



A
 From BOAT to the north of the Site, looking west. The Site is scarcely seen even during the winter months.



B
 From north-eastern corner of site looking across the eastern field. New development at Woodcroft Farm can be seen to the south of the site. Mature boundary trees and hedgerows provide good screening from the wider area.



C
 St. James's Copse adjacent to the northern boundary of the site.



D
 From northern boundary of the site looking towards the site's eastern and southern boundaries, with mature oak providing visual enclosure around the boundaries.



E
 From eastern boundary of the site, looking across the eastern field, towards James's Copse.

Land North of Woodcroft Farm on behalf of Grainger plc

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drawing no.	LA007	drawing	Figure 9: Site Photographs
revision	A (24.03.24)	scale	NTS
drawn by	RB	checked by	PF/RB
date	01.06.2023	job no.	445315



F
From the north-western boundary of the eastern field, looking back towards the Woodcroft Farm development to the south and east.



G
From centre of eastern field looking towards housing on Merritt Way.



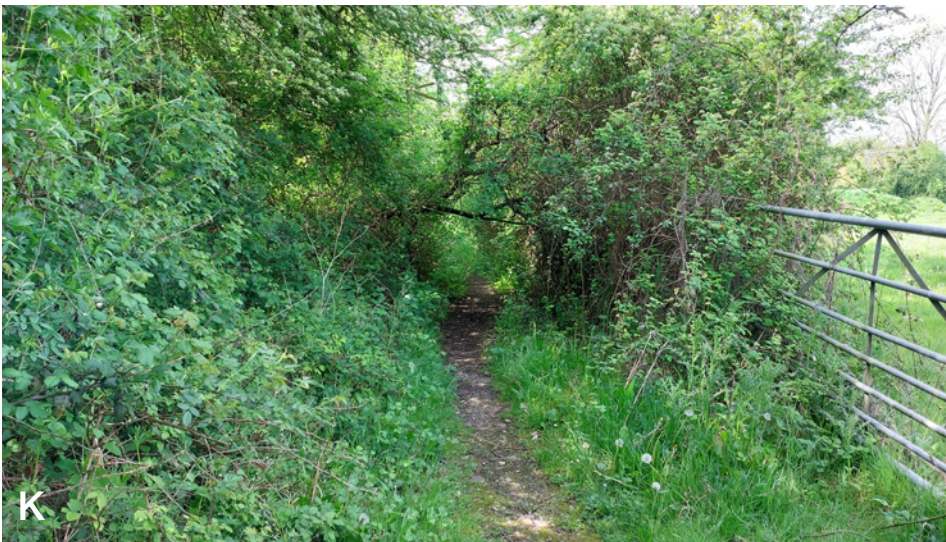
H
From eastern field looking towards new apartments in Caversham Park.



I
South-western side of eastern field, looking towards Coddington Grove, Catherington Park.



J
From southern boundary of the Site looking to the north-east across the eastern field.



K
From informal footpath running between the site's western and eastern fields, looking to the south.

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drawing no.	LA008	drawing	Figure 10: Site Photographs
revision	A (24.03.24)	scale	NTS
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From track through centre of the Site, looking to Coddington Grove, Catherington Park to the south-west, across the Site’s western field.



From the centre of the western field, looking towards James’s Copse (and adjacent telecommunications mast) to the north-east.



Public path to the south of the Site’s western field, looking to the west.

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drawing no.	LA009	drawing	Figure 11: Site Photographs
revision	A (24.03.24)	scale	NTS
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View 1: From un-named lane at Eastland Gate to north-west of the Site. Mature hedgerow boundaries of adjacent residential properties and adjacent to the Site’s northern boundary generally screen the site, however there is a very small glimpse to the northern part of the site’s western field at the end of the lane.



View 2: From junction of un-named lane at Eastland Gate and BOAT 119/46/1 to the north-west of the Site. There is a glimpses into the Site’s western field, with housing at Catherington Park in the distance, but in general the mature hedgerows provide good screening, even during the winter months.

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drawing no.	LA015	drawing	Figure 12: Winter Views
revision	A (24.03.24)	scale	NTS
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View 3: From BOAT 119/46/1 at the western end of James’s Copse, looking south into the Site’s eastern field. Mature native woodland and hedgerows good screening,even during the winter months, however there are glimpsed views into the site.



View 4: From BOAT 119/46/1 adjacent to the north-eastern corner of the site looking towards the site’s eastern field. Mature native woodland and scrub provide good screening, however there will be a glimpsed view into the site here, with a stretch of hedgerow removed to allow a new vehicular entrance to the Site, with new homes beyond.



View 5: From Merrett Way, looking north-east towards north-east corner of the Site. A proposed vehicular entrance will be visible at the end of this street, with new housing beyond, however much of the Site is screened by existing housing in the foreground.



View 6: From Bridleway 108/1b/1 adjacent to the eastern boundary of the site looking north towards properties on Merritt Way. Mature native hedgerows with large trees provide some good screening, however there are glimpsed views into the eastern part of the site. During the Summer months, the views are even more enclosed.

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drawing no.	LA017	drawing	Figure 14: Winter Views
revision	-	scale	NTS
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View 7: From Gardiner Walk to the south of the Site, looking northwards towards the Site’s eastern field. Mature hedgerow vegetation and buildings in the foreground provide good screening, however there is a view through to the Site and James’s Copse beyond at the end of the street.



View 8: From Merritt Way to the south of the Site, looking northwards towards the Site’s eastern field. Mature hedgerow vegetation and building sin the foreground provide good screening, however there is a view through to the Site and James’s Copse beyond at the end of the street.

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drawing no.	LA018	drawing	Figure 15: Winter Views
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View 9: From Coddington Grove to the south of the Site, looking northwards towards the Site. Mature hedgerow vegetation and buildings in the foreground provide good screening, however there is a view through to part of the Site’s western field and at the end of the street.



View 10: From Bridleway 119/30/1 to the south-west of the Site, looking north. Even during the Winter months the Site is very well screened by hedgerow vegetation and buildings meaning that there are only glimpses through to the Site’s western field.

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drawing no.	LA019	drawing	Figure 16: Winter Views
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View 11: From Bridleway 119/30/1 to the west of the Site, looking south. Even during the Winter months the hedgerow vegetation provides a relatively good degree of screening, however there are clear views through to the Site’s western field.

drawing no.	LA020	drawing	Figure 17: Winter Views
revision	-	scale	NTS
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date	22.01.2024	job no.	445315

Appendix Three

Savills Illustrative Landscape Strategy
