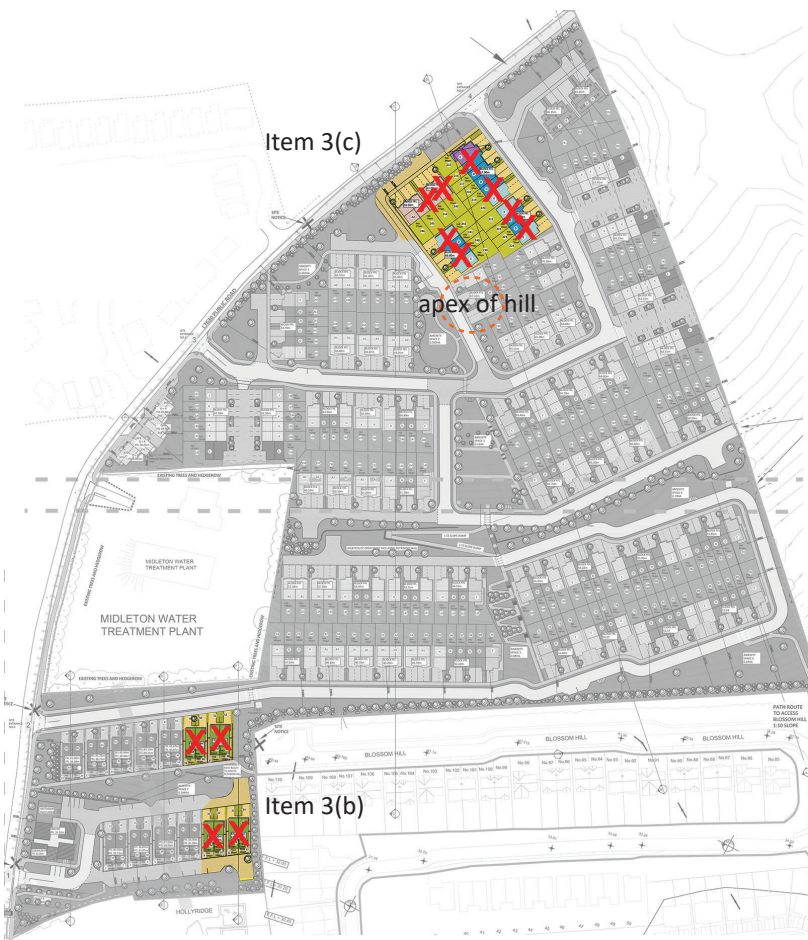


LVIA ANALYSIS OF THE REQUEST FOR FURTHER INFORMATION



SUMMARY OF FI REQUEST ITEMS 3(b) and 3(c)

Item 3(b) requested the removal of 8 no. duplex units with the aim “To protect the residential amenities and privacy of extant dwellings”.

**LVIA Opinion:** We do feel that providing a larger landscape buffer would benefit the privacy of extant residences. However, the removal of 8 no. units is excessive in order to achieve this. An ample and appropriate physical and visual buffer can be provided with the removal of only 4 no. units (refer drawing L216). Given the close proximity to the train station, a reduction of units should be limited to only that which is necessary.

As evident in the photomontage exercise, omission of these units is visible in the long range views. The southerly orientation results in a minor degree of increased greenery, but not beneficial to the overall impact of the proposals.

Item 3(c) requested the removal of 18 no. houses with the aim “To facilitate the (primary) public open space and generous planting plan and break up an otherwise continuous and extensive breach of the ridgeline”.

**LVIA Opinion:** Despite providing a large open space, this request does not achieve the desired intent to mitigate interpretation of the ridgeline. The removals are located north of the apex of the hill. With the majority of the impacted long range views arising from the south the recommended removals are imperceptible. Additionally, such an open space is distinctly separate from the bulk of the development, serving only a modest number of houses. We feel it is more appropriate to provide a larger open space more centrally located along the amenity spine and where there is greater benefit to ridgeline views. (refer amended layout on L206\_revC).

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 LVA8, 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. 2 - AT ORIGINAL APPLICATION (enlargement)



VIEW RECEPTOR no. 2 - AS RECOMMENDED BY FI REQUEST (enlargement)



Part 3(b) - The omitted duplexes result in a greater visibility of the Sycamore tree row surrounding the water treatment facility. However, this tree row already stands proud. With the existing Steeples estate and negligible modifications to the ridgeline, the omissions results in no change to LVIA impact.

Part 3(c) - 18 no. houses have been omitted and the result is virtually imperceptible. The proposed removals occur to the background. Foreground ridgeline houses and trees remain as designed and form the new ridgeline. The recommended omissions are unnecessary from an LVIA perspective.