Brindle &Green

TOWNSCAPE & VISUAL IMPACT APPRAISAL

Welling United FC, Park View Road, Welling, Bexley

Report Reference: BG23.162.4

December 2023

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Revision	Approved	Revision Details
REV1	Rosemary Walker CMLI Head of Landscape	Formatting edits and correction of units within development

REV2	Leonie Brown CMLI Senior Landscape Architect	Updates to reflect design development and comments from LPA.
REV3	Rosemary Walker CMLI Head of Landscape	Formatting edits and updates to reflect comments from planning consultant.
REV4	Rosemary Walker CMLI Head of Landscape	Minor corrections.

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Contents

1 Summary

1.1 Scope of report

1.1.1 Brindle and Green Environmental Consultants Ltd were commissioned by Woolwich Road Ltd to undertake a Landscape and Visual Impact Appraisal at Welling United Football Club, Bexley in London. The purpose of this appraisal is to assess the potential landscape and visual effects of the proposed development on the surrounding landscape and visual receptors. It is understood that the proposal involves demolition of spectator terrace stands, a three-storey building and the erection of a new spectator stands, hospitality suite and an 8-storey mixed commercial and residential building. Design proposals can be found in the drawings and documents accompanying the planning application for the proposed development.

1.2 Townscape effects

1.2.1 The effect of the proposed development has been appraised for the townscape character of the site, the townscape character of the Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA, Danson Crescent Interwar Semi-detached TCA, Danson Park Area TCA and Northdown Interwar Semi-detached TCA as defined within Figure 3 and Section 6.2.14.

1.2.2 Direct effects are recorded for the townscape character of the site. These are appraised as being of substantial adverse importance at construction due to the construction activity being incongruous in the context of the site. This remains substantial adverse in year 1 and year 15 of operation because the proposed development has an increased footprint, its height and scale of development as well as the introduction of residential properties within the site, which are not present in the baseline.

1.2.3 For the Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA, direct and indirect effects are recorded as a result of the proposed development. These effects have been appraised as being of substantial adverse importance at construction owing to the incongruous construction activity. At year 1 and year 15 of operation this reduces to moderate adverse which arises from the baseline presence of combined commercial and residential buildings within the TCA.

1.2.4 Similar direct and indirect effects are recorded within Danson Crescent Interwar Semi-detached TCA. The construction effects are recorded as moderate adverse. Construction

activity is incongruous within this TCA and covers a limited extent. At year 1 of operation and year 15 of operation, the effects would remain moderate adverse, due to the indirect influence of the proposed combined commercial and residential development on a limited extent on a TCA that is characterised by residential buildings.

1.2.5 In Danson Park Area TCA and Northdown Interwar Semi-detached TCA, the effects are indirect and apparent within a relatively very small extent of the townscape character areas owing to limited intervisibility. These effects are therefore moderate adverse during construction owing to the incongruous construction activity. The effect reduces to negligible adverse at year 1 of operation and year 15 of operation owing to the limited extent, distance and intervening vegetation.

1.3 Visual effects

1.3.1 Representative viewpoint photographs were recorded at 20 locations throughout the study area and the effects on visual amenity were appraised at 10 of these locations, with the rest scoped out due to intervening built form or vegetation.

1.3.2 Viewpoints 1 and 2 are located at on A207 Park View Road adjacent to the northern boundary of the proposed development and represent the views of nearby residents, highway users of the road and workers at the local businesses. For Viewpoint 1 and 2, the effects are substantial adverse at construction, year 1 of operation and year 15 of operation. This is as a result of the large scale and extent of changes within the view. The key visual changes within this viewpoint would be the proposed commercial and residential buildings on the A207 which would occupy a large proportion of the viewpoints vertically and horizontally.

1.3.3 Viewpoints 3a and 3b represent the views experienced by recreational users of Danson Park. For these panoramas, the changes are screened by intervening vegetation with upper storeys of the building on A207 Park View Road, with available views of the proposed development possible above the tree canopies. The changes as a result of the proposed development for these viewpoints during construction, year 1 and year 15 of operation are moderate adverse importance of effect.

1.3.4 Viewpoints 4 and 14 represent views experienced by residents and highway users on A207 Park View Road. For these viewpoints, the changes are partially filtered by intervening vegetation, with available views in the background of the viewpoints and occurring behind tree canopies.

The changes as a result of the proposed development for these viewpoints during construction are substantial adverse and reduces to moderate adverse at year 1 and year 15 of operation. This is due to the addition of the proposed development in the view alongside perceived residential and commercial context of the viewpoints balanced with the extent and scale of change within the view.

1.3.5 Viewpoint 5 is taken from Roseacre Road and represents the views experienced by residential receptors. The effects are substantial adverse at construction, year 1 and year 15 of operation. This is as a result of the large extent and moderate scale of change within the view. Whilst the proposed development is residential in character, the built form will be visible above the rooftops of properties on Roseacre Road increasing the extent of impact within the view.

1.3.6 Viewpoint 6 is taken from A207 Welling High Street and represents the views experienced by residential, highway users of A207 and workers of the businesses on A207. For this viewpoint, the majority of changes are filtered by intervening street tree canopies however the northern boundary of the proposed development will be visible, and the rooftop of the building may be visible above the tree canopies. The changes as a result of the proposed development are minor adverse at all stages of development.

1.3.7 Viewpoint 7 is taken from Danson Park, and viewpoint 18 is taken from adjacent to Danson Mansion. This represents the views experienced by recreational users and workers at the Bexley Register Office which is located in Danson Mansion. The majority of changes as a result of the proposed development would be screened by intervening vegetation with the possibility of rooftops being visible above the tree canopies or glimpsed through vegetation. Owing scale of change within the view combined with the small extent and filtering effect of the trees, the changes are negligible adverse for construction, years 1 and 15 of operation. There is no reduction of effect owing to the permanence and irreversibility.

1.4 Summary of conclusions

1.4.1 Overall, the proposed development would have largely adverse effects limited to the townscape character of the site and the views afforded to nearby recreational, residential and highway receptors. The proposed development would involve the removal of poor quality spectator stands and run down hoardings. An 8-storey combined residential and commercial building will replace the run down hoardings along A207 (Park View Road) and within the site high quality facilities for Welling United Football Club are proposed. The largest effect is felt within the site

and adjacent to the site and this is due to the permanence, extent of change combined with increase footprint of the development. Lesser effects (moderate adverse to negligible adverse) would be felt indirectly in the townscape during the long-term and permanent duration of the proposed development.

1.4.2 The presence of tree cover around the site and in the wider landscape, as well as the built form, limits important effects on townscape character and visual amenity to the immediate surroundings of the site. Views from further afield are typically obscured by intervening built form and / or vegetation – either adjacent to the site or between the site and the viewpoint.

1.4.3 The main effects of the proposed development would be felt during construction. This would be incongruous for both the townscape character and visual amenity but would be a short-term and temporary effect which would lead to an overall improvement in the character of the site and views of it.

2 Introduction

2.1 Scope and aims of the appraisal

2.1.1 This report is a Townscape and Visual Impact Appraisal (TVIA), which considers the likely effects of the construction and operation of demolition of a couple of spectators' terraces and erection of an 8-storey building comprising 114 units (the 'proposed development') situated on a piece of land ('the site') at Welling United Football Club, Bexley in London. It will be used to accompany a planning application for the proposed development.

2.1.2 The appraisal looks at two different but interrelated aspects, the effect of the proposed development on the landscape character within the study area, as well as its effect on visual amenity, as experienced by visual receptors. The methodology specific to this appraisal is covered in more detail in Section 3 and Appendix 3 but is based on the industry standard publication Guidelines for Landscape and Visual Impact Assessment 3rd edition (Landscape Institute and IEMA, 2013) (hereafter referred to as GLVIA3), which was produced jointly by the Landscape Institute and IEMA in 2013.

2.1.3 GLVIA3 notes that 'townscape and seascape have also emerged as particular sub-sets of 'landscape' for consideration. This guidance is equally applicable to all forms of landscape and does not separate townscape and seascape out for special treatment.'. For the purposes of this report, the GLVIA definition of townscape is adopted, namely 'areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes bur townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.'. As the study area is entirely urban, it is the effects on townscape character specifically rather than landscape character which will be assessed within this report. Where the term 'landscape' is used within this report, it is taken as an interchangeable definition with the word 'townscape' – typically when defining specific terms in line with GLVIA3.

2.1.4 GLVIA3 distinguishes between the effects felt on townscape character and those felt on visual amenity:

- Effects on townscape character are those which are exerted on the townscape as a resource in its own right. These would include aspects such as changes to land cover, the pattern in the landscape and the topography.

- Effects on visual amenity relate to changes within specific views or as part of the visual amenity experienced by people within the study area. People whose visual amenity is affected can include (amongst others) local residents, people using public rights of way and those using transport infrastructure.

2.1.5 This report has three broad aims: to establish both the townscape and visual baselines (through a combination of desk study and on-site survey), appraise the effects of the proposed development on these baseline situations, and establish the landscape mitigation required to avoid, reduce or offset these effects.

2.2 The site

2.2.1 The site is located to the south of the A207 Park View Road in Welling, approximately 2km away from the centre of the nearby settlement of Bexleyheath. The boundaries of the site are defined by a combination of brick walling, closeboard fencing, mesh fencing and buildings. Immediately north of the site is the A207 Park View Road, whereas the eastern boundary is adjacent to the Bexleyheath Cricket ground. To the south of the site is woodland in Danson Park, with the rear of properties on Roseacre Road immediately west.

2.2.2 The current land use of the site is as a football pitch with associated spectator stands and smaller buildings for changing rooms and storage, and the site has an overall dated and slightly run-down appearance due to makeshift buildings and hoardings on the north boundary.

2.3 The proposed development

2.3.1 The proposed development involves the demolition of the existing northern and southern spectator terraces, GMB Building (1-3 Park View Road), Erith and Belvedere outbuilding, replacement floodlighting and the erection of an 8-storey building. The 8-storey building comprises 114 residential dwellings, ground floor commercial properties, new spectator stands and new high-quality facilities for Welling United FC.

2.4 Report structure

2.4.1 This appraisal report is structured as follows:

- Summary – a non-technical summary of the report and its findings;
- Introduction – an overview of the report, the site and the proposed development;
- Methodology – a brief summary of the methodology used to undertake the appraisal, with the full methodology outlined in Appendix 3;
- Policy – an overview of the planning policy relevant to landscape and visual issues at both the national and local level;
- Consultation - a summary of the consultation activity undertaken by the author with the Local Planning Authority and any other relevant stakeholders;
- Townscape baseline – identification of the baseline conditions with regards to landscape character, including an overview of published landscape character assessments;
- Visual baseline – identification of the people with potential for their visual amenity to be affected, as well as an overview of the baseline view at identified viewpoint locations;
- Potential townscape effects – appraisal of the sensitivity of the townscape receptors to change, the magnitude of change arising from the proposed development on the site and the importance of this effect on landscape character;
- Potential visual effects – appraisal of the sensitivity of the visual receptors to change, the magnitude of change arising from the proposed development on the site and the importance of this effect on visual amenity;
- Potential effects on the Green Belt (Metropolitan Open Land) – appraisal of the potential effects of the proposed development on the purposes for which the Green Belt (Metropolitan Open Land) is designated;
- Summary of effects; and
- Conclusion.

2.5 Figures

2.5.1 It is recommended that this appraisal report is read in conjunction with the following accompanying figures:

- Figure 1: Zone of Theoretical Visibility and Viewpoint Locations;
- Figure 2: Topography and Hydrology;
- Figure 3a: Townscape Character;
- Figure 3b: Landscape Character;
- Figure 4: Landscape Designations; and
- Figures 5 to 24: Viewpoint Photographs.

2.6 Assumptions and limitations

2.6.1 No technical difficulties or issues were encountered when undertaking this appraisal and its related site visit. However, during the site visit, private land was not accessed (including all parts of the site which are located on private land). Therefore, all appraisals and conclusions are based on information obtained solely from publicly accessible locations.

2.6.2 A site visit was undertaken on the 2nd and 3rd of May 2023 by a Chartered Landscape Architect, with a further visit undertaken on the 6th of June 2023 by a Chartered Landscape Architect in order to capture viewpoints requested by the LPA. The visit was conducted in generally good weather, with clear visibility.

2.6.3 GLVIA3 recommends that landscape and visual impact appraisals take into account variation between seasons – for example a view containing deciduous trees can look very different between summer and winter due to leaf cover, as well as other factors. Therefore, photos taken in winter, when the branches are bare, represent the worst-case scenario for views of the site from the representative viewpoints. As the site visit was conducted in May / June, winter views were not possible. Any seasonal differences are summarised within the visual appraisal in Section 8 of this report.

2.6.4 In an ideal situation, baseline viewpoint photography would be captured at multiple points during the year to enable seasonal variation to be recorded. Due to the timescales of this project, the recording of photographs during different seasons was not possible.

3 Methodology

3.1 Introduction

3.1.1 This appraisal has been carried out using methodology based on the industry standard: GLVIA3. This guidance encourages that the appraisal of effects on landscape character and visual amenity is undertaken using clear professional judgement, the criteria for which is set out transparently within the appraisal itself. This section summarises the appraisal process and how the author has applied professional judgement throughout. The methodology for undertaking this appraisal report is then explained in full in Appendix 3.

3.1.2 GLVIA3 sets out a distinction between a Landscape and Visual Impact Assessment and a Landscape and Visual Impact Appraisal. The former (Landscape and Visual Impact Assessment) covers those reports which are part of a wider Environmental Impact Assessment (EIA), and there is specific language used on the nature of the effects identified – i.e., their significance. Due to the scale and nature of the proposed development on the site, an EIA is not considered to be necessary. Therefore, this report is a Landscape and Visual Impact Appraisal, rather than Assessment. This means that the nature of effects is described in terms of their importance, rather than their significance.

3.1.3 The Landscape Institute have also produced guidance related to the visualisation of development proposals, namely TGN 06/19 Visual Representation of development proposals (Landscape Institute, 2019), which was published in 2019. On-site viewpoint photography has been undertaken in line with these guidelines, using a Canon 6D full frame digital SLR camera with a fixed 50mm lens. These photographs are recorded in Figures 5 to 24 and are displayed as Type 1 Visualisations as per the Landscape Institute guidance. This means that they comprise annotated photographs which are produced with the intention of illustrating the view from a range of representative viewpoints and accompany a non-EIA landscape and visual impact appraisal (Type B within TGN 06/19).

3.2 The process of townscape and visual impact appraisal

3.2.1 As referenced previously, the methodology for this appraisal follows that set out in GLVIA3, as produced by the Landscape Institute and IEMA. For the full methodology and process, please refer to Appendix 3. However, selected key elements from this methodology are covered below.

3.3 Sensitivity

3.3.1 The **sensitivity** of a townscape or visual receptor is determined by a combination of two factors: their **value**, and their **susceptibility** to change.

3.3.2 The **value** of a townscape receptor considers a number of factors which are set out in Box 5.1 of GLVIA3 (Landscape Institute and IEMA, 2013). These include elements such as scenic quality, rarity, recreational value and perceptual value. On the visual side of the appraisal, value relates to the value placed on a view by the people experiencing it (for example views which are recorded in guidebooks and on tourist maps tend to be of high value).

3.3.3 **Susceptibility** to change for both townscape and visual receptors means the ability of that specific receptor to accommodate the change of the same type as the proposed development without adverse effect. So, for townscape receptors, a townscape character area with a dense pattern of residential development and few green spaces would typically be of lower susceptibility to a dense residential development with little green space than a sparser townscape pattern with lots of green space. Visually, the susceptibility of the viewer to change is related to factors such as the amount of time they would spend in that location and the attention that they would focus on their surroundings.

