

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BRUCE CASTLE PARK (EXISTING)

Existing

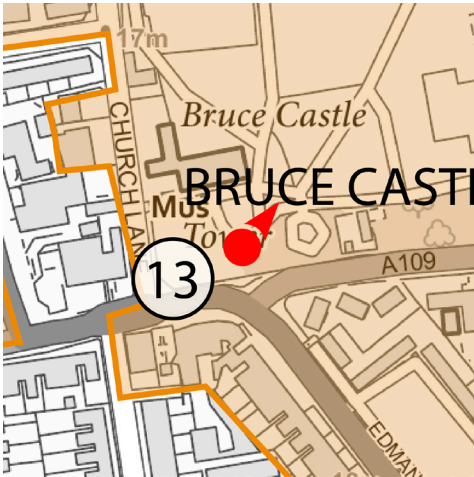
This view from the southern entrance to Bruce Castle Park within the Bruce Castle Conservation Area is characterised by extensive areas of managed grassland, interspersed with large spreading mature trees. A footpath leads through the parkland. A low clipped hedge on the right demarcates an area of open space opposite Bruce Castle. The parkland trees provide the main character to the view. Built features beyond the parkland are evident as glimpsed features when the trees are in leaf and only become marginally more evident in winter.

Sensitivity of the view

The sensitivity of the view to change is **medium**.



VIEWPOINT LOCATION



7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BRUCE CASTLE PARK (PROPOSED - WIRELINE)



Proposed

The Development will be largely obscured by trees but partially visible in winter.

Magnitude of change

This is a change of **low** magnitude.

Residual effect

The effect is **minor** and **neutral**.

VIEW 13

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7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)
VIEW 13 - BRUCE CASTLE PARK (CUMULATIVE)



Cumulative effect

The consented and emerging cumulative schemes do not give rise to a significant cumulative effect owing to the screening of trees. The Development's contribution is one of **no change** to the cumulative effect.

Cumulative effect without High Road West (Lendlease Scheme)

The Development's contribution remains that of **no change**.

- NDP Hotel Section 73 / Plot 3
 - NDP / Plots 4 to 6
 - The Goods Yard and The Depot
 - 50-56 Fore Street
 - Joyce Avenue And Snells Park Estate
 - High Road West (Lendlease Scheme)
- The Development

VIEW 13