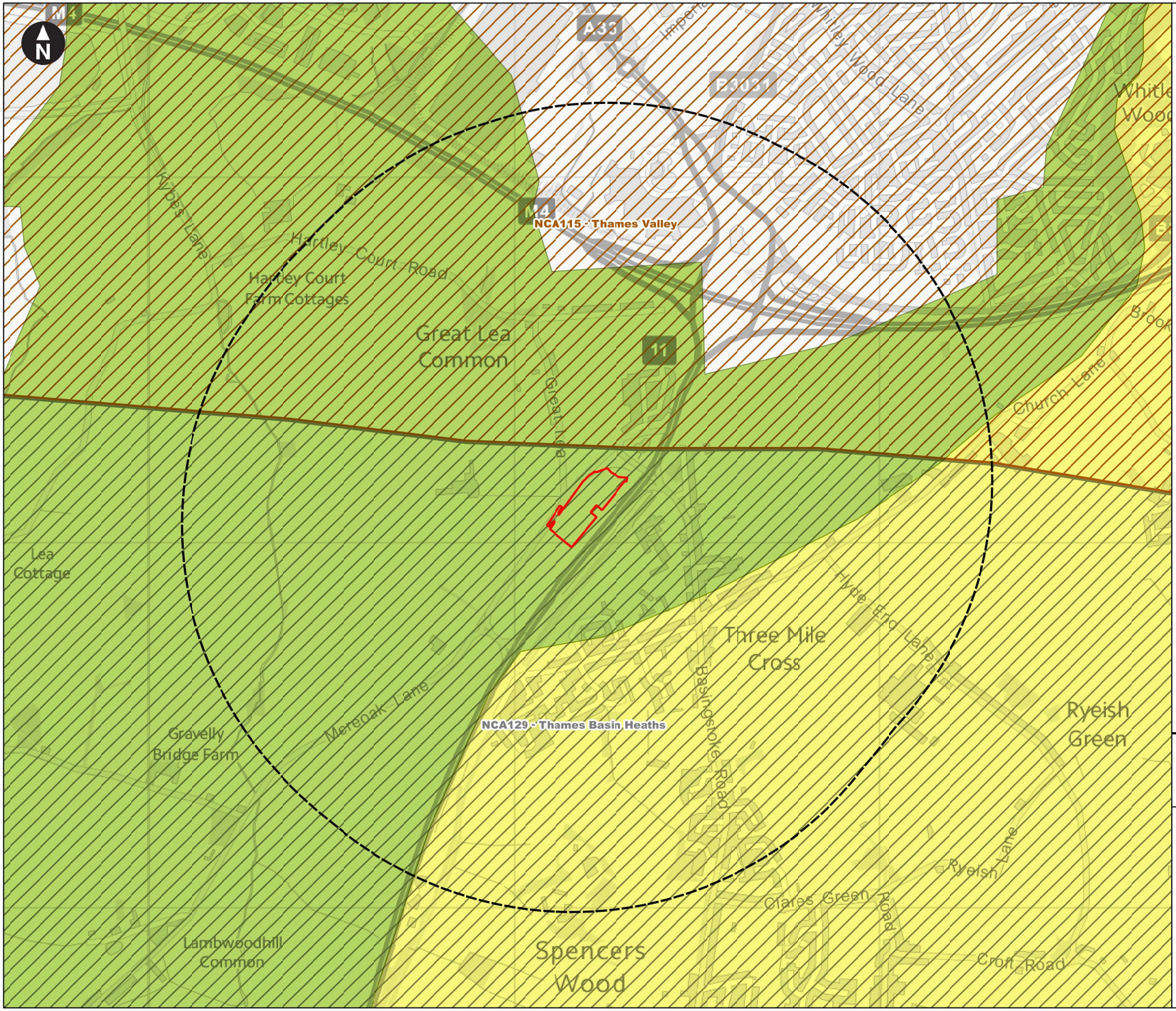
Figure 1

Landscape Context

1 / 2026

wsp

QGIS



Client

WOKINGHAM BOROUGH COUNCIL

Land to the North of Mereoak Park and Ride

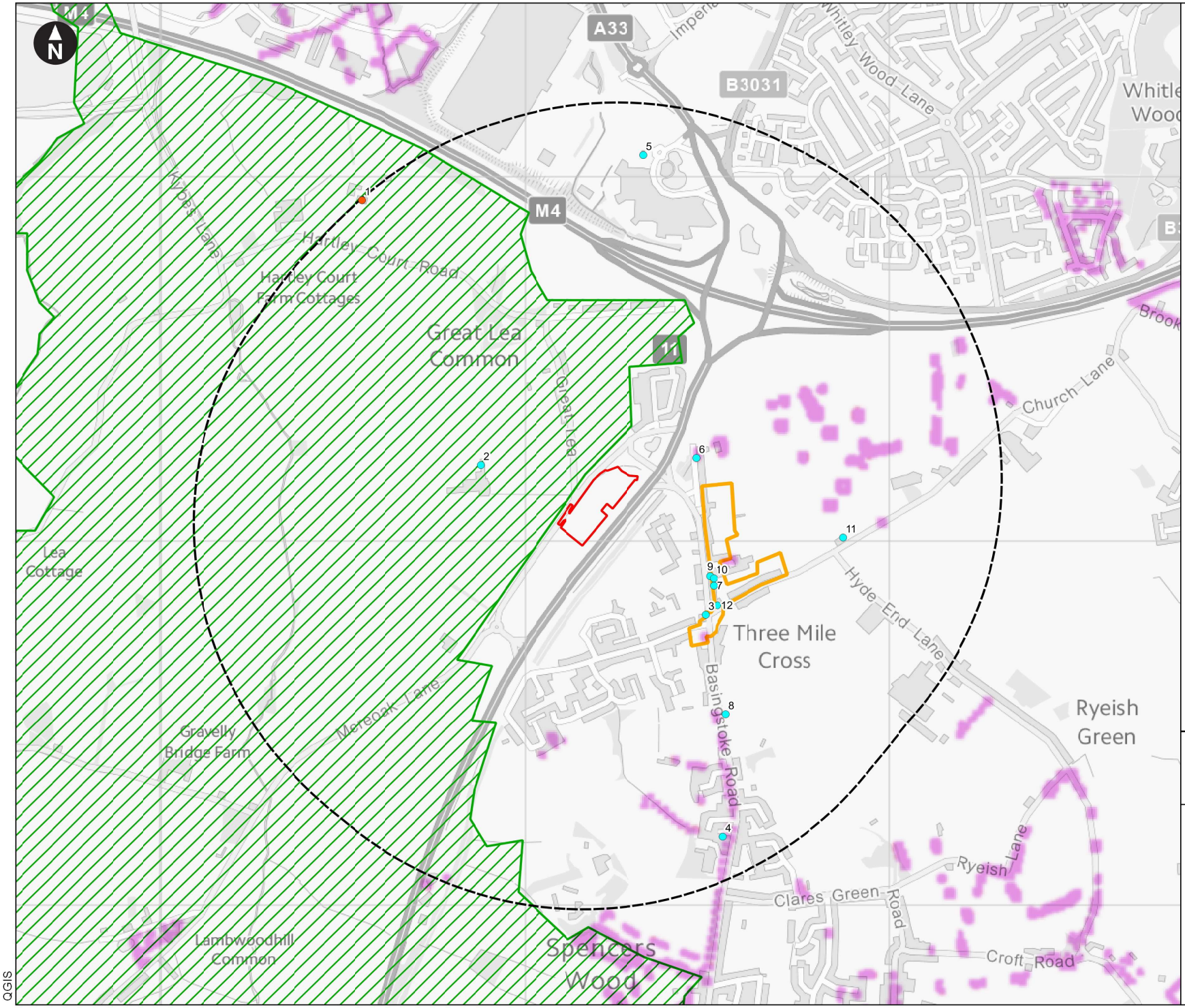
Landscape and Visual Statement

Figure 2

Landscape Character Plan

1 / 2026

QGIS



Legend

- Site
- 1km Study Area
- Local Landscape Designations
  - Ridge and Rivers Valued Landscape
  - Wokingham Borough Council - Special Character Area
- Tree Preservation Orders (TPO)

Listed buildings within 1km Study Area:

- Listed buildings - grade II*
- Listed buildings - grade II

Listed buildings within 1km Study Area
1. Hartley Court
2. Great Lee Farmhouse
3. Highway cottage
4. Hill house
5. Little Lee Cottage
6. Milestone at Three Mile Cross
7. Post Office and Newsagent
8. The Lieutenant's Cottage, Basingstoke Road
9. The Mitford
10. The Swann Inn
11. The Thatch
12. Wistaria Cottage

0 100 200 300 400 500 m

Scale at A3:1:10,000

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WOKINGHAM BOROUGH COUNCIL

Land to the North of Mereoak Park and Ride

Landscape and Visual Statement

Figure 3

Landscape Designations

1 / 2026

wsp

QGIS



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Land to the North of Mereoak Park and Ride

Landscape and Visual Statement

Figure 4.1

Zone of Theoretical Visibility (ZTV) – Option 1

1 / 2026

QGIS



Legend

- Site
- 1km Study Area
- Zone of Theoretical Visibility (ZTV) Option 2 - height 5.18m