3.3.4 From combining judgements on **value** and **susceptibility** , a professional judgement can then be made on how **sensitive** the receptor is to change arising from the proposed development.

3.4 Magnitude

3.4.1 The **magnitude** of change affecting a particular townscape or visual receptor is determined by the consideration of several factors. These include the scale and extent of impact when compared with either the wider townscape character area or wider view; the size of the proposed development; the duration during which the impact will be affecting the receptors; and whether the effect is permanent and irreversible.

3.5 Importance

3.5.1 Once the townscape or visual receptors' **sensitivity** has been established, along with the **magnitude** of change, a judgement can then be made on the overall **importance** of the effect. This involves combining the judgements on sensitivity and magnitude to arrive at a conclusion on the effect's importance. Figure 1 shows an indicative linkage between these three factors;

however, it is important to note that a different conclusion may be reached through the appraisal process. This will be supported by an explanation of the thought process behind that particular judgement.

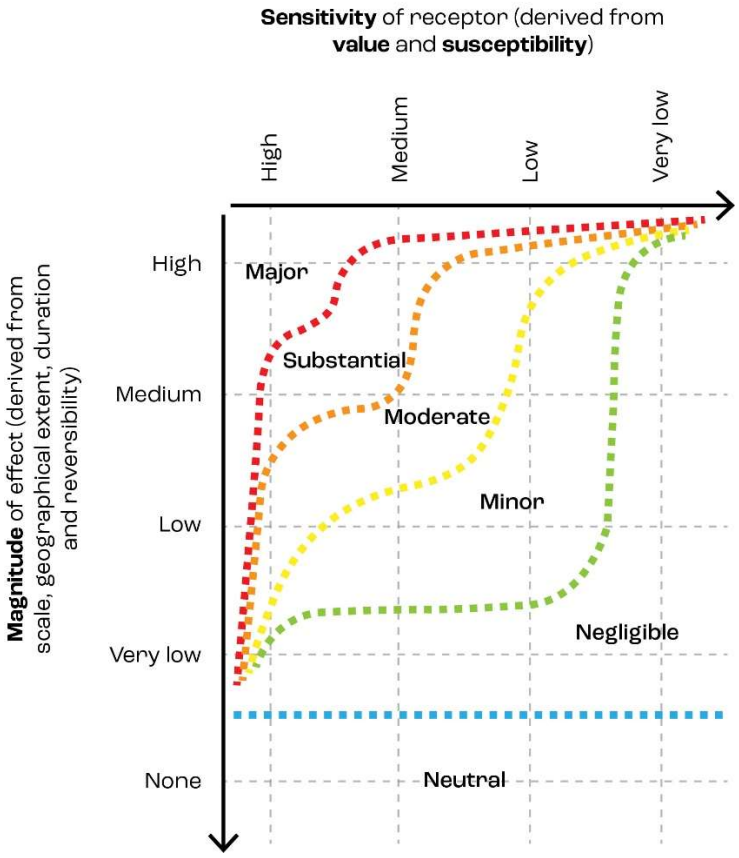

Figure 1: Diagram showing indicative linkages between sensitivity, magnitude and importance

3.6 Defining the study area

3.6.1 GLVIA3 suggests that the study area for an LVIA covers the geographic area from which the development being assessed would potentially be visible. As per page 116 of the guidance, this study area also needs to be proportionate to the development in question.

3.6.2 The study area for this report was therefore defined by using a combination of a Zone of Theoretical Visibility analysis (ZTV analysis), professional judgement and on-site survey.

3.6.3 The ZTV was established by analysis of 3D terrain data using GIS software, derived from points located in a 5m grid within the site boundary and represents the maximum theoretical visibility of the proposed development within the site. The ZTV undertaken takes into account visibility as a result of topography and woodland over 0.5ha, but not the screening or filtering effects of

intervening built form and trees and woodland less than 0.5ha. For full details of the ZTV analysis undertaken, please see section 7.1 and Figure 1. Due to the limitations of the ZTV, the study area was further refined following a site visit, based on a combination of desk-based study, on-site conditions and professional judgement.

3.6.4 Any locations beyond the study area could still potentially be affected by the proposed development, but it is considered unlikely that any important effects will be experienced beyond the study area limits.

3.7 Choosing the appraisal stages

3.7.1 For any LVIA, it is necessary to assess effects across a range of appraisal stages, as the sensitivity and magnitude of effects varies in relation to the activity being undertaken on the site. For this report, the following appraisal stages are considered:

- Construction;
- Year 1 of operation; and
- Year 15 of operation.

3.7.2 The decommissioning appraisal stage has been excluded, as the proposed development is permanent.

3.8 Data and resources used

3.8.1 A series of datasets and resources have been used to inform and accompany this appraisal. Some of these are presented within Figures 1 to 24.

Desk-based

3.8.2 Baseline data has been gathered through a process of desk study. This has included looking at OS mapping (1:50k, 1:25k and OS Terrain 5), aerial mapping and Google StreetView to ascertain information about the landscape character and potential views within both the site and the study area. The Forestry Commission's National Forestry Inventory (Forestry Commission, 2023) has been used to establish where the main woodland blocks are located and to produce the ZTV.

3.8.3 Published landscape character assessments by Natural England (Natural England, 2013; Natural England, 2012; Natural England, 2011) have been used to establish the landscape baseline within

the study area, in addition to information on landscape designations in the study area. There are no townscape character assessments for the study area, therefore the townscape character assessment has been undertaken by the author. These sources have also been used alongside data from the London Borough of Bexley Council (London Borough of Bexley Council, 2021; London Borough of Bexley Council, 2020), Historic England (Historic England, 2023) and the Department for the Environment, Farming, and Rural Affairs (DEFRA) (Department for the Environment, Farming and Rural Affairs, 2023) to ascertain information on landscape and townscape designations and landscape and townscape value in the study area.

Site-based

3.8.4 Site visits were undertaken on the 2nd and 3rd of May 2023 and the 6th of June 2023 in good and clear weather conditions. During the site visit, the general townscape character of both the site and the study area was appraised and viewpoints were taken from 20 locations within the study area. Photographs were captured in accordance with the Landscape Institute's TGN 06/19 (Landscape Institute, 2019).

4 Planning policy

4.1 National Planning Policy

4.1.1 On a national scale, the main piece of planning policy of relevance to townscape and visual issues on sites is the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023), the current edition of which was produced by the Ministry of Housing, Communities and Local Government in September 2023. Of note with regards to townscape character and visual amenity are the clauses outlined in Table 1.

Table 1: Policies from the NPPF which are relevant to townscape and visual issues

Clause	
130	'Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'
131	'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'
137-138	'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:

Clause	
	a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
145	'Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.'
174	'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate...'
185	'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark townscapes and nature conservation.'

4.2 Relevant local planning policy

The London Plan (2021)

4.2.1 Greater London Authority adopted the London Plan in 2021 (Greater London Authority, 2021). The London Plan contains several policies of relevance to townscape and visual issues associated with the proposed development on the site. These are set out in Table 2 below.

Table 2: Policies from the Greater London Authority London Plan which are relevant to townscape and visual issues

Policy (emphasis is the author's)	
HC3 Strategic and Local Views	'A Strategic Views include **significant buildings, urban landscapes or riverscapes** that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used. The Mayor has designated a list of Strategic Views (Table 7.1) that he will keep under review. Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view. B Within the designated views, the Mayor will identify landmarks that make **aesthetic, historic, cultural or other contributions to the view** and which assist the viewer's understanding and enjoyment of the view. C The Mayor will also identify Strategically-Important Landmarks in the **views that make a very significant contribution to the image of London** at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically-Important Landmarks by designating landmark viewing corridors and wider setting consultation areas. These elements together form a Protected Vista. Each element of the vista will require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the Strategically-Important Landmark. These and other views are also subject to wider assessment beyond the Protected Vista. D The Mayor will also **identify and protect aspects of views** that contribute to a viewer's ability **to recognise and appreciate a World Heritage Site's authenticity**, integrity, and attributes of Outstanding Universal Value. This includes the identification of Protected Silhouettes of key features in a World Heritage Site. E The Mayor has prepared Supplementary Planning Guidance on the management of the designated views – the London View Management Framework Supplementary Planning Guidance (LVMF SPG). The Mayor will, when necessary, review this guidance. F Boroughs should include all designated views, including the **protected vistas**, in their Local Plans and work with relevant land owners to ensure there is inclusive public access to the viewing location, and that the view foreground, middle ground and background are effectively managed in accordance with the LVMF SPG. G Boroughs should clearly **identify local views** in their Local Plans and strategies. Boroughs are advised to use the principles of Policy HC4 London View Management Framework for the designation and management of local views. Where a local view crosses borough boundaries, the relevant boroughs should work collaboratively to designate and manage the view.'
HC4 London View Management Framework	'A Development proposals **should not harm,** and should seek to make **a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements**. They should also preserve and, where possible, enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.

Policy (emphasis is the author's)	
	B Development in the **foreground, middle ground and background of a designated view should not be intrusive, unsightly or prominent** to the detriment of the view. C Development proposals and external illumination of structures in the background of a view should give context to landmarks and not harm the composition of the view as a whole. Where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a designated view, and well preserved within its setting with clear sky behind, it should not be altered by new development appearing in its background. Assessment of the impact of development in the foreground, middle ground or background of the view or the setting of a Strategically-Important Landmark should take into account the effects of distance and atmospheric or seasonal changes. D Development proposals in designated views should comply with the following: 1) London Panoramas should be managed so that development fits within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. The management of views containing Strategically-Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the Strategically-Important Landmark in the foreground, middle ground or background where appropriate 2) River Prospects should be managed to ensure that the juxtaposition between elements, including the river frontages and key landmarks, can be appreciated within their wider London context 3) Townscape and Linear Views should be **managed** so that the ability to see specific buildings, or groups of buildings, **in conjunction with the surrounding environment**, including distant buildings within views, is preserved. E Viewing places should be accessible and managed so that they enhance people's experience of the view. F Where there is a Protected Vista: 1) development that exceeds the threshold height of a Landmark Viewing Corridor should be refused 2) development in the Wider Setting Consultation Area should form an **attractive element in its own right** and **preserve or enhance** the viewer's ability to recognise and to appreciate the Strategically-Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor 3) development in the background **should not harm** the composition of the Protected Vistas, nor the viewer's ability to recognise and appreciate the Strategically-Important Landmark, whether the development proposal falls inside the Wider Setting Consultation area or not 4) development in the foreground of the wider setting consultation area **should not detract** from the prominence of the Strategically-Important Landmark in this part of the view.'
G1 Green infrastructure	'A London's network of green and open spaces, and green features in the built environment, should be **protected and enhanced.** Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

Policy (emphasis is the author's)	
	B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A. C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to: 1) identify key green infrastructure assets, their function and their potential function 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions. D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.'
G2 London's Green Belt	'A The Green Belt should be protected from inappropriate development: 1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist, 2) subject to national planning policy tests, **the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported**. B Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan'
G3 Metropolitan Open Land	'A Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt: 1) MOL should **be protected** from inappropriate development in accordance with national planning policy tests that apply to the Green Belt 2) boroughs should work with partners to enhance the quality and range of uses of MOL. B The extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria: 1) it contributes to the physical structure of London by being clearly distinguishable from the built-up area 2) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London 3) it contains **features or landscapes (historic, recreational, biodiverse)** of either national or metropolitan value 4) it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria. C Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs. MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified, taking into account the purposes for including land in MOL set out in Part B.'

Policy (emphasis is the author's)	
G4 Open Space	'A Development Plans should: 1) undertake a needs assessment of all open space to inform policy. Assessments should identify areas of public open space deficiency, using the categorisation set out in Table 8.1 as a benchmark for the different types required.136 Assessments should take into account the quality, quantity and accessibility of open space 2) include appropriate designations and policies for the protection of open space to meet needs and address deficiencies 3) **promote the creation** of new areas of **publicly-accessible** open space particularly green space, ensuring that future open space needs are planned for, especially in areas with the potential for substantial change 4) ensure that open space, particularly green space, included as part of development remains publicly accessible. B Development proposals should: 1) **not result in the loss of protected open space** 2) where possible create areas of publicly accessible open space, particularly in areas of deficiency.'
G5 Urban greening	'A Major development proposals should **contribute to the greening of London** by including urban greening as a fundamental element of site and building design, and by incorporating measures such as **high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage** . B Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). C Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.'

Bexley Local Plan (2023)

4.2.2 London Borough of Bexley adopted their Local Plan in 2023 (London Borough of Bexley, 2023). The Local Plan contains several policies of relevance to townscape and visual issues associated with the proposed development on the site. These are set out in Table 3.

Table 3: Policies from the Bexley Local Plan which are relevant to townscape and visual issues

Policy (emphasis is the author's)	
Policy SP8: Green Infrastructure including designated Green Belt	1. Bexley's green infrastructure, including open spaces and waterways will be **protected, enhanced, restored and promoted** as valuable resources to provide a healthy integrated network for the benefit of nature, people and the economy.

	Future development must support the delivery of a high-quality, well-connected and sustainable network of open spaces. In particular, this will be achieved by: a. **protecting** Metropolitan Green Belt and Metropolitan Open Land from inappropriate development; b. encouraging beneficial use of Metropolitan Green Belt such as opportunities for public access, outdoor sports and recreation, **retaining** and **enhancing landscapes, visual amenity**, biodiversity or to **improve** damaged and derelict land; c. protecting Urban Open Space, only allowing development where the public benefit of the development clearly outweighs any harm; d. **resisting harmful** development of gardens and other amenity green spaces; e. keeping under review existing Allotments and encouraging provision of space for community gardening, including for food growing, within new developments; f. working in partnership, seeking funding and supporting projects to promote the restoration and enhancement of open spaces, public realm and the waterway network within the borough; g. agreeing proposals for **creating or improving habitat** , implementing priorities for the recovery of nature outlined in the relevant local nature recovery strategies, borough strategies or studies on open space, green and blue infrastructure, including where appropriate, rivers and waterways restoration; h. supporting the role waterways can play as tools in place making and place shaping, contributing to the creation of sustainable communities; i. protecting land that forms part of the Southeast London Green Chain as an important environmental, recreational and educational resource, including the Green Chain Walk, seeking to improve public access to and through the area, and promoting it as a recreational resource and visual amenity; j. supporting the creation of new cycling and walking routes to connect publicly accessible open spaces to main destination points, such as Town Centres, public transport hubs, community facilities, and other publicly accessible open spaces; k. ensuring all new developments deliver a net increase to green infrastructure; l. seeking opportunities in new development, where appropriate, to provide new open space, play space and/or public realm, either through direct provision of new open space or improvement of existing open space through planning obligations; m. protecting new, or existing, amenity space that has been provided as part of a development, including incidental green spaces that add amenity value; n. protecting and enhancing the biodiversity, heritage and archaeological values of open spaces, including the Thames, Cray and Shuttle rivers and their tributaries within the borough; o. using water spaces for transport, cultural, recreational and leisure activities and other water related uses where appropriate; p. providing opportunities within waterside development for river and waterway restoration and the protection and enhancement of biodiversity; q. protecting green wildlife and ecological corridors, seeking opportunities to increase connectivity between the network of green spaces and habitats to enhance biodiversity and promote accessibility wherever appropriate; and, r. seeking opportunities to support the functions and drivers for green infrastructure, such as using good urban design to reduce air pollution,

	integrating green infrastructure into development where there are opportunities to mitigate poor air quality on a local scale.
Policy DP21: Greening of development sites	1. Development proposals should set out what measures have been taken to achieve urban greening onsite; and all new major developments should quantify what urban greening factor (UGF) score has been achieved. 2. Development proposals will be required to provide a high standard of landscape design, having regard to the well-being, water, wildlife and character of the surrounding area, ensuring sustainable planting for the long term and be supported by appropriate management and maintenance measures. 3. There will be a presumption in favour of the retention and enhancement of existing trees, woodland and hedgerow cover on site; and planning permission will not normally be permitted where the proposal adversely affects important trees, woodlands, or hedgerows. 4. Development proposals should maximise potential for the planting of new native trees and hedges within the development site and new streets should be tree-lined, unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate. 5. Planting and landscaping within developments and ecological buffer zones: a. will be required to contribute to habitats and features of landscape and nature conservation importance; and b. must not include 'potentially invasive, non-native species' and, where found on a site, appropriate measures to remove these species must be taken as part of the redevelopment.

