

Linden Wates (West Hampstead) Limited

**Proposed Residential
Development**

**Gondar Gardens
London NW6**

EIA Scoping Report

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Figure 1: Application Site

Appendix 1: TVIA Scope and Viewpoints

1. Introduction

Background

- 1.1 Linden Wates (West Hampstead) Ltd are bringing forward revised proposals for the redevelopment of land at Gondar Gardens, NW6, within the London Borough of Camden. Most of the site is occupied by a redundant covered reservoir. It has been the subject of three previous applications for residential development, of which the first (development within the reservoir footprint) was allowed on appeal, the second (development along the street frontage) was refused on appeal, and the third (a revised scheme on the street frontage) is also the subject of an appeal, yet to be determined.
- 1.2 Following submission of the first application, the Council advised that they considered the proposals to be EIA development under the then EIA Regulations, and an Environmental Statement (ES) was therefore prepared. A similar approach was adopted for the two subsequent applications.
- 1.3 Accordingly, the current application will also be accompanied by an Environmental Statement (ES), which reports the findings of an environmental impact assessment (EIA) carried out under the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (the EIA Regulations).

Purpose of this Report

- 1.4 This report supports a request to the Council for a Scoping Opinion and provides the following information, as required under Regulation 13(2):
 - (a) *a plan sufficient to identify the land;*
 - (b) *a brief description of the nature and purpose of the development and of its possible effects on the environment; and*
 - (c) *such other information or representations as the person making the request may wish to provide or make.*
- 1.5 Scoping is necessarily carried out at the beginning of the EIA process, when not all the relevant information may be available. Consequently, the scope may evolve as the assessment proceeds and as feedback is obtained from consultees. This report should therefore be regarded as the starting point for an ongoing process.

2. Requirements for the Technical Content of an ES

Guidance

- 2.1 The latest UK guidance on the EIA process forms part of the Planning Practice Guidance (PPG) published in March 2014. This updates and simplifies the guidance previously provided in “Environmental Impact Assessment: A Guide to the Procedures” (DCLG, 2000).
- 2.2 Specific advice on scoping is provided in “Guidance on EIA Scoping” (European Commission, 2001), which remains a useful reference even though the European and UK regulations relating to EIA have since changed. The EC Guidance states that:

The purpose of scoping is to identify the matters which should be covered in the environmental information submitted by the developer to a competent authority and, in particular to identify the matters which are of most importance so that these can be addressed in most detail. Scoping should ensure that all the relevant issues are identified and addressed in an appropriate manner in the environmental studies.

Schedule 4

- 2.3 Schedule 4 of the Regulations identifies the “Information for inclusion in environmental statements”. This comprises two parts. The information in Part 2 is a minimum requirement, whilst the information in Part 1 should be provided where it *“is reasonably required to assess the environmental effects of the development”* and where *“the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile [it]”*.
- 2.4 The Part 1 information refers to the following technical aspects:
- (in relation to residues and emissions): *“water, air and soil pollution, noise, vibration, light, heat, radiation etc”*;
 - (in relation to those aspects of the environment likely to be significantly affected): *“population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage [and] landscape”*; and
 - (in relation to the description of effects): *“the use of natural resources, the emission of pollutants, the creation of nuisances and the elimination of waste”*

Approach Proposed in this Case

- 2.5 The EIA Regulations require an ES to identify the “likely significant effects” of a development. The primary purpose of scoping is to ensure that the assessment is focussed on those topics likely to give rise to such effects. At the same time, topics that are unlikely to give rise to significant effects can be “scoped out” of the assessment. A proportionate approach is advocated by the Planning Practice Guidance, which states (in Paragraph 040) that *“...a particular project may give rise to significant effects, and require full and detailed assessment, in only one or two respects.”*
- 2.6 Likelihood and significance are derived from interaction between the characteristics of the development and the characteristics of the receiving environment. Whether the resulting effects are likely and significant will depend on the nature of this interaction, on the importance or sensitivity of the environmental resources or receptors, and on the extent to which adverse effects can be avoided or reduced through mitigation.
- 2.7 In this case, the application site is identical to that assessed in relation to the previous proposals. Although the scheme itself is different, since it amounts to a combination of previous proposals, its character remains essentially the same (i.e. a low-rise residential development). It is therefore unlikely to introduce any new areas of potential impact (e.g. those associated with tall buildings).
- 2.8 The environmental issues associated with development in this location are well understood and have been subject to scrutiny during the course of the previous applications and the appeal process. It is therefore proposed to adopt the same scope for this EIA as was accepted for the previous assessments, rather than to embark upon a wholly new scoping exercise. This scope has, however, been reviewed against the regulatory requirements, and an explanation is provided for the “scoping out” of topics.

