

LVIA ANALYSIS OF THE REQUEST FOR FURTHER INFORMATION

LVIA INVESTIGATIVE EXERCISE

In order to accurately ascertain the impact of the proposed removals identified within the Further Information request, 3 no. investigative photomontages were produced. The 3 view receptors (Views 2, 5 and 6) represent sensitive viewpoints that were most impacted by the original scheme layout. On this sheet and LVA7, we represent each view with 2 images. These are extracts (enlargements) of verified photomontage images, so that we get a closer look at the detail. The top image shows the scheme as designed at application stage and the bottom image illustrates the omissions recommended by the FI request. We have used these to compare the differences and inform the final modified layout.

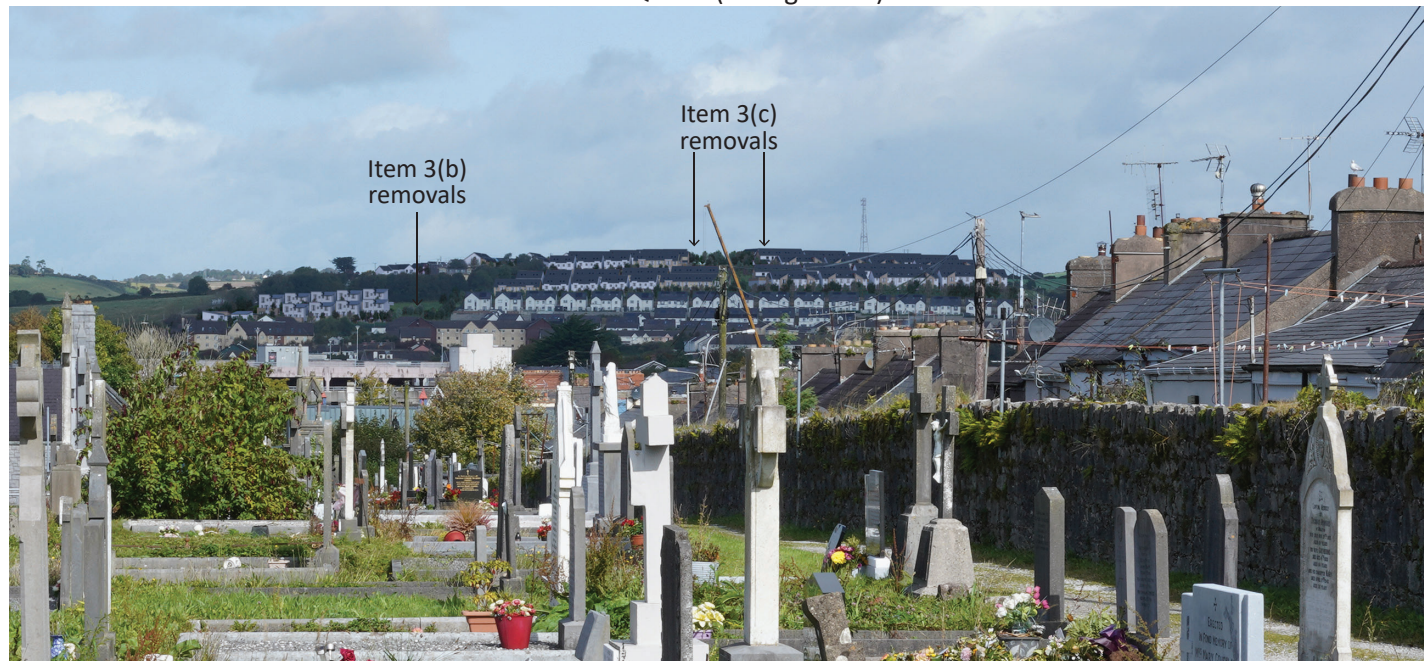
VIEW RECEPTOR no. 5 - AT ORIGINAL APPLICATION (enlargement)



VIEW RECEPTOR no. 6 - AT ORIGINAL APPLICATION (enlargement)



VIEW RECEPTOR no. 5 - AS RECOMMENDED BY FI REQUEST (enlargement)



VIEW RECEPTOR no. 6 - AS RECOMMENDED BY FI REQUEST (enlargement)



Part 3(b) - The original scheme provided a gap between the duplexes and existing Blossomhill estate (to the right). The omitted duplexes make this gap more pronounced, but the enlarged green space is still surrounded by development. The removals do not mitigate the change from a greenfield site to a zoned residential parcel. The omissions would result in no change to overall LVIA impact. However, an increased woodland buffer between the duplexes and Blossomhill would be welcome to improve visual separation between the two.

Part 3(c) - The omitted 18 no. houses sit to the back of the hilltop and are virtually imperceptible when removed. There is a miniscule visual change behind the amenity spine and is one that will disappear as the intervening trees mature. The recommended omissions are unnecessary from an LVIA perspective.

Part 3(b) - The omitted duplexes result in a slightly larger visible gap to the Blossomhill estate. At the upper duplex, removal of units results in a visual replacement by background houses, so the change is negligible. The recommended removals occur embedded within the scheme and the omissions results in no change to LVIA impact.

Part 3(c) - 18 no. houses have been omitted from the northern part of the site and in this instance the removals are not perceptible. There is no change to the ridgeline of houses, as the foreground houses and trees remain as designed and are the ones that form the new ridgeline. The recommended omissions are unnecessary from an LVIA perspective.