Locally Significant Views within the Borough of Bexley (2021)

4.2.3 The London Plan requires development plans to identify locally significant views and to set out what it is about the view that is significant. The 'Locally Significant Views within the Borough of Bexley' document as produced by the London Borough of Bexley in 2021 (London Borough of Bexley, 2021) satisfies this requirement. The introduction to the document notes that: 'This document identifies 9 views which represent the best experience of viewing landmarks within and outside the borough, in terms of the framing of the landmarks by the foreground, middle ground, and background and the overall composition of the view. These views are designated locally significant views in the Local Plan and are protected by local policies. These views are then protected from inappropriate development by local planning policy. Development proposals within views will be resisted where it would have an adverse impact on the aesthetic and character of the view'.

4.2.4 The Regional View of 'Shooters Hill Water Tower, Shooters Hill from The Broadway, Bexleyheath' occurs within the study area. The water tower itself is located in the adjacent Greenwich

Borough, approximately 3km to the north-west of the site; whereas the viewing location on The Broadway, Bexleyheath is located around 1.7km to the south-east of the site. Viewpoint 13 is taken at this viewing location, but it is noted that the water tower can be seen from some other locations along the A207 Park View Road such as those at Viewpoint 14.

4.2.5 The Locally Significant Views in Bexley Borough document has the following to say regarding the view of the water tower:

'This view takes in the Shooters Hill Water Tower along the ancient Watling Street, showcasing its linearity and offering insight into the borough's history and geography. The water tower was built in 1910 in the Gothic revival style and has since become a sub-regional landmark. The view follows the linear Watling Street from Bexleyheath. Watling Street is an ancient route that has crossed the local area for millennia, used by the ancient Britons and later paved as one of the main Roman roads in Britannia. The long, linear route, which connects St Albans to the historic Kentish ports via London, was instrumental in shaping the built environment of both Welling and Bexleyheath, which developed their commercial cores on the route with residential dwellings being constructed primarily on side streets. Watling Street remains an important route to this day. The foreground consists of the Broadway, lined by shops and other public buildings, including notably Christchurch. The route continues to comprise the middle ground, including as it moves up Shooters Hill, marking a transition into inner London, before culminating in the Water Tower. Positive features that contribute to the view's significance:

- *The linear historic Watling Street*
- *The Grade II listed Christchurch in the foreground*
- *The rising nature of Shooters Hill*
- *The landmark Water Tower'*

5 Consultation

5.1 Local planning authority

5.1.1 Prior to the initial site visit, the ZTV and proposed viewpoints were shared with the planning officer at London Borough of Bexley. A second site visit was undertaken in response to the comments received from the case officer.

5.1.2 Additional viewpoints were taken along the A207 (Welling High Street, Park View Road and Bellegrove Road), from the raised platform at Danson House, a viewpoint from Oxleas Woods Café and to capture a viewpoint that was representative of rail users. The feedback received is as follows;

'*All of the proposed viewpoints appear to be appropriate. We would probably expect to see a few more points along the east and west approaches to the historic Watling Street (the A207), and one due south of point 10 along the A207 as the land is much higher there. A viewpoint from the train line should be included as the development will create an impression on the skyline for people passing through. Also, a view should also be taken from outside of the Borough from Greenwich. This viewpoint is from the café at Oxleas Woods where the land level is high. Views are afforded from this vantage point towards Welling I believe.*'

5.1.3 The viewpoint from the railway line has been recorded, however, it is elevated above the railway line, as access to a representative view was not possible owing to the restricted access adjacent to railway lines and any stepped footpaths adjacent to the railway line having tall security mesh filtering views.

6 Townscape baseline

6.1 The townscape context of the site

6.1.1 The site sits to the south of the A207 Park View Road, which follows the route of Watling Street Roman Road (Roman Britain, 2023) which connected Canterbury and Dover to London and beyond. The site has an established connection with football, firstly linked with Bexley United in 1917 (Bexley United Football Club, 2023) and latterly with Welling United (Welling United Football Club, 2020). Danson Park Registered Park and Garden (Historic England, 1987) sits immediately south of the site; its associated mansion house built in 1765 (Historic England, 1953), with Welling settlement occurring along Watling Street and agricultural fields surrounding the estate. Much of the agricultural fields within the study area were developed to residential use from the late 19th century, with the largest expansion of development occurring between the First and Second World Wars (London Borough of Bexley, 2021). The present-day study area comprises a mixture of Inter-war semi-detached dwellings, 20th century flats, commercial areas and open space.

6.1.2 The townscape baseline has been established through a combination of desk-based study and site survey. The Bexley Local Character Study (London Borough of Bexley, 2021) and the Bexley Urban Morphology Study (London Borough of Bexley, 2019) have been used as a guide to the townscape character typologies and the Bexley Local Character Study has provided high level descriptions. For the purposes of this report, a more detailed baseline is required and therefore the townscape has been split into detailed character areas by the author, as shown on Figure 3a, with the key characteristics set out in 5.2.7. It should be reiterated that, for the purposes of the townscape element of this report, the study area is considered to be within 1km of the proposed development. This is due to a lack of intervisibility with locations further away from the proposed development and therefore a negligible risk that these locations outside of the study area would undergo important effects.

6.2 Assessed townscape character in the study area

6.2.1 The process of landscape character assessment is hierarchical and can be carried at a variety of different scales, from a national scale, through to a regional scale and ultimately to a local scale. Landscape Character Assessment seeks to identify and describe 'variation in the character of the landscape' (Natural England, 2018) by identifying and explaining 'the unique combination of elements and features (characteristics) that make landscape distinctive' (Natural England, 2018).

6.2.2 For this report, due to the urban nature of the study area, the focus is on a townscape character assessment, which is (as per GLVIA3) a 'particular sub-set... of 'landscape' for consideration' (Landscape Institute and IEMA, 2013).

6.2.3 Several published landscape character assessments cover the study area, from a national to a local scale. These are set out below and are illustrated on Figure 3.

National Character Areas

6.2.4 A series of National Character Areas (NCAs) have been defined by Natural England. These are on a national scale and have assessed landscapes and their character on a large scale in comparison to other parts of the country. Within the study area, the following NCAs are of relevance:

- NCA 112: Inner London (Natural England, 2013); and
- NCA 113: North Kent Plain (Natural England, 2012).

6.2.5 Given the size of the proposed development, it is unlikely that it will have any important effects on the landscape character of the NCAs. This is because the scale at which the NCAs are assessed is regional and therefore any localised development is unlikely to affect the wider character area. Therefore, this TVIA provides a high-level overview of the NCAs but does not assess effects on them as a result of the proposed development.

6.2.6 Within the description of NCA 112: Inner London, and NCA 113: North Kent Plain, there are the following key characteristics, as set out in Table 4.

Table 4: Key characteristics of NCAs within the study area

NCA	Characteristics
NCA 112: Inner London	– Varied geology and topography that have defined the growth of London. Inner London sits within a wide flood plain dominated by London Clay soils and gravel terraces; low hills to the north and shallow river valleys are almost entirely obscured by dense urban development. Hills to the north provide highly valued views across London's gentle terraces. – The River Thames is the most immediately visible natural feature in the Inner London landscape. The Thames with its tributaries is an internationally important river system, the principal draining network for the Thames Basin, a major source of drinking water for London, and an important historic trade route. It provides wildlife habitat, iconic views

	and cultural inspiration in Inner London. The Port of London provides deepwater facilities for international marine traffic. – An extensive network of parks and open spaces, providing outdoor recreation close to people's homes and places of work. This network, which is also a resource for wildlife, features large public parks such as Hyde Park in the west and Queen Elizabeth Olympic Park in the east; heaths and commons to the north and south; garden squares, churchyards, allotments and public open spaces; and the Thames Path National Trail. – An extensive urban forest of small woodlands and trees in streets, parks, gardens and open spaces which bring nature into the heart of the city, provide shade and cooling, clean the air, communicate the seasons, support wildlife and provide a link to London's previous wooded landscape. – A network of rivers, streams, canals, lakes, reservoirs and smaller waterbodies which, together with similar features in outer London, form a strategically important network which provides transport corridors, drainage and flood management, freshwater, diverse wildlife habitats, heritage value, recreational opportunities and important views. – A unique mix of modern architecture and built heritage features. Many important historic buildings, features and designed landscapes provide evidence of a rich heritage. Roman remains, medieval churches, historic Royal palaces, former Royal hunting grounds and World Heritage Sites at Westminster Palace, the Tower of London and Maritime Greenwich sit alongside and among modern urban development and contemporary iconic features such as the Shard, the Gherkin and the London Eye, providing views across Inner London and to neighbouring NCAs. Architectural materials are very varied and reflect a wide range of sources, from locally made bricks to further afield within the UK, such as Portland Stone from Dorset. – Remnant sites of former industry feature throughout Inner London, some of which are managed to support wildlife and/or provide recreational activities. These include former filter beds, brownfield sites awaiting development, railway sidings, canals, docks and quays.
NCA 113: North Kent Plain	– An open, low and gently undulating landscape, characterised by high quality, fertile, loamy soils dominated by agricultural land uses. – The area's geology is dominated by Palaeogene clays and sands, underlain by the Chalk. – Geologically a chalk outlier – and historically an island separated from the mainland by a sea channel – Thanet forms a discrete and distinct area that is characterised by its unity of land use, arising from the high quality fertile soils developed in thin drift deposits over chalk. – A diverse coastline (both in nature and orientation), made up of cliffs, intertidal sand and mud, salt marshes, sand dunes and shingle beaches. Much of the coastal hinterland has been built on, and the coast itself has been modified through the construction of sea walls, harbours and piers.

	Large arable/horticultural fields with regular patterns and rectangular shapes predominating, and a sparse hedgerow pattern. – Orchards and horticultural crops characterise central and eastern areas, and are often enclosed by poplar or alder shelterbelts and scattered small woodlands. – Woodland occurs on the higher ground around Blean and in smaller blocks to the west, much of it ancient and of high nature conservation interest. – The Stour and its tributaries are important features of the eastern part of the NCA, draining eastwards into the North Sea, with associated wetland habitats including areas of grazing marsh, reedbeds, lagoons and gravel pits. The River Medway cuts through the NCA as it flows into the Thames Estuary. – Other semi-natural habitats include fragments of neutral, calcareous and acid grassland, and also heathland. – The area has rich evidence of human activity from the Palaeolithic period. Key heritage assets include Roman sites at Canterbury, Reculver and Richborough; the Historic Dockyard at Chatham; military remains along the coast; and historic parks and buildings. – Large settlements and urban infrastructure (including lines of pylons) are often visually dominant in the landscape, with significant development around Greater London and the Medway Towns, as well as around towns further east and along the coast. Major rail and road links connect the towns with London.

Local Townscape Character

6.2.7 The Bexley Local Character Study (London Borough of Bexley, 2021) covers the Bexley borough and sets out context, history and development of the area, key typologies and a conclusion identifying high level character, protection of character and comment on the role of landscape.

6.2.8 As set out in the Bexley Local Character Study (London Borough of Bexley, 2021), the land use typologies are primarily Residential, Commercial, Town Centres and Sustainable growth areas. Key factors contributing to the typology definitions comprise land use, building type and Floor to Area Ratio (FAR). This provides a high level view of land use across the borough which is generally led by architecture, massing and building relationships to streets and neighbouring properties.

6.2.9 Landscape types are identified within the Bexley Local Character Study, namely Cray Valley (in the south-east of the borough), Crayford and Erith Marshes (in the north of the borough) and the Lesnes Abbey (on the north-west boundary of London Borough of Bexley). These landscape

types are not within the study area for the proposed development and therefore these landscape areas have not been considered further within the report.

6.2.10 On a local level, there are no published townscape character assessments for the study area, and therefore the author has set out townscape character areas for the extent of 1km buffer from the proposed development, within the wider visual study area. This townscape character assessment has been undertaken in line with published guidance including the Landscape Institute Townscape Character Assessment Technical Information Note 05/2017 (Landscape Institute, 2017) and the London Character and Context Supplementary Planning Guidance (Greater London Authority, 2014). Consideration of the Bexley Local Character Study (London Borough of Bexley, 2021) is reflected through reference to land use typologies, however this localised townscape character areas intent to characterise the study area with more detail.

6.2.11 Each TCA has been observed and characterised by;

- Urban grain
- Massing and density of built form
- Building types, age, materials
- Relationship of built form to street
- Road arrangement
- Comment on perceived tranquility in the area

6.2.12 Within the study area, the following Townscape Character Areas (TCAs) are of relevance;

- Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA;
- Danson Crescent Interwar Semi-detached TCA;
- Danson Mead Interwar Semi-detached TCA;
- Danson Park TCA;
- Danson Road Early 20th Century Detached TCA;

- Northdown Road Interwar Semi-detached TCA;
- Olyffe Avenue Interwar Semi-detached TCA;
- Regency Way 20th Century Townhouse TCA
- St John's Road Interwar Bungalow TCA;
- Sydney Road, Bean Road Interwar Semi-detached and detached TCA; and
- Westwood Lane Interwar Semi-detached TCA.

6.2.13 Within the study area, the site sits in the Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA. Land to the north the site is directly adjacent to the Northdown Road Interwar Semi-detached TCA, with the Danson Mead Interwar Semi-detached TCA to the east. Danson Park TCA is directly south of the site and Danson Crescent Interwar Semi-detached TCA is to the west.