3. Characteristics of the Site and Local Area

Application Site

- 3.1 The application site is shown in **Figure 1**. It is 1.24 hectares in area and occupies a local high-point formerly known as Shoot-Up Hill. The western part of the site comprises a covered reservoir. This was constructed in 1874, when the site was located on the edge of the built-up area, with farmland extending to the north. Residential development had enclosed the southern and eastern sides of the site by 1896, and by 1915 its immediate context was entirely built-up.
- 3.2 The reservoir was emptied in the late 1990s and formally decommissioned as a reservoir under the Reservoir Act in 2002. It is of brick-arch construction with a barrel roof and concrete floor, providing an internal height of up to 7m. It is about 92m long and 53m wide, giving an area of 4,878sqm and representing around 39% of the site. The condition of the barrel roof is deteriorating and will continue to do so.
- 3.3 The reservoir is covered with soil and supported by earth bunds on each side. As a result, it forms a plateau-like feature raised above the level of the surrounding area at an elevation of around 80m AOD. This difference is most pronounced to the south and east, where the ground slopes steeply down to an elevation of about 72mAOD at the site boundary. Levels fall more gradually to the north and form a low bank to the west.
- 3.4 The reservoir and most of the site are covered with grass, which is cut periodically. A strip of scrub and trees runs along the eastern boundary, whilst there are also several trees along the southern boundary. Areas of hardstanding and ruderal vegetation, together with an electrical sub-station, are located close to the western boundary.

Local Context

- 3.5 The northern, eastern and southern boundaries abut the rear gardens of residential properties in Gondar Gardens, Agamemnon Road and Hillfield Road respectively. The western boundary fronts onto Gondar Gardens, the opposite side of which comprises the garages and rear gardens of properties in Sarre Road.
- 3.6 The surrounding area is densely developed, mainly with two- and three-storey terraced houses typical of the period. There are also several schools and open spaces, such as the UCL sports ground and Hampstead Cemetery to the north. Mill Lane, at the southern end of Gondar Gardens, is of mixed character, including local shops, and is served by several bus routes. West Hampstead Thameslink Station is located 750m to the south-east.

Relevant Designations

- 3.7 Most of the site, except for a strip along the Gondar Gardens frontage (which is “white land”), is shown as Private Open Space on the current Proposals Map and Core Strategy. This area is also designated as a Site of Nature Conservation Importance (SNCI Borough II). The citation for this designation refers in particular to: its cover of mostly neutral grassland, supporting a moderate diversity of wildflowers and typical grassland butterflies; the presence of spiked sedge, which is locally uncommon; and the presence of slow-worm, which is the only known occurrence in Camden.
- 3.8 Trees along the eastern boundary of the site are the subject of a Tree Preservation Order. The reservoir has been placed on the draft schedule of locally listed buildings. Designations in the surrounding area include three listed buildings and a Grade II Registered Park and Garden (Hampstead Cemetery).

4. Characteristics of the Proposed Development

- 4.1 The scheme comprises up to 80 dwellings with a mix of unit sizes and tenures. They would comprise 3-4 storey villas located along the Gondar Gardens frontage and within the reservoir.
- 4.2 Vehicular access would be provided from Gondar Gardens, serving an underground car park providing both car and cycle parking, accessed via a car lift. There would also be a separate pedestrian/cycle access from the street.
- 4.3 The dwellings within the reservoir would be arranged around a central communal garden and would have access to private amenity space in the form of gardens, balconies and roof terraces. The eastern part of the site, outside the reservoir footprint, would be retained and managed as a nature reserve, with limited access.
- 4.4 The development would meet London Plan and LPA targets for carbon emissions and Code for Sustainable Homes Level 4. A range of sustainable design measures would be incorporated, including sustainable drainage and high-efficiency built fabric and heating systems.