0 100 200 300 400 500 m

Scale at A3:1:10,000

Client

WOKINGHAM BOROUGH COUNCIL

Land to the North of Mereoak Park and Ride

Landscape and Visual Statement

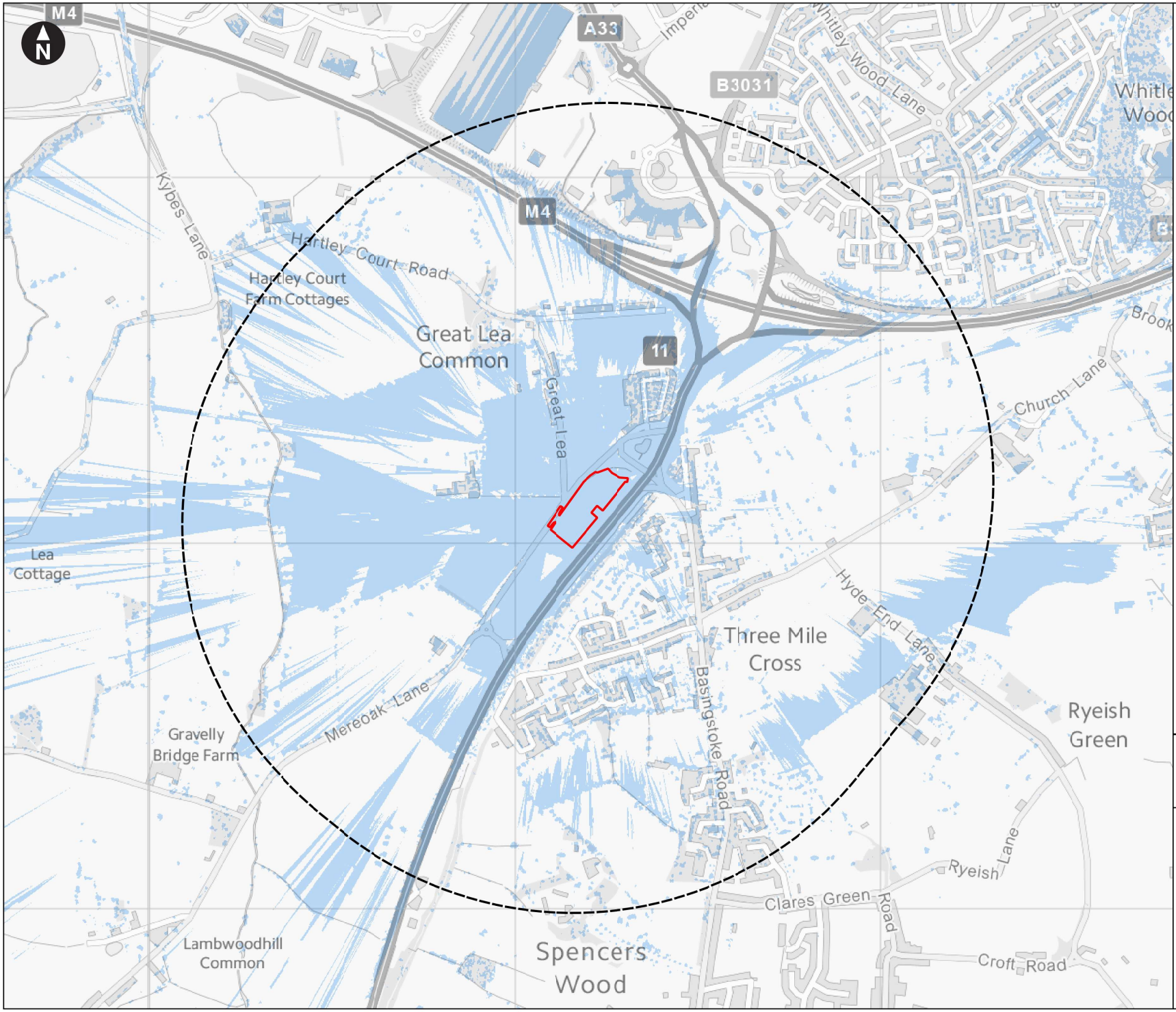
Figure 4.2

Zone of Theoretical Visibility (ZTV) – Option 2

wsp

1 / 2026

QGIS



Legend

- Site
- 1km Study Area
- Zone of Theoretical Visibility (ZTV) Option 3 - height 7.77m

0 100 200 300 400 500 m

Scale at A3:1:10,000

Client

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Land to the North of Mereoak Park and Ride

Landscape and Visual Statement

Figure 4.3

Zone of Theoretical Visibility (ZTV) – Option 3

1 / 2026

QGIS

WSP Project ref: UK0029445.2171 - Wokingham-WKH-0000000-2425-Mereoak Lane Open Storage



WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com