6.2.14 The key characteristics of TCAs within the study are set out in Table 5.

Table 5: Key characteristics of TCAs within the study area

TCA	Characteristics
Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA	– A busy commercial area along the main road A207 – from Bellegrove Road to Park View Road. With a varied appearance and density of buildings and incorporating small areas of residential streets that have Victorian terraces. – Bellegrove Road is a wide, multi-laned road with wide pedestrian paved surfaced pavements and comprises commercial, hospitality and retail businesses. A number of early 20th century brick 3-storey buildings with retail and hospitality businesses at street level, and upper storeys occupied by offices or flats. – Residential streets are perpendicular or parallel to Bellegrove Road, with late Victorian 2-storey terraces and early 20th century 2-storey semi-detached. Streets are narrow owing to the on-street parking and front yards to dwellings are limited. Boundary treatments are a mixture of low brick walls or no walls where the front yard has given way to provide off-street parking. – On the junction of Bellegrove Road, Welling High Street and Hook Lane is a Russian canon is located, dated from 1780. This canon is a memorial to the area's early association with the Royal Arsenal, when huts at east Wickham were built to house munition workers in the Great War (Discover Welling, 2023)

	– Along Welling High Street, buildings tend to be 2-storey late Victorian terrace style with slate roofs. Retail and hospitality businesses occupy street level and offices or flats to upper storeys. Sporadic modern development, mid-to-late 20th century, is present varying from 3-storey to 4-storey. A couple of large modern high-street supermarkets occupy positions on Welling High Street. – Concentration of buildings and density alters at approximately the mid-point of Welling High Street, adjacent to the high-street supermarkets – Late Victorian and early 20th Century 3-storey buildings feature adjacent to the pavement / road on the north site of the road. To the south side of the road, commercial buildings are single storey and of recent modern architecture and set back from the road. Along the road are regular very tall streetlights and regular placing of street furniture with some benches at the Danson Lane junction. – Where Welling High Street and Park View Road converge, the late Victorian terrace buildings are set back from the road and this set back arrangement continues along the north side of Park View Road. – An interwar shopping parade architecture style is noted on north side of Park View Road. This is characterised by the ground floor shops with residential accommodation above. The parade style is found between the start of Park View Road (just west of Clifton Road) and just east of Warwick Road. Further isolated blocks of the shopping parade architecture appears in small sections along northern side of Park View Road, set amongst residential properties. – Architectural styles vary but tend to be limited to blocks between perpendicular side streets. – Buildings either side of Park View Road are set back and wider pedestrian pavements are present. – A 4 storey mid-20th century complex of flats with brick lattice balconies is set back from Park View Road. – Sports facilities, including Welling United Football Club and Erith and Belvedere Football Club, Bexleyheath Cricket Club and Bexleyheath Tennis Club. – Perpendicular residential streets are notable for the Victorian terraces that are present; a small residential sub-character area with relatively uniform appearance located on Warwick Road, Lewis Road, Granville Road, Bethel Road and South Gipsy Road. – Buildings comprise Victorian terrace houses that are typically 2-storey (not including any loft conversions), with limited front yards that are bounded by low brick walls, several properties have metal railings on the walls. Materials comprise yellow brick with red brick window detail, painted render, pebble-dash render, slate roof tiles and lower ground bay window with columnated detail. – Streetscape is hard, with asphalt pavements and no street trees. Streets are straight and the widths are reduced owing to the on-street parking to both sides of the streets and some traffic calming measures are present on Lewis Road.

Danson Crescent Interwar Semi-detached TCA	– A quiet residential area with consistent appearance and regular sized plots, linear arrangement and of medium density. – Buildings are typically 2-storey, with pebble-dashed or painted masonry and some brick, semi-detached and linked, red roof tiles, with front gardens given over to off-street parking. – Road layout is irregular, with a crescent, spinal road. radial side residential streets – Key streets are Danson Crescent, Roseacre Road, and Danson Lane, and Hook Lane which all provide connectivity to Park View Road and Welling High Street (A207) – Street trees are notable along Danson Crescent. – Danson Park influences the southern and eastern boundary of the TCA, with park tree canopies within skyline. – Roads feature parking restrictions, with limited on-street parking, associated street lighting and telecommunications wires and poles. – Street names are linked to British scientists (Faraday, Newton)
Danson Mead Interwar Semi-detached TCA	– A small residential character area set back from Park View Road (A207) and buffered by an open grassed area with trees planting adjacent to Park View Road, with rear garden boundaries abutting Danson Park. Influenced by Park View Road (A207). – Buildings comprise semi-detached houses, with gable pitched frontages. The houses are typically 2-storey (not including loft conversions). Two architectural house styles are evident (brick detailed and no bay windows, and brick with render detail and bay window feature), with nearly all properties showing modern alterations and extensions. – The majority of frontages converted to parking areas with low wall boundary treatments. Wall treatment is either brick or stone wall with some examples of iron rail fencing. – Raised areas in the green space sit above World War II Underground air raid shelter (Discover Welling, 2023) – Boundary stone marking the border between Welling and Bexleyheath is located on the green space (Discover Welling, 2023) – Green open space grassed area provides a filtering quality to the busy Park View Road (A207). – On street parking is strongly evident, with wide pedestrian footpath between the road and property boundary. Surfaces are asphalt.
Danson Park Area TCA	– Open expanses of grassed areas, with boundary tree planting, with gentle sloping landform towards the south – park design laid out by Laurance 'Capability' Brown and attributed to Nathaniel Richmond (Historic England, 1987) – A network of several pedestrian and cycle paths across the park, connecting eastern and western boundaries surfaced with asphalt. – Danson Park Mansion is a Grade 1 listed building from the 18th Century (Historic England, 1953) which is currently used as the Bexley Registry Office. – Formal style ornamental garden laid to planting areas with footpaths and benches near Danson House and the stable outbuildings.

	– Stable outbuildings which are Grade II* listed (Historic England, 1953) are currently used as a café and restaurant. – Mid-20th century purpose-built facilities are located adjacent to the car park and the children's play area. – Tree lined avenues and tree belts. – Large boating lake is located in the south part of the park. – Recreational facilities available in the park; tennis courts, bowls, children's play area with water park. – Danson Park is a Registered Park and Garden (Historic England, 1987)
Danson Road Early 20th Century Detached TCA	– A particularly small busy residential character area with views over the Danson Park boating lake on a gentle incline. Influenced by Danson Road (A221). – Buildings are located to the east side of Danson Road (A221) and set back, with a staggered arrangement, aligned with the road angle. – This area features 6 large, detached dwellings that have art deco architectural style and features, typically 3-storey detached dwellings, with large frontages providing off-street parking. Buildings are rendered and painted white, off-white or cream with balconies and balustrading. – Frontages have low walled boundary treatments, ranging from brick, rendered walls and some garden spaces which include ornamental shrub planting and turfed areas. – Road is straight, wide two-way traffic, with parking restrictions. Pedestrian footpaths are wide and asphalt. No street tree planting is present, but the green banks of the eastern edge of Danson Park and boating lake provide a green edge to the western boundary of the TCA.
John Newton Court Flat Complex TCA	– Post Second World War complex of flats located on the corner of Welling High Street and Danson Lane. Influenced by Welling High Street (A207). – Combination of 3-storey buildings fronting Welling High Street and Danson Lane surrounding a couple of semi-private amenity green space squares with off street parking. – Set back from Welling High Street and Danson Lane with grassed frontages and low brick wall boundary treatment adjacent to the pedestrian pavements. – Tree planting along Welling High Street. – Restricted parking on side streets.
Northdown Road Interwar Semi-detached TCA	– A large quiet residential area of interwar semi-detached properties arranged in a regular linear arrangement with access to schools and relatively close proximity to shops. – Buildings are typically 2-storey (not including loft conversions) with front gardens of which a large number have been given over to off-street parking. Properties feature bay windows, pebbledash render or painted render, not original front porches and roofs with red tiles (either clay or concrete tiles). – Front boundary treatments are predominantly low brick walls or no treatment.

	– The Southeastern overground Transport for London railway line crosses east to west through the south of the TCA and influences the southern extent of the TCA. – Residential buildings south of the railway line are built closer together and road layout is less regular, Westbrooke Road follows the historic field boundary. In-fill development from mid-to late 20th century is present. – Blackthorne Grove in the eastern extent of the TCA is a small quiet residential area with social sheltered housing managed by EAC Housing Care with relatively uniform appearance, narrow access roads and buildings positioned at an oblique angle to the road. Buildings are mid-20th century, single storey brick properties with concrete roof tiles and frontages facing a semi-private amenity green space. – Upper Wickham Lane (A209) is a busy road at the western extent of the TCA and has residential, retail and commercial businesses along the road. – Commercial and retail businesses occupy the ground-floor of historically residential properties, with flats occupying the upper storey. – Residential buildings fronting Upper Wickham Lane (A209) are predominantly of a Victorian 2-storey terrace and semi-detached style, with a small pocket of Victorian terrace properties on the western part of Elsa Road. – Street tree planting is minimal however tree and shrub planting is present adjacent to the railway line. No public open space is present within the TCA. – A notable building on Upper Wickham Lane is the Grade II listed Former Fosters Primary School (Historic England, 1997). Built in 1879, the building has a prominent octagonal tiled spire with wooden louvres and cast-iron finial, projecting gable with detailed wooden bargeboards and pendant. Detailed wooded bargeboards and pendants are repeated on dormer windows.
Olyffe Avenue Interwar Semi-detached TCA	– This TCA has an irregular road layout of residential properties, with a sub area of modern commercial retail and commercial influence from businesses fronting the west side of Upper Wickham Road. – Influence from the Southeastern overground Transport for London railway line is present in the southern extent of the TCA. – Residential buildings are typically 2-storey semi-detached properties with front projecting gable ends or rear-projecting gable ends. Buildings are set back from the road and a majority of front gardens have been adapted to provide off-street parking. – Street tree planting along Burnell Avenue, however remainder of TCA has little to no street tree planting. – Burnell Avenue Allotment gardens (London Borough of Bexley, 2023) are situated east of Burnell Avenue, in the southern extent of the TCA.
Regency Way 20th Century Modern Townhouse TCA	– Quiet residential character area, with mid to late 20th century townhouses, social housing and retirement accommodation. – Buildings are typically 2 or 3-storey, with integrated garages and off-street parking.

	– Buildings on Regency Way are characterised by a modern interpretation of regency style townhouses and have balustraded Juliet balconies to the front. – Straight roads, with buildings set back and parking areas to frontages. Street names have links with the British Regency period; Hanover Way, Queen Anne Gate, Regency Way, Gainsborough Square. – Bampton Road influences the western boundary of the TCA with a busy road and 3-storey blocks of flats (with provision for private and social housing), set back from the road. Semi-private and communal open space for the flat residents which comprises of amenity grass, trees and a mixture of surfaced paths.
St John's Road Interwar Bungalow TCA	– Residential area with detached bungalows. – Residential bungalows typically constructed between 1930-1949. – A mixture of pebbledash and render treatments to the bungalows. – Front boundary treatments are typically brick walls. – A gentle rise from St John's Road up Danson Lane towards Welling High Street (A207). – No street trees. – On street and off-street parking. – Skyline influenced by the Tesco Superstore building on Welling High Street.
Syndey Road / Bean Road Interwar Semi-detached and detached TCA	– A quiet residential area that is characterised by semi-detached and detached interwar properties with wide streets, generous frontages, on- and off-street parking. – Influenced by Danson Road (A221) and Danson Park. Danson Road has gentle incline from the south to the north and a level plain in the north of the TCA. – Architectural styles have common features of bay windows (single and 2-storey), integrated garages, pitched roofs with gable front details and hipped roofs, painted render or tiled cladding above bay windows. – Bean Road has a particularly spacious appearance owing to the linear layout and setback position of dwellings, wide road and pavement combined with ornamental vegetation to frontages. No street trees are present, although a small number of trees are present in front gardens. – Ornamental vegetation and tree canopies along with timber fencing boundary treatment are present on Danson Road (A221) in the south of the TCA, with street trees featuring along Danson Road (A221) towards the northern part of the road. – Alers Road Leisure Gardens Association allotment gardens located in the south of the TCA, accessed via Green Vale and bound by dwellings on are surrounded Alers Road, Bean Road, Iverhurst Close and Danson Road. – Crook Log Primary school with associated amenity greenspace is located in the northeast of the TCA, bounded by residential dwellings on North Close, Dallin Road and Danson Road.

Westwood Lane Interwar Semi-detached TCA	– A quiet residential area comprising predominantly semi-detached interwar properties, with a gentle incline from the north-east to the south-west of the TCA. – Linear arrangement of properties set back from the residential street, with front gardens, off street parking and wide pedestrian pavements. Typically, 2-storey brick buildings (excluding any loft or basement conversions), featuring bay windows and clay or concrete tiled roofs. – Residential streets create connections between busier roads of Westwood Lane and Merlin Road and parallel to Hook Lane. – A quiet residential street of interwar semi-detached properties which abut the south-eastern boundary of Danson Park. – Buildings along Radnor Avenue in the south of the TCA are arranged in a linear formation surrounding Radnor Avenue Allotments (London Borough of Bexley, 2023). Buildings are typically 2-storey, with pebbledash render or painted render, pitched or hipped roofs with clay or concrete tiles. – Pedestrian or cyclist access into Danson Park is achieved by a footpath from the north-east corner of Radnor Avenue.

6.3 The value of the townscape

6.3.1 GLVIA3 (Landscape Institute and IEMA, 2013) discusses the concept of townscape value as a function of eight different factors (shown in Box 5.1 of GLVIA3), which combine to give an overall value of the landscape (or townscape). Whilst some landscapes have value indicated through their inclusion in a landscape designation (for example, a National Park or Area of Outstanding Natural Beauty), these eight factors ensure that the value of undesignated landscapes and townscapes is also properly recognised and recorded.

6.3.2 These eight factors are:

- Townscape quality (the quality and condition of the townscape and its elements);
- Scenic quality (the aesthetic quality or 'beauty' within a townscape);
- Rarity (whether the townscape contains any elements which are considered to be rare);
- Representativeness (whether the townscape is representative of the wider TCA in which it sits);
- Conservation interest (the presence of townscape, ecological or cultural heritage designations which add conservation interest to the townscape);

- Recreational value (whether the townscape contains features such as public rights of way (PRoW) or recreational facilities);

- Perceptual aspects (aspects such as tranquillity and a sense of remoteness which add a positive perceptual experience for people within the townscape); and

- Associations (whether the townscape has associations with literary or artistic works, as well as notable events and / or people).

6.3.3 The townscape value of the site is considered in Table 6.

Table 6: Factors which influence the townscape value of the site

Factor	Description	Value
Townscape condition	The site is used by the football club for matches and the stands are generally maintained, although in structure condition is varied. The boundary hoarding has a slightly run-down appearance owing to the irregular paint finish.	Poor
Scenic quality	A mixture of stand infrastructure, stacked containers, ticket office, parking and flood lights protrude above the boundary hoarding. These elements have no particular scenic value.	None
Rarity	There are no elements of rarity within the site.	None
Representativeness	The site is not particularly representative of the TCA that it sits within (Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA).	Low
Conservation interests	The site sits adjacent to a Registered Park and Garden, Danson Park (Historic England, 1987). There are no other designations within or immediately adjacent to the site.	Low
Recreational value	There are no recreational routes within the site, however the site does provide recreational value for football spectators.	Medium
Perceptual aspects	The site is adjacent to the A207 Park View Road and this has a negative influence on the site, however the wooded tree belt adjacent to the southern boundary of the site does provide a positive influence. There are no particular feelings of tranquillity or other positive perceptual aspects associated with the site.	Low
Associations	The site itself has a long association with football, having hosted football matches since the 1920s. It has been the home of several teams including the Bexley United (until	Medium

Factor	Description	Value
	1976), Welling United (from 1977) and Erith and Belvedere United (from 1999) (Welling United Football Club, 2023).	

6.3.4 Overall, the site is considered to be of low townscape value, owing to poor townscape condition, lack of scenic quality and limited conservation interests and positive perceptual aspects.