5. Proposed Scope

Assessment Topics

- 5.1 The topics proposed to form the basis of the current EIA are identified below, together with the relevant Schedule 4 reference and an explanation:

<i>Topic</i>	<i>Schedule 4 Ref.</i>	<i>Explanation</i>
Air Quality	<i>Air</i>	The whole of Camden is designated as an Air Quality Management Area (AQMA). The development will introduce potential sources of operational emissions such as traffic Fugitive dust emissions during demolition and construction could affect sensitive receptors such as nearby residents.
Climate Change	<i>Climatic factors</i>	Whilst the development is of modest scale, it will be required to demonstrate an appropriate level of climate change mitigation and adaptation, specifically in relation to opportunities to reduce energy consumption and carbon emissions.
Cultural Heritage	<i>Archaeological heritage</i>	Since most of the site has been previously developed, it is considered to have minimal potential for the survival of archaeological remains. However, a desktop study will be undertaken to verify this. The development will involve substantial demolition of the disused reservoir, retaining only its outer walls.
Ecology	<i>Fauna Flora</i>	The site is designated as a Site of Nature Conservation Interest (SNCI) and is known to support a protected species (slow-worm). The proposals involve removal of the reservoir roof, and thereby its grassland cover. The potential impacts on habitats and protected species therefore need to be considered.
Flood Risk and Drainage	<i>Water Population</i>	Whilst the site is not located in an area of flood risk, it is of sufficient size to require a Flood Risk Assessment (FRA) in accordance with the NPPF and accompanying technical guidance. In addition, the development will alter the runoff characteristics of part of the site and will need to demonstrate that a sustainable surfacewater drainage strategy can be delivered.
Ground	<i>Soils</i>	Since part of the site was previously occupied by a drinking-water

Contamin- ation		reservoir, contaminating uses are unlikely to have taken place on or close to it. However, this needs to be verified, together with the nature and vulnerability of the groundwater regime and the sensitivity of surrounding and future uses.
Noise and Vibration	<i>Population</i>	Nearby residents could be affected by noise or vibration during demolition and construction. The development will introduce sources of operational noise such as traffic and building services plant. New residents will be introduced into an area with typical urban background noise levels.
Sunlight and Daylight	<i>Population</i>	The development will introduce new buildings onto what is currently an open site, and will be required to demonstrate that it can deliver acceptable levels of amenity for new and existing residents.
Townscape and Views	<i>Landscape Population</i>	The development will introduce buildings onto the site and will involve removal of the reservoir roof. These changes will alter the character of the site, with the potential to affect local townscape and views.
Transport	<i>Population</i>	The development would involve the creation of a new vehicular access onto the public highway. It would provide on-site parking and require the removal of some on-street parking. It would inevitably generate some traffic, together with additional walking, cycling and public transport trips.

5.2 The following topics are proposed to be excluded from (i.e. scoped out of) the assessment (with explanation):

- Environmental Wind - Because no tall buildings are proposed.
- Socio-Economics - Because the development would not displace employment or any other socially or economically productive use of the land, whilst its modest scale will be insufficient to have any meaningful impact on social infrastructure, housing demand or deprivation.
- Waste - Because the scale of the development is insufficient to have a significant impact on the waste management regime. The main waste arisings would occur during demolition, and would be managed in accordance with a Site Waste Management Plan (SWMP) to be agreed with the Council. Appropriate waste management facilities (e.g. segregated bin storage) would be incorporated into the design.
- Odour, EMR and Electronic Interference – Because the development would not introduce any relevant sources of impact.
- Utilities – Because it is assumed that statutory undertakers would be responsible for any off-site upgrades and associated assessment.

Other Aspects of Scope

5.3 The assessment will cover all the mandatory and other relevant matters set out in Schedule 4 of the Regulations, specifically:

- The main alternatives addressed during development of the proposals will be described, and the reasons for rejecting them will be given, including consideration of their environmental effects.
- Effects arising both from construction and from the permanent features and operation of the development will be identified. Effects relating to decommissioning are not considered to be relevant for a project of this type.

- Effects will be categorised, in accordance with standard EIA practice, on the basis of their value (positive, negative etc), sequence (direct, indirect etc), occurrence (short/long-term) and permanence. The significance of effects will be stated in each case and the basis for this conclusion explained.
- Measures proposed or required to mitigate (avoid, reduce or compensate for) significant adverse effects will be identified, and the mechanism for delivering them will be explained. This will also apply to any subsequent monitoring or survey work that may be necessary (e.g. at reserved matters stage).
- Effects resulting from a combination of impacts, or the cumulative effects arising from interaction between this development and any relevant committed or reasonably foreseeable developments, will be identified.

