

3. Drawings



Aerial photograph from Google Earth (Accessed 11.10.2024)

LEGEND

Site boundary

Drawn by : RA

Checked by : AE

Scale @ A3:

0

200

400

600

800

1000m

Scale 1:20,000

NORTH

Date: 23.10.24

Rev

Date

Drawn

Checked

A

26.11.24

AE

JM

Revised site boundary

Drg No: GLS_050_171_1101

Rev: A

Project:

Land off Reading Road
Arborfield

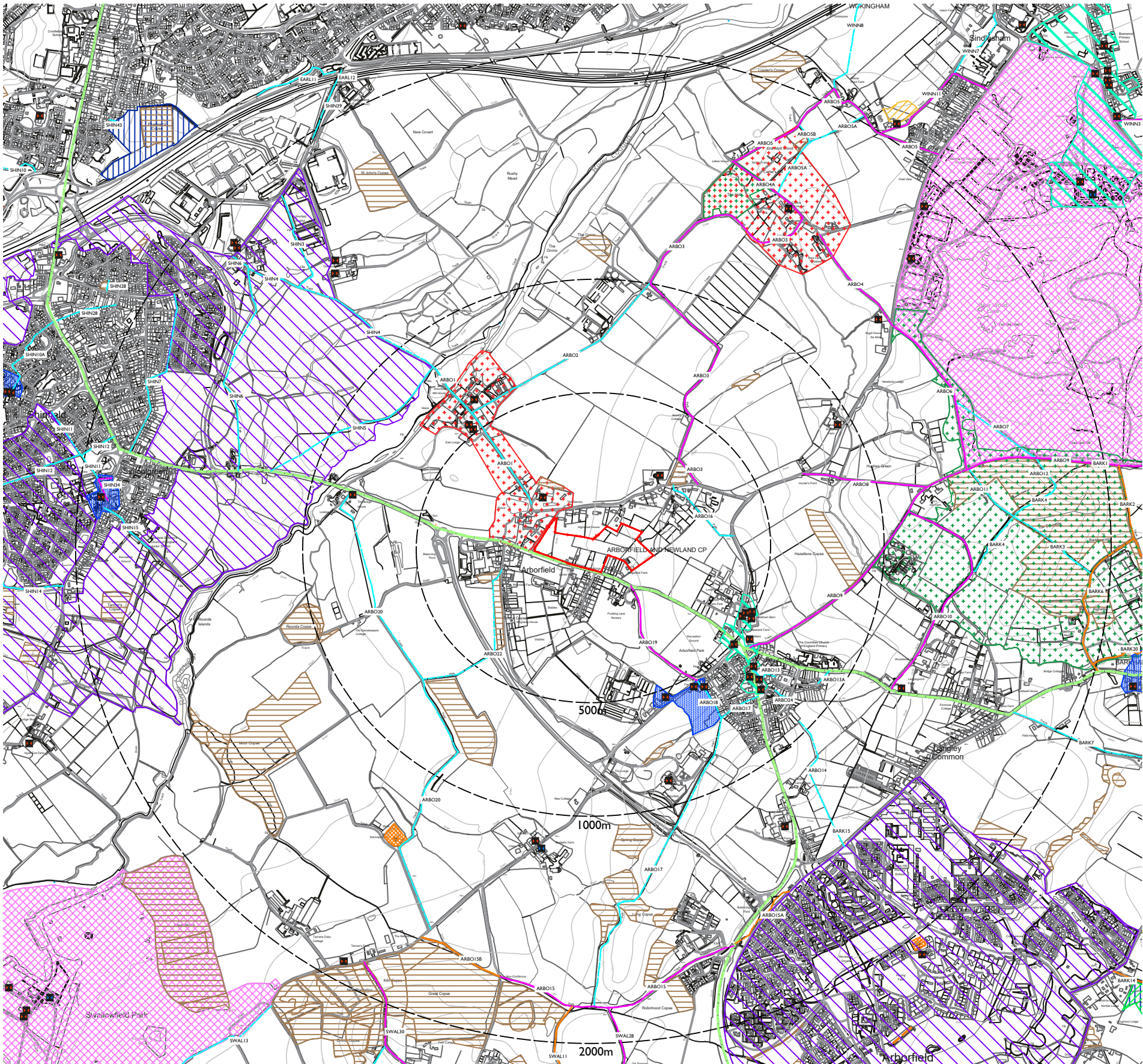
Title:

Aerial Photograph

Client:

dandara





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Drawn by : RA

Checked by : AE

Scale @ A3:

02004006008001000m

Scale 1:20,000

NORTH

Date: 23.10.24

Rev

Date

Drawn

Checked

A

26.11.24

AE

JM

Revised site boundary

Drg No: GLS_050_171_1102

Rev: A

Project:

Land off Reading Road
Arborfield

Title:

Landscape Designations Plan

LEGEND

Site boundary

Local Nature Reserve (LNR)

Site of Special Scientific Interest (SSSI)

Ancient Semi Natural Woodland or Ancient Replanted Woodland

Ancient Monument

Listed building - Grade II*

Listed building - Grade II

Public Right of Way - Bridleway

Public Right of Way - Footpath

Public Right of Way - BOAT

Registered Parks and Gardens

Open Access Land (CROW 2000 Act)

Wokingham BC Local Plan

Strategy Development Locations

Special Character Areas

Green Infrastructure Routes and Riverside Paths

Conservation Area

Neighbourhood Plan Policies

Locally Valued Natural Assets

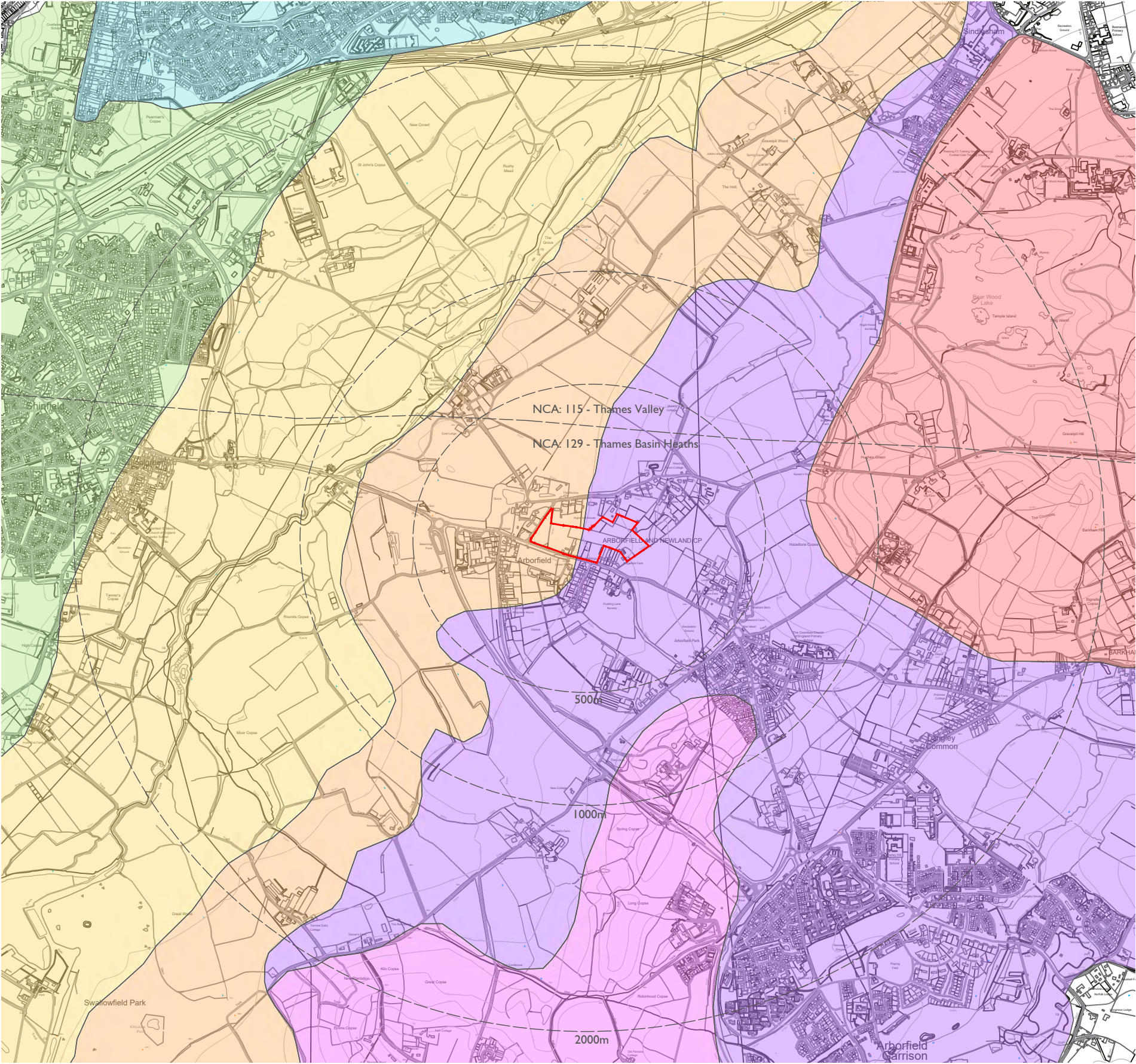
Locally Valued Heritage Assets

Client:

dandara

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- LEGEND
- Site boundary
 - Local LCA - A2 - Loddon River Valley
 - Local LCA - C1 - Arborfield River Terrace
 - Local LCA - J2 - Arborfield and Barkham Settled and Farmed Clay
 - Local LCA - J3 - Spencers Wood Settled and Farmed Clay
 - Local LCA - J4 - Woodley-Earley Settled and Farmed Clay
 - Local LCA - L1 - Bearwood Wooded Sand and Gravel Hills
 - Local LCA - L2 - Farley Hill Wooded Sand and Gravel Hills
 - Approximate National Character Area boundary

Drawn by : RA

Checked by : AE

Scale @ A3:

02004006008001000m

Scale 1:20,000

NORTH

Date: 23.10.24			
Rev	Date	Drawn	Checked
A	26.11.24	AE	JM
Revised site boundary			
Drg No: GLS_050_171_1103			Rev: A

Project:

Land off Reading Road
Arborfield

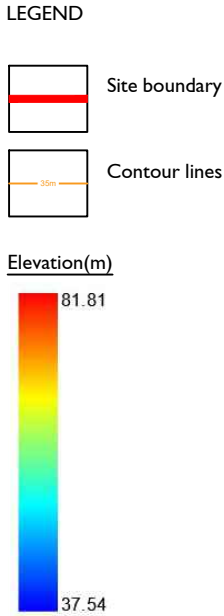
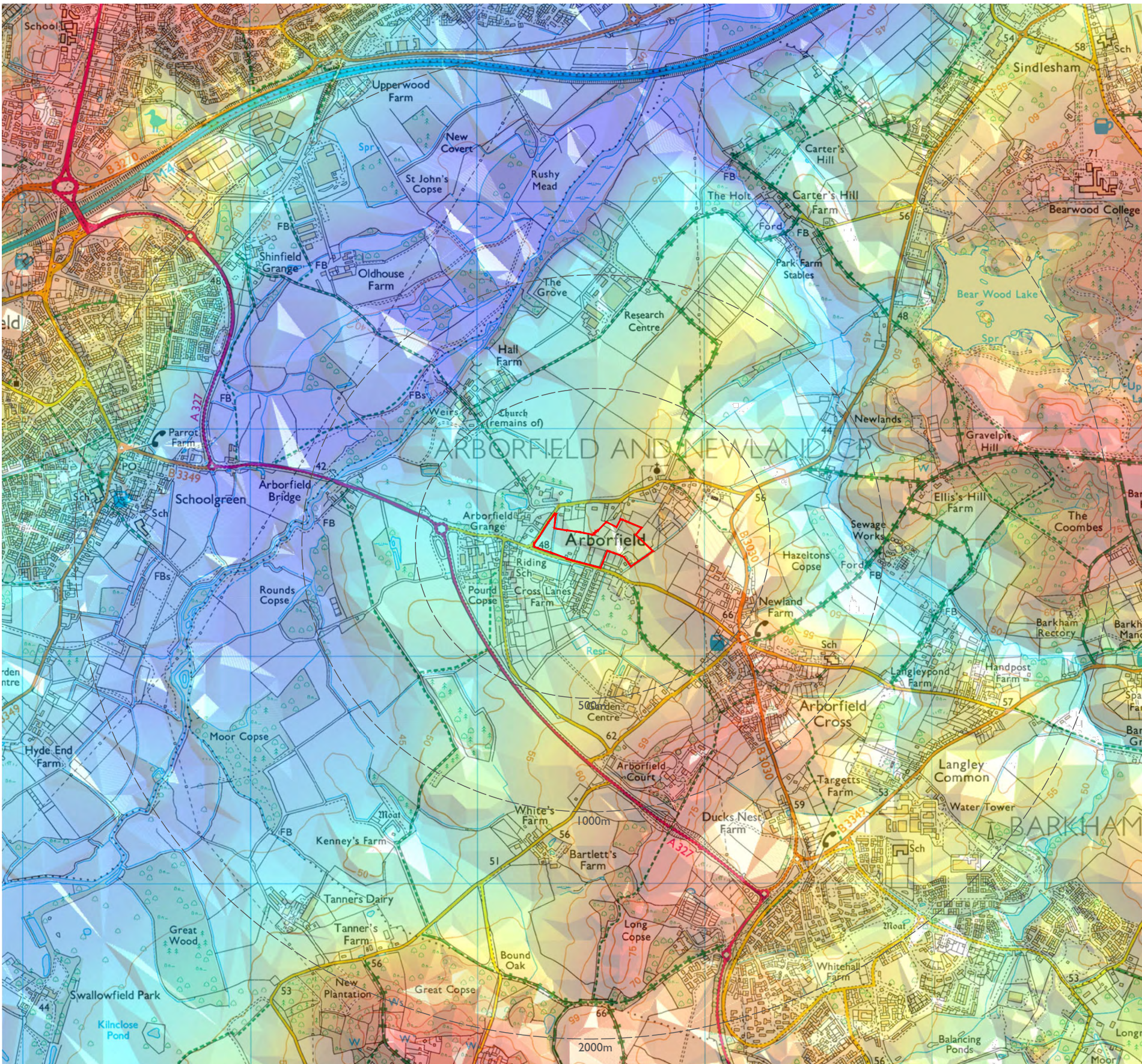
Title:

National and Local Character Area Plan

Client:

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Drawn by : RA

Checked by : AE

Scale @ A3:

0 200 400 600 800 1000m

Scale 1:20,000

NORTH

Date: 23.10.24

Rev A Date 26.11.24 Drawn AE Checked JM

Revised site boundary

Drg No: GLS_050_171_1104

Rev: A

Project: Land off Reading Road
Arborfield

Title: Topography Plan

Client:

dandara





LEGEND

Site boundary

Potential View

No potential View

Notes:

The viewshed analysis has been based on a max. building height of 9m and has used a central point within the development boundary. The viewer height was set at 1.6m high.

The analysis is based on surface topography only and does not take account of visual barriers in the form of vegetation, buildings or other manmade elements.

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Drawn by : RA

Checked by : AE

Scale @ A3:

0 200 400 600 800 1000m

Scale 1:20,000

NORTH

Date:	23.10.24	Drawn	Checked
Rev	Date	AE	JM
A	26.11.24		
Revised site boundary			
Drg No: GLS_050_171_1105		Rev:	A

Project:

Land off Reading Road
Arborfield

Title:

Zone of Theoretical Visibility Plan

Client:





LEGEND

Site boundary

Viewpoint location and direction of view

Aerial photograph from Google Earth (Accessed 11.10.2024)

Drawn by : RA

Checked by : AE

Scale @ A3:

0100200300400500m

NORTH

Scale 1:10,000

Date: 23.10.24

Rev A

Date 26.11.24

Revised site boundary

Drawn AE

Checked JM

Drg No: GLS_050_171_1106

Rev: A

Project:

Land off Reading Road
Arborfield

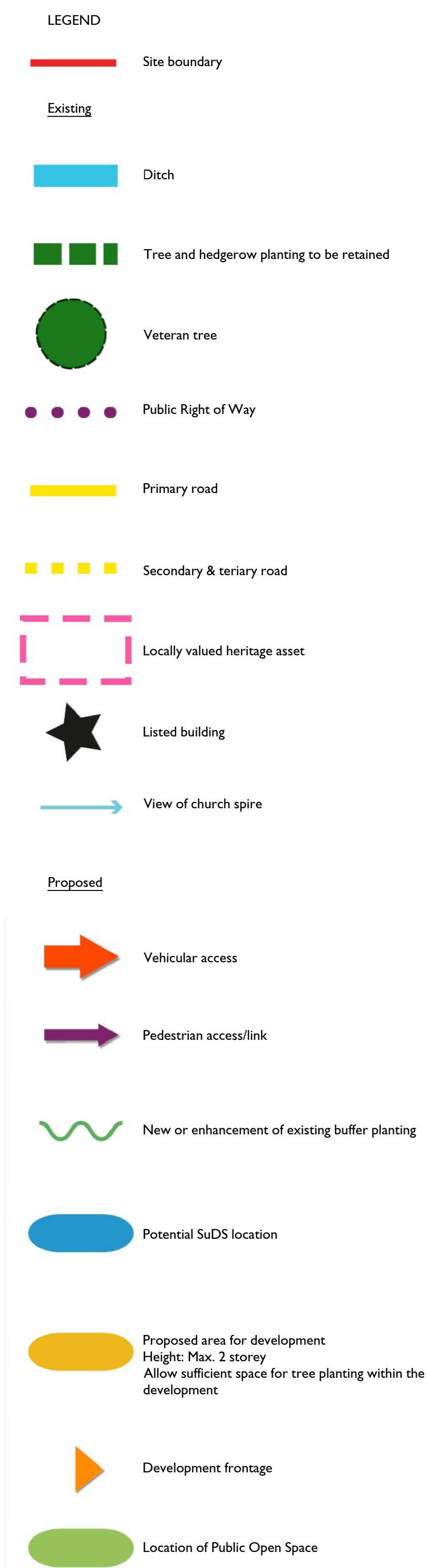
Client:

Title:

Viewpoint location plan

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Title: Landscape Strategy



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Legend

- ① Retention of existing landscape structure, particularly around the site boundary. Internal vegetation should be retained where feasible to do so.

② Veteran tree to form a focal point within the open space, creating a visual link to the church spire, located to the north of the site.

③ Existing vegetation around the site boundary should be supplemented to create a strong feature. Additional planting should be native and contain 50% evergreen species.

④ Inclusion of buffer planting to the northern boundary. Species should be native in the form of hedgerow and tree planting. Hedgerow planting should contain at least 50% evergreen species.

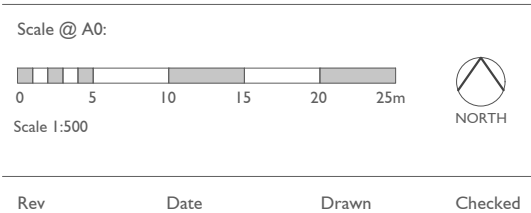
⑤ Sufficient space should be allowed for tree planting within the residential development to reflect the wooded character of the surroundings and aid with blending the built form with the surrounding landscape.
- ⑥ Footpath links should be included within the site connecting to the wider landscape to create sustainable connections to local facilities and the existing PRoW network.

⑦ Views of the Church spire from the wider landscape should be retained through the site, this will require careful consideration of development along the eastern side of the site.

⑧ Dwellings should be offset from Reading Road and Church Lane to minimise built form immediately adjacent to the site boundary, this will minimise visibility of built form, as well as retained the wooded character (particularly associated with Church Lane).

⑨ Vehicular access proposed off Reading Road only.

⑩ POS should be located on the eastern side of the site, to create a softer transition to the adjacent countryside.
- ⑪ SuDS basins and swales are to be integrated into the open space, creating spaces for biodiversity and visual amenity.



FOR PLANNING

Project Land off Reading Road
Arborfield
Title Illustrative
Landscape Masterplan
Client

dandara



Date: 27.11.24
Drawn by: AE Checked by: JPH
Dwg No: GLS_050_171_1201 Rev:
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