6.3.5 The townscape value of the study area as a whole is considered in Table 7.

Table 7: Factors which influence the townscape value of the study area

Factor	Description	Value
Townscape condition	There is a variable but predominantly a fair townscape condition across the study area. The majority of buildings and open spaces are well maintained.	Fair
Scenic quality	The study area contains some elements of scenic quality, such as Danson Park. There are some detractors such as the London Overground line and busy roads.	Low
Rarity	Danson Park Registered Park and Garden is noted for *'the remains of a 18th Century landscape park attributed to Nathaniel Richmond'* (Historic England, 1987).	Low
Representativeness	The study area is representative of the TCAs within it.	High
Conservation interests	A number of listed buildings and the Grade II Registered Park and Garden are within the study area. The Roman road, Watling Street, crosses through the study area and is now known as A207. There are no conservation areas within the study area, however the Red House Lane Conservation Area is adjacent to the south-eastern extent of the study area. There are no ecological designations within the study area.	Medium
Recreational value	Danson Park is a key open space. There are a small number of recreational routes within the study area, which provide connectivity across residential estates.	Medium
Perceptual aspects	Danson Park affords an area of tranquillity within the study area and some residential areas have a distinct sense of place for example the Victorian terrace housing. However, within the study area are a number of busy roads, A207 (Watling Street), A209 (Upper Wickham Lane) and A221 (Danson Road) and the elevated London Overground railway line.	Low
Associations	No associations have been identified with the study area.	None

6.3.6 Overall, the study area is considered to be of medium townscape value, owing to the high representativeness, medium conservation interests and recreational value balanced with the low perceptual aspects, rarity and scenic quality.

6.4 Landscape / townscape designations

6.4.1 An overview of landscape and townscape designations to be found within the study area is given in this section. The presence of landscape designations such as National Parks, Areas of Outstanding Natural Beauty or local landscape designations are often indicators of landscape value and quality within a given area.

International and national

6.4.2 There is a Registered Parks and Gardens as recorded by Historic England within the study area; this is at Danson Park (Historic England, 1987). Registered Parks and Gardens are designated by Historic England as designed landscapes of note, with the aim of the designation being to encourage appropriate protection of the designated area. A designation of a 'Registered Park and Garden' does not mean that the park or garden is accessible by the public, although some publicly accessible parks and gardens are designated.

6.4.3 There are no other landscape or townscape designations within the study area.

Local

6.4.4 There are no local landscape designations within the study area.

Other designations which indicate potential landscape value

6.4.5 Within the study area, there are some designations which, whilst not specifically related to landscape value or quality, indicate potential landscape value and/or quality.

6.4.6 The study area contains the western extent of the Red House Conservation Area. Whilst Conservation Areas are cultural heritage designations, they often encompass landscape elements which contribute to the value in terms of cultural heritage. Therefore, these designations can be taken as in indicator of potential landscape value and quality.

6.4.7 Metropolitan Open Land (MOL) falls within the study area. It is a strategic open land designation with the same level of protection as the Green Belt. As defined in The London Plan (Greater London Authority, 2021), the MOL designation is given to land which fulfils one or more of the following four criteria:

- It contributes to the physical structure of London by being clearly distinguishable from the built-up area;
- It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London;
- It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value; and / or
- It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

6.4.8 Whilst Metropolitan Open Land is a predominantly planning designation, it is also an indicator of potential landscape value related to openness within the urban fabric. Additionally, criteria 3 of MOL designation relates to features or landscape of either national or metropolitan value. However, MOL designation on its own is not necessarily an indicator of potential landscape quality due to not all of the criteria for MOL designation being related to landscape/townscape value.

7 Visual baseline

7.1 ZTV analysis

7.1.1 A Zone of Theoretical Visibility (ZTV) analysis has been undertaken in GIS, which uses a combination of terrain data and 3D points spaced along a grid at 5m intervals throughout the site boundary. For this report, a ZTV has been run, where the points within the site boundary are modelled in line with the heights of the roofs within the proposed development, as per Figure 2 overleaf. Within the ZTV, observers are set at 1.6m tall, which is an approximation of their eye level.

7.1.2 The ZTV takes into account the presence of intervening vegetation (woodland blocks over 0.5ha in area which are present in the National Forestry Inventory (Forestry Commission, 2023)), but not the presence of trees or woodland smaller than 0.5ha. It also takes into account the heights of buildings using data from data from Emu Analytics (Emu Analytics, 2016). Therefore, the study area has been refined following on-site verification.

Figure 2: Roof plan showing heights of the various roof sections

7.2 People and places potentially affected

7.2.1 There are a range of people and places whose visual amenity has the potential to be affected by the proposed development. These are known as visual receptors and include residents, users of recreational routes and facilities, users of highways, workers, and people visiting the area for leisure. An overview of the potential views for each of these receptor groups is outlined below.

Residents

7.2.2 The ZTV indicates views of the proposed development for residents of Welling High Street, Park View Road and Roseacre Road. Within the wider study area, the possibilities of views are indicated at about 1km south-west of the site for residents on Danson Lane. From on-site survey, several of the views are obscured or filtered by intervening built form.

Users of recreational routes

7.2.3 A key recreational route, from which views of the proposed development are likely, is Green Chain Walk which is located at the north-western extent of the study area. Other footpaths are present within the study area, however views from these routes are unlikely owing to intervening built form. On-site survey confirmed that, owing to distance, intervening vegetation, views towards the site were obscured.

Users of recreational facilities

7.2.4 Users of Danson Park, which is adjacent to the southern boundary of the site have the possibility of experiencing views. Some views will be likely filtered by the presence of trees and intervening vegetation. The ZTV indicates that views would be possible of the proposed development from the Bexleyheath Cricket Club and Bexleyheath Tennis Club, which is adjacent to the eastern boundary of the proposed development. The Shooters Hill Golf Club is present at the western extent of the study area. Users of the golf club are unlikely to experience any views owing to the intervening vegetation, built form and distance. In the south and south-east of the study area, Sidcup Golf Club and Bexleyheath Golf Club are respectively located, however the ZTV indicates that no possibility of views from these facilities would be possible. The possibility of a view from adjacent to Oxleas Wood Café was requested by the Local Planning Authority (and located just outside the western extent of the study area), however on-site survey confirm that views were not likely owing to intervening vegetation.

Users of highways

7.2.5 The ZTV indicates that views would be possible of the proposed development from the A207 across the extent of the study area. The A207 runs past the northern site boundary and views within up to 1km are possible. However, at a greater distance from the proposed development it is likely that views from this road will be filtered or obscured by intervening built form and vegetation.

Workers

7.2.6 Within the study area, areas of retail, business and education are present. Retail and business areas are concentrated along the A207 and educational facilities are located across the study area set within residential areas. Workers of retail and businesses on A207 have the possibility of experiencing views of the proposed, with a similar likelihood of experiencing views as highway receptors. The ZTV indicates the lack of views from most of the educational facilities owing to intervening built form, however views from Bexley Grammar School and Danson Primary School are possible near Danson Lane. On-site survey confirmed that views towards the proposed development will be restricted by intervening vegetation.

7.3 Representative viewpoints

7.3.1 Representative viewpoints have been captured from 20 locations within the study area (see Figures 1 and 5-24). These have been selected to take into account a range of receptor types, viewing distances and compass points. As per the Landscape Institute Guidance TGN 06/19 (Landscape Institute, 2019), the resulting photographs have been stitched into panoramas and are displayed at a viewing distance of 300mm in Figures 5 to 24.

7.3.2 The baseline view from each of these representative viewpoints is described in Table 8.

Table 8: Baseline view from each of the representative viewpoints

Viewpoint 1 - Looking south-east on the A207 (Park View Road) towards the site. (Figure 5)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47102 75701, 42m AOD	46m	03/05/2023	Workers, Highway	Open view Full view of site

Viewpoint 1 - Looking south-east on the A207 (Park View Road) towards the site. (Figure 5)	
Viewpoint 1 is located on the A207 (Park View Road) adjacent to the site and is representative of Residential, Highway and Worker receptors. To the foreground of the view is the A207, this crosses the panorama from the foreground to the right of the panorama extending diagonally to the middle ground of the left of the panorama. To the foreground to the left of the view is the pedestrian walkway adjacent to the road, along the footpath are bollards and there are double yellow lines along the roadside. To the right of the panorama in the middle ground is a three storey building with a shop on the ground floor. The shop is accessed via a footpath adjacent to the road. Centrally in the middle ground is the site. Currently the site is fenced with a gated access to the right. Within the site is temporary buildings, storage containers and heras fencing. Infront of the site fence and on the pavements adjacent to the road is a bus stop and signposts in the road. There are also lamp posts located across the panorama in line with the road. There are limited views to the background, these are predominantly located to the top of the panorama above elements in the foreground and comprise of the tops of trees and tall flood lights. The site extends across a large section of the panorama.	
Visual value	The value of the view is considered to be low due to the number of detracting elements, such as lamp posts, flood lights, telephone cables, heras fencing and storage containers.
Low	

Viewpoint 2 – Looking south-west on the A207 (Park View Road) towards the site. (Figure 6)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47203 75671, 43m AOD	51m	03/05/2023	Residential, Workers, Highway	Open view Filtered view of site
Viewpoint 2 is located on the A207 (Park View Road) facing south-west and looking down the road. The view is representative of residential, workers and highway receptors. To the foreground of the view is the road and the road is in use by cars and vans. The road extends centrally from the foreground to the middle ground and into the background. Adjacent to the road are footpaths that extend from the foreground into the background, within the view these are being used be pedestrians and car access over it to parking spaces. To the right foreground of the view there are cars parked within parking bays. There is fencing in the middle ground around the car area, beyond the fence is a skip and scaffolding, buildings and a single tree and a sign for 'Medivet'. Extending into the background to the right of the panorama the buildings are located closer to the pedestrian walkway and therefore you can see the side of a buildings. To the left of the panorama is a fence and gateway that depicts the boundary of the site, here there are signs, a close board fence, heras fencing and metal fencing, part of the site is obscured due to a car delivery lorry using the road. Along the site boundary there are lamp posts and flood lights. Extending into the background there is buildings adjacent to the pavement of the left side of the road with shops. On the side of the building is a poster for Welling United football club. The road also contains bollards, signs and road markings associated with a busy highway. Within the view there is someone crossing the road to a central revision for pedestrians. Extending into the background of the view centrally is a continuation of the street with more shops, trees, sign-posts and vehicles. The background to the left and right of the panorama is obscured due to intervening buildings and vegetation. The site is located behind the fence in the left of the panorama and is therefore visible from this location.				

Viewpoint 2 – Looking south-west on the A207 (Park View Road) towards the site. (Figure 6)	
Visual value	The value of the view is considered to be low due to the large number of detracting features within the view.
Low	

Viewpoint 3a – Looking west from Danson Park towards the site. (Figure 7)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47491 75479 43m AOD	410m	03/05/2023	Recreational	Open view Filtered view of site
Viewpoint 3a is taken from Danson Park, focussing west towards the site and is representative of recreational receptors. Within the foreground of the view to the right is a shrub that blocks views beyond and to the left of the panorama is a bin, a bench and a pathway within the recreational park. Centrally to the foreground of the view is a large area of grass with scattered ornamental trees to the left, the grass has flowering daisies with in. Behind the trees to the left of the panorama and in the middle ground is a green fence and locked gate for a storage area, there is a storage container within the fence line. Centrally in the middle ground and extending into the background there is a row of back garden fences from properties on Danson Mead, these comprise a mix of close board fencing and hedgerows. There are some trees in the distance denoting the edge of the park. Through the trees there are glimpse views of steel buildings located at Bexleyheath Cricket Club and Welling United football club. The site is located approximately in this location in the background and filtered views are visible through the trees.				
Visual value	The view includes several detracting factors such as fencing and bins and therefore the value of the view is considered to be low.			
Low				

Viewpoint 3b– Looking north-west from Danson Park towards the site. (Figure 8)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47427 75411, 43m AOD	390m	03/05/2023	Recreational	Open view Filtered view of site
Viewpoint 3b is representative of recreational receptors and focusses north-west from Danson Park towards the site. Within the foreground of the view is grass forming part of the recreational area, this extends across the whole of the foreground of the panorama and centrally there is a bin. Extending into the middle ground is a green metal fence line with grass beyond, there is a sign on the fence denoting that the fence is enclosing a sports area that is prohibited. To the left in the middle ground is a gate for access to the sports area, adjacent to the gate is a tree with the canopy extending into the view to the left of the panorama. To the right in the middle ground of the panorama there are dog walkers and a dog using the recreational field. The background of the view is visible through the green fencing to the left and centrally in the background				

Viewpoint 3b– Looking north-west from Danson Park towards the site. (Figure 8)	
there are trees located at the edge of the park, these obscure views within these locations. To the far right of the panorama in the background is the back garden fences, walls and hedgerows of properties located along Danson Mead, the back of the properties are visible over the back garden boundary treatments. Between the gardens in the right of the background and trees centrally in the background there are some views afforded to buildings along Park View Road. The site is located approximately to the left of this building through tall trees and therefore there will be glimpse views of the proposed development.	
Visual value	The view includes several detracting elements and would not be visited for the views afforded to it, therefore the value of the view is considered to be low.
Low	

Viewpoint 4 – Looking west at the junction of Bethel Road and A207 (Park View Road) towards the site. (Figure 9)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47433 75624, 44m AOD	292m	03/05/2023	Residential, Workers, Highway	Semi-enclosed view Filtered view of site
Viewpoint 4 is located at the junction of Bethel Road and A207 (Park View Road) looking west towards the site along the A207 (Park View Road). This view is representative of residential, workers and highway receptors. The foreground of the view comprises the road A207 (Park View Road), parked cars, pedestrian footpaths and residential buildings with associated front gardens and boundary treatments. The A207 (Park View Road) is present in the left hand side of the foreground of the view and extends across the panorama towards the centre of the middle ground. In the centre of the foreground of the view is a parked car behind two bollards, adjacent to the pedestrian footpath. low brick walls and a shrub delineate the property front garden boundary in the right hand side of the view. The row of residential houses with low brick front garden walls are visible on the right hand side of the view and extend from the foreground into the middle ground. The buildings change to commercial brick and metal clad buildings with flat roofs. The pedestrian footpath between the buildings and A207 (Park View Road) in the right hand side of the view extends from the foreground towards the background of the view and lampposts, bollards can be seen. In the centre of the middle ground of the view are a couple of parked cars and cyclist. A bus stop, shelter and rubbish bin are present on the westbound side of the A207 (Park View Road), with a pedestrian footpath running parallel to the road, extending from the foreground to the background of the view. From the left of the foreground to the centre of the middle ground of the view a grassed area is adjacent to the pedestrian footpath with a lamppost visible in the far left of the middle ground of the view. A number of trees are scattered across the grassed area and heavily filter onward views towards the background. A raised brick retained grassed area is visible in the left of the middle ground of the view. Properties on Danson Mead are visible with parked cars beyond the tree planting in the left of the middle ground of the view. Adjacent to the final property on Danson Mead is scaffolding. A narrow view towards the background of the view is possible between the bus stop and the scaffolding where the rear of a				

Viewpoint 4 – Looking west at the junction of Bethel Road and A207 (Park View Road) towards the site. (Figure 9)	
spectator stand, the red boundary fencing of Welling United FC's ground and the tree canopies from Danson Park are visible. The Bexleyheath Cricket Club boundary fencing, lampposts, mobile mast, floodlights can be seen in the centre of the background of the view. On the horizon in the centre of the view are tree canopies and the rooftop of 1 Park View Road. The Welling United FC billboard is visible on the side of 1 Park View Road, and vehicles are driving along A207 (Park View Road). To the right of centre of the background of the view, a couple of car dealerships, denoted by the parked cars and the company signage, are visible along with an electronic petrol price board. Rooftops and chimneys of buildings along the A207 (Park View Road) can be seen in the right hand side of the background. The site extends from the left of centre to the centre of the background of the view.	
Visual value	This view has several detractors; lampposts, bus stop, floodlights and is unlikely to be visited for the view. Therefore, this view is considered to be low value.
Low	