6. Proposed Scope and Methodology for Assessment Topics

6.1 This section sets out the proposed scope and methodology to be adopted for the assessment topics. It is based on the approach adopted previously, but may vary in response to consultation and the findings of baseline work.

6.2 Air Quality

- Consultation with the LPA's environmental protection team.
- Review of baseline air quality data and LB Camden's Local Air Quality Management (LAQM) reports.
- Qualitative assessment of the potential impact of road traffic emissions based on comparison with screening criteria in the London Councils Air Quality and Planning guidance and EP-UK Planning for Air Quality guidance.
- Qualitative assessment of potential impacts from construction dust based on the IAQM guidance, with reference to the Mayor of London's SPG on Construction Dust (2014).

6.3 Climate Change

- Preparation of an energy strategy to demonstrate how the development will achieve reductions in regulated carbon emissions, to meet London Plan and LB Camden targets, through a combination of building design and supplementary on-site generation.
- Performance specification for building design in accordance with Code for Sustainable Homes level 4, including airtightness and fabric standards.
- Assessment of carbon savings achieved by the preferred solution over a minimally-compliant (Building Regs Part L) base case.

6.4 Cultural Heritage

- Desk-based assessment in accordance with Institute of Archaeologists' Standard and Guidance for Archaeological Desk-based Assessments and the Greater London Archaeology Advisory Service (GLAAS) Archaeological Guidance Papers.

- Search of sources such as the Greater London Historic Environment Record, a map regression exercise, geo-environmental evidence and site walkover.
- Assessment of archaeological assets and the significance of any potential effects in accordance with the NPPF.
- Appraisal of the significance of the reservoir as a heritage asset, taking account of its origin, construction, condition and prospects for long-term alternative use.

6.5 Ecology

- A desk-top study to compile existing biodiversity information, including a data search from the local Records Centre and other bodies as required, within a 1km radius of the site.
- An extended Phase 1 habitat survey (JNCC 2010) and assessment of potential presence of protected, Biodiversity Action Plan or otherwise notable species and habitats.
- Specific surveys for protected species (slow-worm, bats and breeding birds), updated as necessary.
- Assessment of effects, including the potential for enhancement, based on Institute of Ecology and Environmental Management (July 2006) Guidelines for Environmental Impact Assessment in the UK.
- Preparation of an Ecological Enhancement Plan to provide a framework for future management of the site.

6.6 Flood Risk and Drainage

- A Flood Risk Assessment compliant with the NPPF, focussing primarily on site runoff and the urban drainage system.
- Advice on runoff management and adaptation measures to be incorporated into the design in the form of a stormwater drainage strategy in accordance with SUDs principles.

6.7 Ground Contamination

- A Phase 1 (desk-based) geo-environmental study, including a site visit/visual inspection, an historic map regression to identify previous uses, a review of BGS published information and borehole records to determine ground/groundwater conditions.
- An initial ground contamination assessment based on a conceptual risk model identifying potential risks to groundwater, site workers, future users and surrounding receptors.

6.8 Noise and Vibration

- Baseline monitoring to determine the noise climate around the site.
- Characterisation of the suitability of the site for residential development as per the Noise Exposure Categories in (former) PPG 24.

- Assessment of construction noise and vibration in accordance with BS5228-1:2009 “Noise and Vibration Control on Construction and Open Sites”, and accepted mitigation practices.
- Screening assessment of operational traffic noise in accordance with the DMRB methodology.
- Qualitative assessment of potential noise impact from fixed operational plant (car lifts).

6.9 Sunlight and Daylight

- Assessment of baseline sunlight/daylight/shadow levels experienced by existing residential receptors and gardens around the site, based on an analysis of Vertical Sky Component (VSC), daylight Distribution, Sunlight Availability and the BRE two-hour sunlight on ground analysis.
- Prediction of future levels of sunlight/daylight experienced by existing and future receptors, following construction of the development, based on the above methods, as well as an Average Daylight Factor (ADF) analysis. This will consider effects on all neighbouring properties and will quantify natural light conditions within the units and gardens/amenity spaces within the development.
- The assessment to be undertaken in accordance with the methodology and guidance set out in BRE (2011): Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.

