

7.0 ASSESSMENT OF EFFECTS ON VISUAL RECEPTORS (CONTD.)  
VIEW 12 - WIRELINE (CUMULATIVE)



- NDP Hotel Section 73 / Plot 3
  - NDP / Plots 4 to 6
  - High Road West (Lendlease Scheme)
- The Development

Cumulative effect

The yellow line depicts the massing of the consented High Road West (Lendlease Scheme) as an urban layering glimpsed through the springtime trees. The contribution of the Development to the cumulative effect, being the main visible element, is **minor** and **beneficial**.

Cumulative effect without High Road West (Lendlease Scheme)

Without the Lendlease Scheme, there will be no cumulative schemes visible in this view and therefore **no cumulative effect**.

VIEW 12

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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