Viewpoint 5 – Looking north-east on Roseacre Road towards the site. (Figure 10)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47015 75609, 43m AOD	169m	03/05/2023	Residential	Semi-enclosed view Filtered view of site
This panorama is taken from Roseacre Road and looks north-east towards the site. It is representative of the views experienced by residential receptors from Roseacre Road. Looking towards the western boundary of the site, the rear window and spare tyre of a car is visible in the far left extent of the foreground, adjacent to a residential bungalow and its front garden. The front garden has a number of green domestic waste bins, a small pile of rubbish and a low timber boundary fence with curved trellis detail. A pedestrian footpath and Roseacre Road are present in the centre of the foreground of the view, with a car parked across the footpath and the road. The pedestrian footpath and Roseacre Road extend into the middle ground of the view. At the right hand side of the foreground, a parked white car on Roseacre Road is visible, adjacent to the pedestrian footpath. A low brick wall with scallop detail delineates the front garden boundary of the two storey property visible in the far right extent of the foreground of the view. In the middle ground of the view, residential bungalows are visible to the left and right hand sides of the view, either side of Roseacre Road. The roof tops obscure onward views to the background. In the left of the middle ground of the panorama is a parked silver truck and green bin. A timber telegraph pole is present in the centre of the middle ground of the view and fills the height of the view. Several cables extend from the telegraph poles across the skyline to the properties on either side of Roseacre Road. To the right of centre of the middle ground of the view a tree and lamp post and off-road parked car. The view of the background is narrowed to the centre of the panorama by the buildings on either side of Roseacre Road. It is possible to see the roof top side elevation of a two storey residential property, a timber telegraph pole with cables extending across the skyline and the rear of 1 Park View Road with fire escape exterior metal stairs to the left of centre of the background of the view. A four storey building (14 Denham Close) and roof top partially filtered by vegetation is visible on the horizon in the centre of the panorama. The site's western boundary comprising timber fence panels				

Viewpoint 5 – Looking north-east on Roseacre Road towards the site. (Figure 10)	
and concrete posts are visible in the centre of the background of the view. Behind the timber fence (inside the site boundary), stacked containers (in red and grey), a single white container, a marquee, floodlight and lamp post are visible. A two storey building with cream render and timber detail on the gabled front is present to the right of centre of the panorama. This view is relatively short distance owing to the intervening built form. The site is located in the background of the view, from right of centre to left of centre.	
Visual value	This view is considered low value owing to the short distance and the number of detractors such as telegraph poles, parked cars, floodlights, storage containers.
Low	

Viewpoint 6 – Looking east on the A207 (Welling High Street), opposite the junction with Danson Lane, towards the site. (Figure 11)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 46826 75792, 45m AOD	351m	03/05/2023	Residential, Workers, Highway	Enclosed view Obscured view of site
Highway, workers and residential receptors would experience this panorama from A207 (Welling High Street) and looks east towards the site. In the far left extent of the foreground, buildings are present and occupy the full height of the view. The buildings comprise shops and extend from the left of the foreground to the left of centre of the background of the view. A wide -paved pedestrian footpath is visible adjacent to the buildings and abuts the row of buildings, extending into the background. A blue lamp post with attached road sign is located at the right hand side of the pedestrian footpath and the top of a public rubbish bin is visible to the left of centre of the foreground. The road A207 (Welling High Street) extends across the foreground from the left of centre to the far right extent of the view. The T-junction of Danson Lane and Welling High Street along with yellow box hatching on Welling High Street is visible in the far right extent of the view. The left of the middle ground of the panorama comprises buildings with shade canopies, marketing signage and green domestic waste bins on the pedestrian footpath. A pedestrian is walking eastwards along the footpath. The A207 (Welling High Street) road is a wide single carriageway and occupies the centre of the middle ground of the view and common road markings such as double yellow lines and cycle lane are visible. A pedestrian refuge with road signage is present in the centre of the road. A wide pedestrian footpath and lamp posts are adjacent to the A207 (Welling High Street) in the right hand side of the middle ground. The pedestrian footpath extends from the right hand side of the middle ground to the centre of the background of the view. The footpath abuts a low brick wall, which marks the front boundary of John Newton Court. Several trees are present behind the low brick wall and heavily filter views of John Newton Court. The building obscures any onward views to the background in the right hand side of the view. Owing to the gentle bend from left to right in the A207 (Welling High Street), the adjacent buildings lining the road to the left and the tree planting to the right of the road, views to the background are narrowed				

Viewpoint 6 – Looking east on the A207 (Welling High Street), opposite the junction with Danson Lane, towards the site. (Figure 11)	
and focussed towards the left of centre of the panorama. The buildings on the left hand side of the road vary between two and three storey properties and a number of parked cars and travelling cars are visible. On the right hand side of the road in the background the painted hoarding boundary fence of the football ground and green mesh security fencing of Bexleyheath Cricket Club are visible. The GMB wall signage attached to 1 Park View Road is visible. Along the road either side are regularly spaced lamp posts. The distant horizon of the panorama is occupied by tree canopies. The site is located in the background of the view to the left of centre.	
Visual value	This view has a strong urban appearance owing to the wide highway lined with buildings comprising shops and residential properties, parked cars, lamp posts and highway signage. The relatively short-distanced view has a number of detractors and for this reason the view is considered low value.
Low	

Viewpoint 7 – Looking north in Danson Park towards the site. (Figure 12)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47080 75449, 51m AOD	392m	03/05/2023	Recreational	Open view Obscured view of site
This viewpoint is taken from Danson Park and looks north towards the site. It is representative of the views experienced by recreational users of Danson Park. The panorama is of the park and the full extent of the foreground is occupied by amenity grassland, which is level. In the centre of the foreground of the view bare soil and vehicle track marks are visible. Across the left hand side of the middle ground of the view is a hedge which ends in the centre of the panorama. In the centre of the middle ground of the view is a low grass and daisy covered mound with a couple of trees planted on the mound. To the right of the mound, a small lorry and truck are parked. In the right hand side of the middle ground of the view a brick single storey facilities building is visible along with a few trees planted in front of the building, a knee-rail fence and a parked white vehicle. The tree planting filters onward views towards the background. In the right hand side of the viewpoint a red circular tent (for Hook a Duck) with caravans (part of the visiting travelling fair, that was present on the day of the site visit) and temporary screening are present. A small belt of tree planting screens the right hand edge of screening. The knee-rail fencing continues across the middle ground to the extent of the view. The background of the view is occupied by a dense tree belt from the left of the view across to the right of centre of the view. The tree planting in the right hand side of the background of the view is less dense, with a couple of breaks in the canopy line and a couple of poplar trees punctuating the horizon. The vegetation screens distant views. The site is located behind the tree belt in the centre of the background of the view.				
Visual value	This view has a pleasant recreational and treed appearance which is characteristic of the park. Detractors such as parked vehicles (cars, lorries, caravans), a red tent and temporary screening are visible within the view and for this reason the view is considered to be of low value.			
Low				

Viewpoint 8 – Looking north-east on Danson Lane towards the site. (Figure 13)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 46602 75249, 49m AOD	830m	03/05/2023	Residential	Semi-enclosed / view Obscured view of site
Located on Danson Lane, this viewpoint Is representative of the view experienced by residential receptors from Danson Lane and highway receptors. The viewpoint looks north-east towards the site. A green security mesh fence occupies the left hand side of the foreground and stretches towards the middle ground of the view. Through the green security mesh fence vegetation can be seen. In the centre of the foreground of the view a lamp post is visible and a pedestrian is walking north-east on the pedestrian paved footpath which is adjacent to Danson Lane. The pedestrian footpath extends to the centre of the background of the view with a break in the footpath for Lakeview Road, seen in the middle ground of the view. A bollard and speed bump are visible next to the right hand side of the pedestrian. In the far right hand side of the foreground of the view a dense beech hedge is visible, adjacent to a blue metal rail fence. The hedge and rail fence abut a pedestrian footpath that is interspersed with bollards, yellow waste bins and street signs. The hedge and rail fence extend from the foreground to the centre of the middle ground of the view. Behind the beech hedge are a number of conifer and deciduous trees, which occupy the majority of the height of the view. A couple of semi-detached two storey properties are visible behind the green security mesh fence in the far left of the middle ground of the view. In the left of centre of the middle ground of the view, more buildings are visible along with a couple of timber telegraph poles. The buildings and roof tops obscure any onward views to the background of the view in the left hand side. A green domestic rubbish bin is present on the pedestrian footpath, and more bollards are present at the footpath edge adjacent to Danson Road. The background of the view is visible in the centre of the panorama and comprises a couple of white pitched gabled property frontages and tree canopies. The tree belt and canopy cover extend to the right hand side of the background of the view. The site is located in the centre of the panorama behind the tree belt on the horizon.				
Visual value	This view has a residential character and a number of detractors are present, such as security fencing, telegraph poles, street signs and lamp posts. It is unlikely that this viewpoint would be visited and is considered to be low value.			
Low				

Viewpoint 9a – Looking west on A207 (Crook Log) towards the site. (Figure 14)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47979 75490, 49m AOD	1050m	03/05/2023	Highway, Residential	Semi-enclosed view Obscured view of site
This view is taken from adjacent to A207 (Cook Log) and looks west towards the site. This view represents the views experienced by highway and residential receptors. The A207 (Crook Log) with bus stop road markings, white hatching and single yellow line occupies the left to centre of the foreground of the view. An asphalt pedestrian footpath is visible in the centre of the				

Viewpoint 9a – Looking west on A207 (Crook Log) towards the site. (Figure 14)	
foreground. The footpath is visible from the centre foreground to the centre background of the viewpoint. To the right of the pedestrian footpath is amenity grass area, which continues parallel to the footpath and extends to the background of the view. Planted along the amenity grass area are regularly spaced deciduous trees, with canopies that filter onward views to the background. In the far right extent of the foreground of the viewpoint a tree trunk and some shrub planting in front of a brick wall are visible. An asphalt pedestrian footpath with a bus stop sign and ornamental hedge are visible in the left hand side of the middle ground of the view. A tree is visible at the end of the ornamental hedge and filters views of traditional style late 19th century detached properties seen in the left of centre of the middle ground of the view. Several cars are travelling on A207 (Crook Log) in both directions in the centre of the middle ground of the view. Regularly spaced streetlights, traffic lights and a pedestrian central highway refuge with associated bollards occupy the centre of the middle ground. Behind the linear planting of the deciduous trees in the grass verge in the right hand side of the view, two storey modern townhouse properties are visible with associated ornamental clipped shrub and hedges and pedestrian footpath. These buildings obscure views towards the background of the view. The background of the view is limited to the centre of the panorama. A number of large street trees are visible in the left of centre of the background. Double decker buses are visible. The narrow horizon in the background of the view has a treed appearance. The site is located in the centre of the background and the combination of traffic, tree canopies the site is obscured.	
Visual value	This view has an urban and treed character owing to the large deciduous street trees. Within the view are detractors such as traffic lights, streetlights and traffic and it is unlike that this view would be visited for the views afforded to it. The view is considered of low value.
Low	

Viewpoint 9b – Looking west at the junction of Crook Log and Brampton Road towards the site. (Figure 15)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47800 75530,49m AOD	1000m	03/05/2023	Highway, Residential	Open view Obscured view of site
Located on the junction of A207 (Crook Log) and Brampton Road., this view is representative of highway users and residential receptors. The viewpoint is looking west towards the site. The full extent of the foreground of the view comprises A207 (Crook Log) and Brampton Road. In the left of the foreground of the view a traffic light and highway bollard are visible. In the right hand side of the foreground, a pedestrian asphalt footpath, pedestrian crossing light combined with traffic light and streetlight with highway sign are visible. The pedestrian footpath bends to the right and continues along Brampton Road, at the extend of the foreground of the view. In the left hand side of the middle ground of the view a tall building, four storeys, is visible at the extent of the view. The building extends across the middle ground of the view with a lower roof level and is heavily filtered by a row of regularly planted trees and ornamental hedge. The A207 (Crook Log) occupies the centre of the middle ground of the view and cars are on the road; stationary at the lights and turning from Brampton Road west onto the A207 (Crook Log). A pedestrian crossing refuges with metal railings is glimpsed in the centre of the middle ground. In the right of centre of the middle ground of the view a pedestrian footpath and deciduous trees are visible.				

Viewpoint 9b – Looking west at the junction of Crook Log and Brampton Road towards the site. (Figure 15)	
Metal railings denoting the boundary of the Crook Log Leisure Centre abut the pedestrian footpath and follow the footpath along the path of Brampton Road and continue to the right hand side extent of the viewpoint. Behind the trees in the right hand side of the middle ground the Crook Log Leisure Centre is visible. The buildings in the left and right hand sides of the middle ground of the view obscure onward views towards the background. The background of the view is narrowed to centre of the view. Within the view a rooftop and road sign can be seen in the left of centre of the background. The A207 (Crook Log) and vehicles travelling in both directions are visible along with traffic lights, streetlights. Large tree canopies filter the views and a narrow horizon glimpsed in the background of the view is treed. The site is located in the centre of the background of the view and obscured by the tree canopies.	
Visual value	The tree canopies filter the urban character of the view however it is not a view that is likely to visited. Combining this and the presence of a number of detractors, the view is considered low value.
Low	

Viewpoint 10 – Looking south-east on Green Chain Walk in Shrewsbury Park towards the site. (Figure 16)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 44299 76977, 111m AOD	3205m	03/05/2023	Recreational	Open view Obscured view of site
This view is afforded to recreational users on the Green Chain Walk on Shrewsbury Park. The view is taken looking south-east towards the site. Across the full extent of the foreground and middle ground of the view, a level amenity grass area is visible. In the right of the middle ground of the view a couple of dogs are visible. The background of the view comprises a dense tree belt, with heavily filtered views through the trees. The site is located behind the trees in the centre of the background and is not visible.				
Visual value	This is a pleasant park view although it is unlikely to be visited for the views afforded to it. The view is considered low.			
Low				

Viewpoint 11 – Adjacent to the Oxleas Wood café at Oxleas Wood looking east towards the site (Figure 17)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 43861 76196, 99m AOD	3327m	06/06/2023	Recreational	Open view Obscured view of site

Viewpoint 11 – Adjacent to the Oxleas Wood café at Oxleas Wood looking east towards the site (Figure 17)	
Looking east towards the site, this viewpoint is representative of the views experienced by recreational users of Oxleas Woods and the café (which is located behind the viewpoint). The viewpoint is taken on the pedestrian footpath next to the Oxleas café. An asphalt footpath and three dogs are visible in the left hand side of the foreground of the viewpoint. Adjacent to the footpath is a large open mown grass amenity area which extends across the entire foreground of the view. The topography of the grassland is sloping downwards away from the viewer and extends into the middle ground of the view. Scattered park benches and a bin occupy the centre of the middle ground of the view. A dense tree belt occupies the left hand side of the middle ground of the view and fills the height of the view. The tree belt extends across the viewpoint with a downward gradient and continues to the far right extent of the middle ground of the view. Long distanced views over the tree belt canopy towards the background are possible at the lower part of the sloping ground in the right hand side of the viewpoint. Owing to the distance of the view, the detail in the background is limited. A tall building is visible in the right hand side of the view and a glimpsed part of the River Thames can be seen too. The site is obscured by the dense tree belt and is located in the centre of the view.	
Visual value	This is very pleasant and has the appearance of a traditional public park, denoted by the asphalt footpath, park benches and bin. This view is medium and long distanced and is considered medium value due to the Oxleas Woods Café (located adjacent to the viewpoint) and it may be visited to experience the views afforded to it.
Medium	