6.10 Townscape and Views

- A townscape and visual impact assessment (TVIA) consistent with the IEMA/LI Guidelines for Landscape and Visual Impact Assessment (2013).
- Full details, including assessment viewpoints, are presented in **Appendix 1**.

6.11 Transport

- Preparation of a Transport Statement in accordance with Transport for London’s Transport Assessment Guidance.
- Background traffic flows and parking demand derived from surveys undertaken in June 2014 (during school term time).
- Non-car accessibility based on a Public Transport Accessibility Level (PTAL) assessment and a review of options for sustainable travel on the local area.
- Future trip generation and modal share derived from the TRICS database and 2011 Census Travel to Work data.

7. Proposed ES Structure

Overview

- 7.1 There is no prescribed structure or format for an ES beyond the regulatory requirements set out in Schedule 4. The minimum requirements for the information to be included in Environmental Statements (ref Schedule 4, Part II) are as follows:

- *a description of the development;*
- *a description of the measures proposed to mitigate significant adverse effects;*
- *the data required to identify and assess the main effects;*
- *an outline of the main alternatives considered and the reasons for choosing the scheme as submitted, taking account of the environmental effects; and*
- *a Non-Technical Summary (NTS)*

7.2 Taking account of the varied content and readership of an ES, and in order to be consistent with the approach adopted previously, the following three-volume structure is proposed:

- Vol 1: Non-Technical Summary (NTS)
- Vol 2: Main Report
- Vol 3: Technical Annexes

NTS

7.3 The NTS is a regulatory requirement and would comprise a document of around 10 pages that summarises the main information and conclusions of the ES in an accessible style.

Main Report

7.4 The Main Report would be a document of around 100 pages, divided into two parts. The first part would comprise chapters describing the EIA process, the policy context, the baseline environment, the proposed development and the main alternatives. The second part would comprise chapters addressing each of the assessment topics, subdivided into sections on methodology, policy, baseline conditions, predicted effects and mitigation. A final chapter would draw together the significant effects and proposed mitigation, together with consideration of cumulative effects.

Technical Annexes

7.5 The Technical Annexes would comprise detailed supporting information such as surveys and technical data, together with standalone reports that are required in any event as part of the planning submission. The precise list of annexes has yet to be confirmed, but is likely to be similar to that presented as part of the previous ES, which was as follows:

1. Air Quality Impact Assessment
2. Climate Change
 - 2.1: Energy strategy
 - 2.2: Sustainability Statement
 - 2.3: Code for Sustainable Homes Strategy
3. Cultural Heritage
 - 3.1: Archaeological Desk-Based Assessment
 - 3.2: Built heritage Assessment
4. Ecology
 - 4.1: Extended Phase 1 Habitat Survey
 - 4.2: Bat Surveys
 - 4.3: Reptile Surveys

- 4.4: Breeding Bird Surveys
- 4.5: Reptile Mitigation Strategy
- 5. Flood Risk and Drainage Assessment
- 6. Geo-Environment
 - 6.1: Geo-Environmental Site Assessment Report
 - 6.2: Envirocheck Report
- 7. Noise and Vibration
 - 7.1: PPG24 Environmental Noise Survey
 - 7.2: BS5228 Noise Impact Assessment
 - 7.3: BS5228 Vibration Impact Assessment
 - 7.4: Road Noise Impact Assessment
 - 7.5: Car Lift Noise Assessment
- 8. Sunlight and Daylight
- 9. Townscape and Views: Modelled Views
- 10. Transport Statement and Transport Statement Addendum




 Application Site

FIGURE 1

Application Site



Appendix 1: TVIA Scope and Viewpoints

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25 November 2014

Gondar Gardens – Townscape and visual impact assessment

Volume II of the ES will include an assessment of the townscape and visual effect of the Proposed Development in relation to townscape character areas, a selection of short range views, and above-ground heritage assets. Both construction and operational impacts will be assessed. More information on how the assessment will be carried out is provided below.

Townscape

An assessment will be made of the Site and surrounding townscape in their existing states. This will be based on study of the historic development of the area with reference to relevant publications, and study of the present-day condition of the area based on site visits, study of maps and aerial photographs, and relevant publications.