Viewpoint 12 – Looking south-west on Brampton Road towards the site. (Figure 18)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47983 75985, 48m AOD	905m	06/06/2023	Residential, Workers	Open view Obscured view of site
This viewpoint is taken from the bridge over the railway line on Brampton Road and looks south-east towards the site. This view is representative of the views experienced by residential receptors and works. The bridge wall top occupies the left hand side to the centre of the foreground of the view. From the centre of the foreground to the right hand side of the view, a residential building gable wall, railway boundary and vegetation and the railway itself are visible. The railway way stretches from right hand side of the foreground to the far right extent of the background of the view. Behind the bridge wall top in the left hand side of the middle ground of the view a canopy of a tree filters onward views of the building. From the centre to the right hand side of the middle ground of the view a number of red and yellow brick residential buildings are visible. The buildings obscure onward views. The medium distanced view is possible in the far right hand side of the panorama, where the railway extends. A pedestrian footbridge is visible in the far right amongst tree canopies. The site is located in behind the residential buildings in the centre of the viewpoint. The is obscured from view by the buildings.				
Visual value	This view is considered low value owing to the number of detractors, railway line and built form.			
Low				

Viewpoint 13 – Looking west on junction of A207 (Broadway) and Arnsberg Way towards the site. (Figure 19)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 48974 75282, 59m AOD	1876m	06/06/2023	Highway, Workers	Semi-enclosed view Obscured view of site
This panorama is taken at the junction of A207 (Broadway) and Arnsberg Way and looks west towards the site. It is representative of the view experienced by highway users and workers. Retail shops front the pedestrian footpath in the left extent of the foreground of the viewpoint. The row of shops and buildings in the left of the view stretch from the left hand side of the foreground to left of centre of the middle ground of the view. The buildings obscure onward views. The junction of A207 (Broadway) and Arnsberg Way is visible in the centre of the foreground of the view and extends to the right hand side. Pedestrians waiting by the traffic lights, a couple of trees and a bench along with the red and yellow brick detail of Asda are visible in the right hand side of the foreground of the view. The pedestrian footpath adjacent to the left hand side carriage of the A207 (Broadway) has a mixture of shop temporary A-boards, permanent poster billboards, dustbins, and regularly spaced streetlights visible. The A207 (Broadway) occupies the centre of the middle ground of the view. It is a heavily trafficked single carriageway road, with a combination of cars, single decker buses and vans travelling on the road. An avenue of street tree planting is visible and the canopies of the trees filter and obscure views of buildings parallel to the road. To the right hand side of the A207 (Broadway) a wide pedestrian footpath with many pedestrians is visible. This footpath is adjacent to a supermarket (Asda). The lower level red and yellow stripe brick detail gives way to a glazed façade and the building occupies the height of the view in the right of centre to right hand extent of the middle ground of the view. Onwards views are not possible owing to the building height. The background of the view is limited to the centre of the view. It is a long distanced view. On the horizon, the woodland cover from Shooters Hill and the Shooters Hill Water Tower is visible. The site is obscured from view by the tree canopies and is located to the left of centre in the background of the view.				
Visual value	This is an urban view with a retail appearance and busy with a number of vehicles and pedestrians. This view is long distance and the landmark, Shooters Hill Water Tower is visible on the horizon. In consideration of these factors this viewpoint is considered medium value.			
Medium				

Viewpoint 14 – Looking west adjacent to the junction of A207 (Park View Road) and A221 (Danson Road) towards the site (Figure 20)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47637 75558, 45m AOD	390m	06/06/2023	Highway, Workers	Semi-enclosed view

Viewpoint 14 – Looking west adjacent to the junction of A207 (Park View Road) and A221 (Danson Road) towards the site (Figure 20)				
				Filtered view of site
Residential and highway users would experience this view from the junction of A207 (Park View Road) and A221 (Danson Road) which looks west towards the site. A white van is stationary on A207 (Park View Road) in the left hand side of the foreground. The A207 (Park View Road extends from the left hand corner of the foreground to the centre of the background of the view. A pedestrian footpath adjacent to the road occupies the centre of the foreground, which continues into the centre of the background of the view. On the right hand side of the foreground of the view is a low brick wall with regularly spaced pillars delineating the front garden boundary to a property which is out of view. In the front garden are a couple of domestic green waste dustbins, flowering ornamental planting, a satellite dish and a planted urn. Canopy of a tree occupies the top right hand corner of the foreground, which filters the view of the property behind. A silver car is parked behind the boundary block wall and pillar in the right hand side of the middle ground of the view. A moderate size shrub occupies the far right extent of the middle ground of the view and filters the view of the ground floor to property. Above the shrub a white rendered second storey bay window is visible. Behind the silver car, a white rendered two storey detached building with clay tiles, second storey bay window is visible in the right hand side of the middle ground of the view. To the left of the houses, vegetation of a tree and large boundary hedge are visible in the front garden of a house and this vegetation obscures onward views. A domestic brown dustbin is on the pedestrian footpath in the centre of the middle ground of the view. The trafficked A207 (Park View Road) occupies the left of centre of the middle ground of the view. A streetlight, bus stop and shelter are visible behind the white van. Tall tree canopies, filling the height of the view, are visible behind the white van in the left hand side of the middle ground of the view. These tree canopies form a line across the middle ground of the view and extend into the left of centre of the background of the view. The mown grass and raised amenity grass area opposite Danson Mead is visible in the left of centre of the background. Tree canopies in the centre of the background obscure onward views, but it is possible to see the Welling United FC billboard on the wall of 1 Park View Road. In the centre of the background of the view a concentration of vehicles, travelling and parked, can be seen on the A207 (Park View Road). On the horizon, the Shooters Hill Water Tower is visible. The majority of the site is obscured by the tree canopies in the left of centre of the background.				
Visual value	The view has a well vegetated / treed urban appearance with a long distance view of Shooters Hill Water Tower. Detractors such as vehicles, domestic waste bins, bus stop and shelter and streetlights are present. Balancing the detractors present with the vegetated urban appearance and the long distance view which includes Shooters Hill Water Tower, it is considered to be medium value.			
Medium				

Viewpoint 15 – Looking east adjacent to the junction of A207 (Bellegrove Road) and Westwood Lane towards the site. (Figure 21)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 45866 75981, 55m AOD	1309m	06/06/2023	Highway, Workers	Semi-enclosed view

Viewpoint 15 – Looking east adjacent to the junction of A207 (Bellegrove Road) and Westwood Lane towards the site. (Figure 21)				
				Obscured view of site
This viewpoint is taken adjacent to the railway bridge (which is located behind the viewpoint) and the junction of A207 (Bellegrove Road) and Westwood Lane. It looks east towards the site and represents the views experienced by highway users and works. The left of the foreground of the view is occupied by a pedestrian footpath and tall retaining wall, with a black metal palisade fence. A pedestrian is walking westwards and is seen next to a pelican crossing. The A207 (Bellegrove Road) occupies the centre to the right hand side of the foreground of the view. The road extends from the foreground of the view to the centre of the background of the view. The junction traffic lights and bollard are visible in the right hand side of the foreground of the view. Across the middle ground of the view, shop fronts line the A207 (Bellegrove Road) with associated marketing A-boards. The row of buildings extend from the left hand side to the centre of the middle ground of the view. Regularly spaced streetlights are visible in the left of centre of the middle ground and continue into the background, following the route of the A207 (Bellegrove Road). A number of cars are stationary at the traffic lights on the westbound side of the A207 (Bellegrove Road) – these are seen right of centre of the middle ground of the view. Adjacent to the westbound carriageway is a petrol station, and a chemist occupies a two-storey detached property in the right of the middle ground of the view. Tree canopies are visible behind the petrol station and the chemist building in the right hand side of the middle ground of the view. Owing to the built form either side of the A207, onward views to the background are obscured. A limited view of the background is possible along the road in the centre of the view. The A207 (Bellegrove Road) with eastbound travelling vehicles are visible. A row of terrace three storey brick buildings and regularly spaced streetlights line the westbound carriageway and extend from the right of centre to the centre of the background of the view. The horizon of the view is limited and comprises tree canopies, distant buildings and vehicles. The site is located in the centre of the background of the view and is obscured by intervening built form and vegetation.				
Visual value	A number of detractors, such as the traffic lights, vehicles, streetlights, and petrol station are present in this urban view. This view is considered low value.			
Low				

Viewpoint 16 – Looking east adjacent to the junction of A207 (Bellegrove Road) and Sherwood Road towards the site. (Figure 22)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 45160 76149, 118m AOD	2024m	06/06/2023	Residential, Highway	Semi-enclosed / view Obscured view of site
This panorama is taken on the junction of A207 (Bellegrove Road) and Sherwood Road and looks east towards the site. This panorama is representative of the views experienced by residential receptors and highway users. A low brick front garden boundary wall with brick pillar occupies the left hand side extent of the foreground of the viewpoint. A vehicular access to the (out of sight) property is visible and a wide asphalt				

Viewpoint 16 – Looking east adjacent to the junction of A207 (Bellegrove Road) and Sherwood Road towards the site. (Figure 22)	
pedestrian footpath between the driveway and the A207 (Bellegrove Road) in the left of centre of the foreground of the panorama. From the centre to the right hand side extent of the foreground of the viewpoint the A207 (Bellegrove Road) is visible. The Sherwood Road junction occupies the far right hand side extent of the view. The road with pedestrian footpath either side of the carriageways extends from the foreground to the centre of the background of the view. A couple of residential detached properties are visible in the left hand side of the view. A low timber closeboard front garden boundary fence with concrete posts extends from the left hand side towards the centre of the middle ground of the view. At the end of the fence a couple of trees, low brick front garden wall and streetlight are visible. The tree canopies obscure onward views to the background. Behind these trees, other trees (conifers) are present. A row of low brick front garden boundary walls to properties along A207 (Bellegrove Road) are visible and extend from the middle ground to the background of the view. A black car is parked on the eastbound carriageway, over a designated cycle path in the centre of the middle ground of the view. Regularly spaced detached two storey properties set back from the pedestrian footpath and A207 (Bellegrove Road) adjacent to the westbound carriageway of the A207 (Bellegrove Road). Streetlights are regularly spaced along pedestrian footpath. The row of properties continues along the roadside from the right hand side of the middle ground to the centre of the background of the view. The row of properties obscures onward views and limits the background of the view to the centre of the panorama. In the background of the view in the centre the horizon has large trees visible with rooftops to the right of the vegetation. In front of the vegetation vehicles on the A207 (Bellegrove Road) can be seen. The site is located in the background of the view behind the built form.	
Visual value	This view has a suburban appearance owing to the wide road, vegetation, and detached dwellings. This view is unlikely to be visited for the view afforded to it and is considered low value.
Low	

Viewpoint 17 – Looking east on A207 (Shooters Hill) towards the site. (Figure 23)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 44074 76413, 61m AOD	3111m	06/06/2023	Highway	Enclosed view Obscured view of site
Highway receptors would experience this viewpoint from the A207 (Shooters Hill) and looks east towards the site. The view is dominated by the tall vegetative growth and tree canopies that are present either side of the A207 (Shooters Hill) to the left and right hand sides of the view and the dense character of the canopies obscures onward views. The A207 is visible in the centre of the foreground of the view, with a car travelling on the eastbound carriageway. A pedestrian footpath is visible adjacent to the eastbound carriage way and follows the road, in a downward sloping direction from the foreground to the centre of the background of the view. At the lower ground in the centre of the background of the view a number of vehicles are visible on the road along with highway signage and central refuge bollards. The site is located in the centre of the background, behind the tree canopies and is obscured from view.				

Viewpoint 17 – Looking east on A207 (Shooters Hill) towards the site. (Figure 23)	
Visual value	This view is limited owing to the tree canopies and vegetative growth either side of the road. This view is unlikely to be visited therefore is considered low value.
Low	

Viewpoint 18 – Looking north-west from the raised platform entrance of Danson House / Bexley Register Office towards the site. (Figure 24)				
Grid reference / elevation	**Approximate distance to site**	**Date taken**	**Receptors**	**Type of view / Views of site**
TQ 47283 75191, 52m AOD	492m	06/06/2023	Recreational and workers	Open view Obscured view of site
The viewpoint looks north-west from the raised platform entrance of Danson House (Bexley Register Office) towards the site. It is representative of the view experienced by recreational receptors and workers. In the left hand side of the foreground of the view an ornamental planted area is visible and extends from the left towards the right of the foreground. A fine pale gravel driveway / pedestrian access area is visible from left of centre to the far right hand side of the view. Behind the left hand side planting area in the foreground a pedestrian path into the park is visible with further ornamental shrub and tree planting on the other side of the footpath. The planting fills the height of the view in the left hand side of the middle ground of the view and heavily filters onward views. Adjacent to the planting area a cluster of commercial waste bins and domestic brown waste bins stand on the gravel hand standing. Behind the bins a 'Victorian' style streetlight is visible. An ornamental black railing fence stretches across the middle ground of the from left of centre to the far right extent of the view. Through the railings it is possible to see the vehicle access into the park. Beyond the road across the majority of the middle ground of the view, a number of tall ornamental trees, a mixture of conifer and deciduous trees, are planted in a mown grass amenity verge. The tree canopies filter some of the onward views but glimpses to the background of the view are possible between trees. In the centre of the background of the view the low stone boundary wall to the Old English Garden is visible and extends across the background from the left to the right of the view. A narrow view into the Old English Garden is possible in the centre and right of centre of the background of the view, where planting beds, mown grass, two tall brick pillars and more trees can be seen. Heavily filtered views of cars parked at the car park in the left hand side of the background of the view. The site is obscured by tree planting and is located to the left of centre of the background of the view.				
Visual value	This view is pleasant and has a typical appearance of a public park and Registered Park and Garden. The view is considered medium value.			
Medium				

8 Potential townscape effects

8.1 Interactions between the proposed development and townscape receptors

8.1.1 There are two ways in which interactions can occur between the proposed development and landscape receptors. The first is through the loss of landscape elements or characteristics (so changes which result in an alteration to the landscape character through the loss of elements or characteristics). Secondly, there can be an addition which subsequently changes the landscape character. These changes can either be direct or indirect (occurring as a result of a direct effect but separated from the source of the effect by distance or time).

8.1.2 In the case of the proposed development on the site, there would be demolition of a building, spectators stand and removal of stacked container structures and parking area and erection of a 8-storey residential complex of flats and duplexes. Indirect effects on townscape character outside of the site boundary would be dependent on intervisibility with the site within the wider study area.

8.2 Townscape receptors

8.2.1 For the purposes of this report, the effects of the proposed development will be assessed on the TCAs within the study area. This is because the NCAs set out by Natural England (Natural England, 2013; Natural England, 2012) are of too large a scale for the proposed development to have a notable effect.

8.2.2 Using the TCAs identified within the study area, , direct changes to townscape character would be confined to the Bellegrove Road, Welling High Street and Park View Road Commercial TCA. Danson Crescent Interwar Semi-detached TCA, Danson Park Area TCA and Northdown Road Interwar Semi-detached TCA would be indirectly affected by the proposed development and is scoped into the appraisal. Any effects on the other TCAs would be indirect but would also be minimal owing to a lack of intervisibility with the site as a result of intervening built form. Therefore, these TCAs are not considered further within this report.