Views

The study area for the visual assessment is centred on the Site and limited to locations from which the Site can be seen, or from which new buildings on the Site have the potential to result in a significant visual impact at the height proposed.

Viewpoints are identified on the basis of the following method.

Four principal types of viewing location are identified:

- Views if any that have been identified as significant, by the Council or others, e.g. in relevant planning policy and guidance documents;
- Other locations or views of particular sensitivity, including those viewpoints in which the Proposed Development may significantly affect the settings of designated heritage assets;
- Representative townscape locations from which the Proposed Development will be visible; and
- Locations where there is extensive open space between the viewer and the Proposed Development so that it will be prominent rather than obscured by foreground buildings.

The set of viewpoints is chosen so that it covers:

- The range of points of the compass from which the Proposed Development will be visible;
- A range of distances from the site (as appropriate); and
- Different types of townscape areas (as appropriate).

Possible locations in these categories within the study area are identified based on an examination of maps and aerial photographs; maps of Conservation Areas; and maps and lists of listed buildings. The viewpoints will be agreed in advance with officers at the Council.

Built heritage

Built heritage assets within a radius of 500m around the Site that have the potential to be affected to a significant extent in terms of their townscape setting by the Proposed Development will be considered.

Outline Scope of the Assessment

The methodology for the townscape and visual impact assessment is based broadly on the principles set out in the third (2013) edition of 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), produced by the Landscape Institute with the Institute of Environmental Management and Assessment. However, these principles are better suited to assessing landscape than townscape, and so they can form only a general guide to the method to be used. Also relevant to the method of assessment is the national Planning Policy Guidance and 'Design review' (CABE, 2006) which provides guidance on assessing architectural quality.

A brief overview of the methodology follows. A more detailed explanation will be provided as part of the townscape, visual and built heritage assessment.

Townscape, views and built heritage assets – methodology for assessment

Assessment of the effect of any proposed development on a receptor (an area of townscape, a heritage asset or view) is made on the basis of professional judgement which takes into account relevant planning policies and guidance. It is based on the following method.

The **sensitivity** of the receptor as existing will be assessed as high, medium or low, depending on the importance, value and quality of the receptor, and nature and expectation of the viewer. The assessment takes into account the townscape setting of grade II listed buildings, and other areas, and the amenity value of the viewing location and area in which it is located. The assessment of the sensitivity of the receptor under consideration is moderated to take into account a judgement about its quality in the round.

The **magnitude** of the change resulting from the Proposed Development will be assessed as major, moderate, minor or negligible according to the change to the townscape, view or heritage asset's townscape setting.

These two measures are combined to provide a measure of the **significance** – major, moderate or minor - of the effect on the receptor which will result from the Proposed Development, the most significant effects being effects of major magnitude on receptors of high sensitivity.

Effects are assessed qualitatively as **beneficial**, **adverse**, or **neutral**. The assessment as beneficial or adverse is a 'net equation', since with regard to the receptor that is being assessed, there may be both positive and negative effects as a result of the development.

An overall assessment of cumulative effects i.e. of the effect of the Proposed Development taking into account other proposed and consented schemes, will also be provided. The approach to cumulative assessment will be to focus on the additional effects of the Proposed Development on top of the cumulative baseline.

Existing and proposed view images

For each of the identified views in the assessment to be produced, there will be images of the view as existing and as proposed. Images as proposed will take the form of 'Accurate Visual Representations' ('AVRs') produced by accurately combining images of the Proposed Development (typically created from a three-dimensional computer model) with a photograph of its context as existing. The method by which AVRs are produced will be described in the assessment document.

Where appropriate, the view as proposed will be shown as a fully rendered image, showing the proposed new buildings and landscape treatment in a realistic manner. In other cases, the proposed buildings will be shown diagrammatically, in a 'wireline' outline.

For each of the identified views, a description of the view as existing will be given, identifying its visual quality, sensitivity to change and reason for that sensitivity, where relevant. A description of the view as proposed will then be given with an assessment, based on the method set out above, of the effect that the Proposed Development will have on the view.

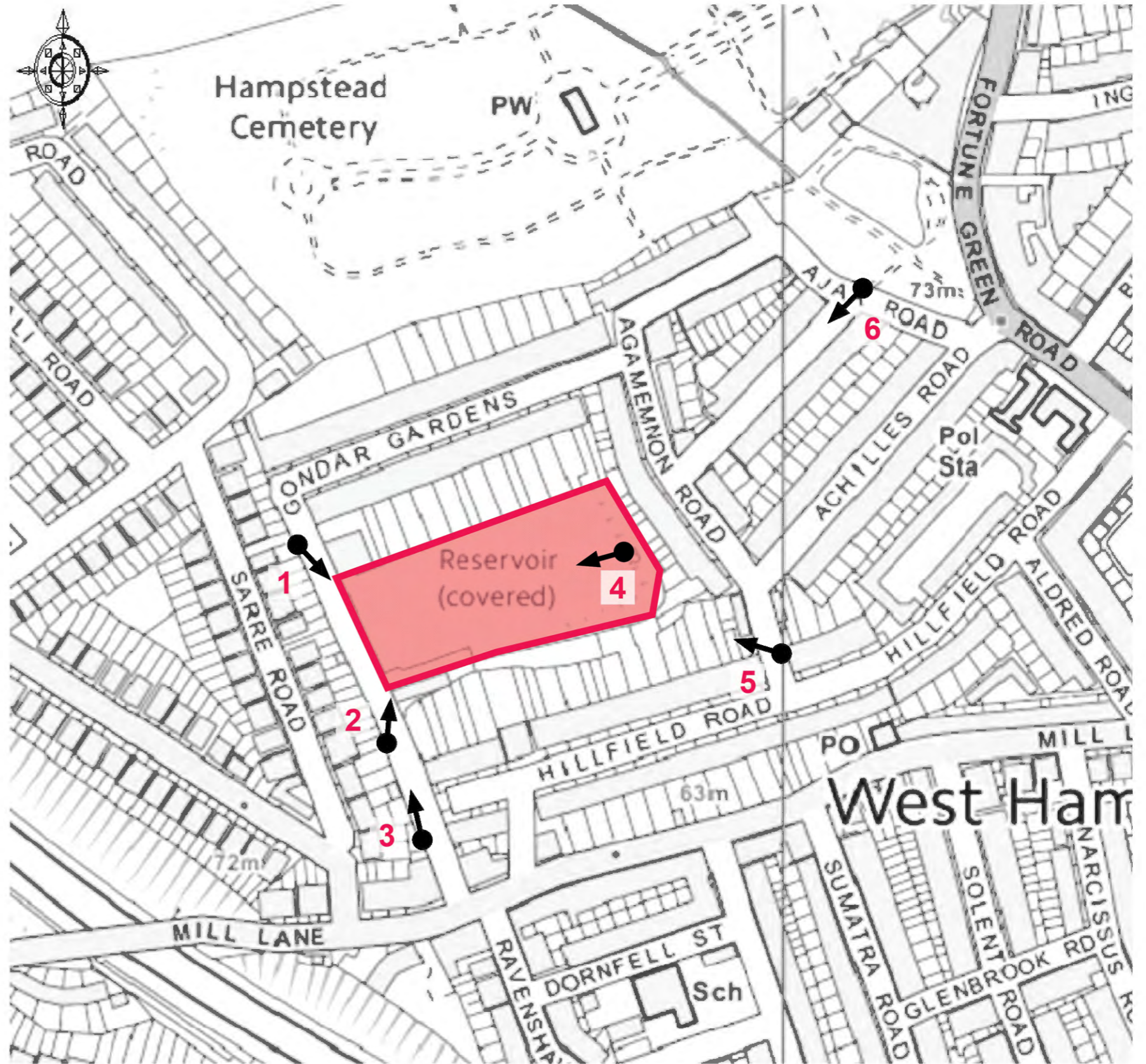
Where other developments in the wider area which are proposed or have been granted consent would be visible to a significant extent in the view, a further image showing these schemes together with the Proposed Development will be produced, and a further assessment of the cumulative effects, if any, will be provided for each view.

PSC view no.	Location	Render/Wireline
1	Gondar Gardens north	R
2	Gondar Gardens south	R
3	Gondar Gardens, close to Mill Lane	W
4	Eastern edge of Site	R
5	Agamemnon Road	W
6	Ajax Road	W

Notes:

Viewpoint locations are approximate - exact locations, taking into account conditions on the ground, to be determined on site with PSC.

Approximate site boundary marked in red for indicative purposes only.



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