8.3 Townscape appraisal

8.3.1 The potential likely effects of the proposed development on the landscape character of the site, Bellegrove Road, Welling High Street and Park View Road Commercial TCA, Danson Crescent

Interwar Semi-detached TCA, Danson Park Area TCA and Northdown Road Interwar Semi-detached TCA are appraised in Table 9, Table 10, Table 11, Table 12 and Table 13.

8.3.2 As per Section 3.7, this appraisal is based on the effects of the proposed development during construction, year 1 of operation, year 15 of operation. The reasons for excluding the other possible appraisal stages are set out in Section 3.7.

Table 9: Appraisal of effects on the townscape character of the site

Appraisal of effects on the townscape character of the site		
Value of the receptor:		**Appraisal summaries**
Low		**Landscape sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	Construction activity is not a feature of the baseline site, although the northern boundary is occupied by hoarding which is akin to construction hoarding and elements within the site would be present during construction activity e.g. the stacked storage containers. Construction activity would include storage containers, machinery, material storage. The susceptibility of the townscape to construction activity is medium. Combining the medium susceptibility to change with the low townscape value, the overall townscape sensitivity of the site would be medium during construction.	Medium
Year 1 of operation:	The proposed development involved the demolition of the north and west spectators stand, demolition of adjacent 3-storey building, removal of stacked storage containers and single storey temporary building and replacement with an 8-storey complex of residential and hospitality area and integrated spectator stand to replace the western stand. Whilst some of the elements related to the proposed development are present in the baseline site, existing residential development is not present the site and therefore the townscape would be of high susceptibility. Combining the low townscape value with the high susceptibility to changes, the overall townscape sensitivity for the site during year 1 of operation would be medium.	Medium

Appraisal of effects on the townscape character of the site		
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During construction, demolition and construction activity would be present across the majority of the extent of the site and would be represent a large-scale change to the townscape character within the site. These changes would be short-term, reversible and temporary. Taking these factors into account, the overall magnitude of change during construction would be high.	High
Year 1 of operation:	By year 1 of operation, the new 8-storey building replaces the north spectator stand and new spectators stand and hospitality facilities would be present to the west of the site. The changes of the buildings would be of a large scale and occupy a large extent of the site. The changes would be permanent, irreversible and permanent. The overall magnitude of change during year 1 of operation would be considered high.	High
Year 15 of operation:	As per year 1 of operation.	High
Combining the townscape sensitivity and magnitude of change:		**Importance of effect:**
Construction:	Combining the high magnitude of change with the medium townscape sensitivity, the overall importance of effect during construction would be substantial adverse.	Substantial adverse
Year 1 of operation:	The combination of the medium townscape sensitivity and the high magnitude of change, the importance of effect would be considered substantial adverse.	Substantial adverse
Year 15 of operation:	As per year 1 of operation.	Substantial adverse

Table 10: Appraisal of effects on the townscape character of Bellegrove Road, Welling High Street and Park View Commercial Area TCA

Appraisal of effects on the townscape character of Bellegrove Road, Welling High Street and Park View Commercial Area TCA	
Value of the receptor:	**Appraisal summaries**
Medium	

Appraisal of effects on the townscape character of Bellegrove Road, Welling High Street and Park View Commercial Area TCA		
Susceptibility of the receptor to the specific change:		**Landscape sensitivity (value + susceptibility):**
Construction:	Construction activity is not a feature of the TCA at present, and the majority of the buildings within the TCA are Victorian, early 20th century and interwar buildings. There are some modern commercial buildings located in the western area of the TCA. It is considered that the TCA has a high susceptibility to construction activity. Combining the high susceptibility to change with the medium townscape value would give an overall high sensitivity to change.	High
Year 1 of operation:	The proposed development of residential flats and duplexes is not uncommon within the TCA, where residential flats are present above commercial units (likened to the 1930's parade architecture). The proposed development is located within the TCA where there is a mixture of commercial and residential use, and the appearance of the proposed development has similar architectural features to other buildings in the TCA. Therefore, the overall susceptibility of the TCA is medium. The medium townscape value combined with the medium susceptibility to change gives a medium sensitivity to change.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During construction, a moderate extent of the wider TCA would be directly affected by the construction activity due to presence of a crane. The scale of change would be large given the lack of similar construction activity elsewhere in the TCA. However, the changes would be temporary, short-term and reversible. Overall, at construction, the magnitude of change would be medium.	Medium
Year 1 of operation:	The extent of the proposed development within the TCA is small, however the scale of change would be considered large, its height and increased footprint. The effect would be long-term, permanent and irreversible. At this stage of development, the magnitude of change would be considered medium.	Medium

Appraisal of effects on the townscape character of Bellegrove Road, Welling High Street and Park View Commercial Area TCA		
Year 15 of operation:	As per year 1 of operation.	Medium
Combining the townscape sensitivity and magnitude of change:		**Importance of effect:**
Construction:	Taking into account the high sensitivity to change combined with the medium magnitude of change, the overall importance of effect is considered substantial adverse.	Substantial adverse
Year 1 of operation:	The medium sensitivity combined with the medium magnitude of change would mean that the importance of effect within the TCA as a result of the proposed development would be moderate adverse.	Moderate adverse
Year 15 of operation:	As per year 1 of operation.	Moderate adverse

Table 11: Appraisal of effects on the townscape character of Danson Crescent Interwar Semi-detached TCA

Appraisal of effects on the townscape character of Danson Crescent Interwar Semi-detached TCA		
Value of the receptor:		**Appraisal summaries**
Medium		**Landscape sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	There is no construction activity present in the TCA baseline and the susceptibility to change during construction would be high. The high susceptibility and the medium townscape value at this stage are combined to give a high sensitivity to change.	High
Year 1 of operation:	The proposed development within the site would exert indirect influences on the TCA, this development would not be similar to the buildings in the TCA baseline. Therefore, the susceptibility to change would remain high. Combining the medium townscape value with the high susceptibility would give a high sensitivity to change.	High
Year 15 of operation:	As per year 1 of operation.	High
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	The lack of construction activity in the baseline of the TCA means the scale of change as a result of construction activity for the proposed development is high. However, the extent of the TCA that is affected is	Low

Appraisal of effects on the townscape character of Danson Crescent Interwar Semi-detached TCA		
	limited to the north-eastern part of the TCA. The indirect changes would be short-term, temporary and reversible. Overall, the magnitude of change for the Danson Crescent Interwar Semi-detached TCA would be low.	
Year 1 of operation:	The proposed development would exert an influence on a small extent of the TCA, mostly on the north-eastern part of the TCA (Roseacre Road). Whilst the proposed development is predominantly two-storey semi-detached residential, the proposed development comprising flats over 8-storeys does not feature within the TCA. Therefore the perceived scale of change would be large. Taking this into account alongside the permanent, long-term and irreversible nature of the development, the overall magnitude of change at year 1 of operation would low.	Low
Year 15 of operation:	As per year 1 of operation.	Low
Combining the townscape sensitivity and magnitude of change:		**Importance of effect:**
Construction:	The high sensitivity to construction activity within the site is combined with the low magnitude of change for the TCA to give an overall moderate adverse effect at this stage of development.	Moderate adverse
Year 1 of operation:	Taking the low magnitude of change alongside the high sensitivity to the proposed development would give a moderate adverse effect of importance at this stage of the development.	Moderate adverse
Year 15 of operation:	As per year 1 of operation.	Moderate adverse

Table 12: Appraisal of effects on the townscape character of Danson Park Area TCA

Appraisal of effects on the townscape character of Danson Park Area TCA		
Value of the receptor:		**Appraisal summaries**
Medium		**Landscape sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	This TCA is a large historic park, that has Registered Park and Garden designation as well as Grade I and Grade II* buildings within the TCA. Construction activity is not a feature of the TCA at present and therefore the TCA is considered to have a high susceptibility. Combining the high susceptibility of the TCA with the medium townscape value, the sensitivity to change is considered to be high.	High

Appraisal of effects on the townscape character of Danson Park Area TCA		
Year 1 of operation:	Historic buildings currently provide public and hospitality facilities and the registered park provides public recreation and open space (and associated modern facilities e.g. toilets, play areas), and the presence of residential building types is not part of the TCA. Therefore, the susceptibility to the proposed development remains high. The medium townscape value is combined with the high susceptibility to change at year 1 of operation to give a high sensitivity.	High
Year 15 of operation:	As per year 1 of operation.	High
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	The construction activity of the proposed development will exert an indirect influence on a small extent of the northern boundary of the TCA. In addition, the extent of the TCA that is affected is limited due to the lack of intervisibility of the site with the wider TCA. The scale of change is perceived to be large owing to the lack of construction activity within the baseline of the TCA. The indirect changes would be temporary, reversible and short-term. Overall, the magnitude of change during construction would be low.	Low
Year 1 of operation:	A limited effect as a result of the proposed development would be felt on a very limited extent of the TCA's northern boundary owing to the lack of intervisibility. The scale of change would be considered medium, owing to the residential character of the proposed development, but balanced with the presence of commercial and historic (residential) buildings within the TCA. The effect would be long-term, permanent and irreversible. At this stage of development, the magnitude of change would be very low.	Very low
Year 15 of operation:	As per year 1 of operation.	Very low
Combining the townscape sensitivity and magnitude of change:		**Importance of effect:**
Construction:	Considering the high townscape sensitivity to change and the low magnitude of change, the overall importance of effect for Danson Park Area TCA would be moderate adverse.	Moderate adverse
Year 1 of operation:	The very low magnitude of change combined with the high sensitivity to change would give an overall effect of negligible adverse importance of effect.	Negligible adverse
Year 15 of operation:	As per year 1 of operation.	Negligible adverse

Table 13: Appraisal of effects on the townscape character of Northdown Road Interwar Semi-detached TCA

Appraisal of effects on the townscape character of Northdown Road Interwar Semi-detached TCA		
Value of the receptor:		**Appraisal summaries**
Medium		**Landscape sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The TCA main feature is the quiet residential area that occupies it, and construction activity is not part of the baseline. The susceptibility is considered to be high. Combining the high susceptibility with the medium townscape value gives a high sensitivity to change at this stage of development for the Northdown Road Interwar Semi-detached TCA.	High
Year 1 of operation:	Residential dwellings are a key feature of the TCA and the proposed development is predominantly residential in character. For this reason, the susceptibility of the TCA reduces to medium. Taking the medium susceptibility alongside the medium townscape value gives an overall medium sensitivity.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	A very limited extent on the southern boundary would be influenced by construction activity owing to the lack of intervisibility to the site owing to the intervening built form. The scale of change would be large and the effect would be short-term, temporary and irreversible. When taking these factors into account, the magnitude of change is considered to be low.	Low
Year 1 of operation:	The proposed development main building can exert some indirect influence on a very limited extent of the TCA – limited by the intervening built form, and distance. The scale of change is medium and the effect would be long-term, permanent and irreversible. The magnitude of change would be very low.	Very low
Year 15 of operation:	As per year 1 of operation.	Very low
Combining the landscape sensitivity and magnitude of change:		**Importance of effect:**
Construction:	Combining the low magnitude of change with the high sensitivity to change would result in a moderate importance of effect during construction.	Moderate adverse
Year 1 of operation:	The combination of the medium sensitivity with the very low magnitude of change would give a negligible adverse importance of effect during year 1 of operation.	Negligible adverse
Year 15 of operation:	As per year 1 of operation.	Negligible adverse

9 Potential visual effects

9.1 Interactions between the proposed development and visual receptors

9.1.1 Changes to views can be adverse or beneficial and may be brought about in various ways. These include changes to the components within the view, obstructing views through the addition of elements within it and opening up of views through the removal of elements within it.

9.1.2 The proposed development would entail the demolition of a building, spectators stand and removal of stacked container structures and parking area and erection of an 8-storey residential complex of flats and duplexes.. These additions, subtractions and changes within views are what will be appraised in section 9.3.

9.2 Visual receptors

9.2.1 Of the 20 baseline views recorded in section 7.3, Figure 1 and Figures 5-24, several of these views either experience no views of the site, or the change anticipated in the view would be negligible owing to factors such as distance, intervening topography, vegetation, built form or infrastructure. These views have therefore not been taken forward into the detailed visual appraisal in section 9.3, and the reasons for scoping out each is included in Table 14.

Table 14: Viewpoints not taken forward into the visual appraisal

Viewpoint	Reason why the viewpoint is not taken forward				
	Distance	Intervening topography	Intervening vegetation	Intervening built form	Intervening infrastructure
Viewpoint 8			✓		
Viewpoint 9a	✓		✓		
Viewpoint 9b	✓		✓		
Viewpoint 10			✓		
Viewpoint 11			✓		
Viewpoint 12				✓	
Viewpoint 13	✓				
Viewpoint 15				✓	

Viewpoint	Reason why the viewpoint is not taken forward				
	Distance	Intervening topography	Intervening vegetation	Intervening built form	Intervening infrastructure
Viewpoint 16			✓		
Viewpoint 17			✓		

9.3 Visual appraisal

9.3.1 The potential likely effects of the proposed development on the visual amenity of viewpoints 1, 2, 3a, 3b, 4, 5, 6, 7, 14, 18 are appraised in Table 15, Table 16, Table 17, Table 18, Table 19 and Table 20 respectively. Viewpoints 1 and 2; Viewpoints 3a and 3b; Viewpoints 4, and 14; and Viewpoints 7 and 18 are grouped, as their receptors, distance, angle of view, visual sensitivity and magnitude of change are similar.

9.3.2 As per section 3.7, this appraisal is based on the effects of the proposed development during construction, year 1 of operation, and year 15 of operation. The reasons for excluding the other possible appraisal stages are set out in section 3.7.

9.3.3 Appropriately scaled panoramas – in accordance with TGN06/19 from the Landscape Institute (Landscape Institute, 2019) – illustrate the views available at these locations in Figures 5 to 24. The viewpoint photography was undertaken in summer, thus represents the best-case scenario. However, the timescale of the appraisal meant that a comparison of views across seasons was not possible, therefore any potentially important seasonal differences within the view are noted in the appraisal where appropriate.

9.3.4 In addition to the appropriately scaled panoramas, AVR Verified Views (RBMP, 2023) have been taken for Viewpoints 1, 3a, 3b, 5, 6, 14 and 18. These images have been used to provide visualisation of the proposed development and aid visual appraisal of the corresponding viewpoints.

9.3.5 Where multiple receptor types experience the view, the most sensitive receptor type takes precedence in the appraisal.

Table 15: Appraisal of effects on the visual amenity of Viewpoint 1 and 2

Appraisal of effects on the visual amenity of Viewpoint 1 and 2	
Value of the receptor:	**Appraisal summaries**

Appraisal of effects on the visual amenity of Viewpoint 1 and 2		
Low		**Visual sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The views incorporate the main road boundary of the proposed development which comprises hoarding. Within the baseline views floodlights, bus stop and shelter along with the temporary roof of the north spectator stand is visible. The views have an urban appearance. Typically, residential receptors have a high susceptibility to change. At this stage of development, incongruous construction activity would be added to the baseline and therefore the high susceptibility to change remains. The combination of the high susceptibility to change and the low visual value results in a medium sensitivity to change for these receptors.	Medium
Year 1 of operation:	Within the baseline views, a few buildings that provide a mixed use of commercial with residential are present on A207, to the west and north of the proposed development. The high susceptibility of residential receptors would reduce to medium owing to the urban settlement present. The low visual value and the medium susceptibility result in a medium sensitivity to change.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium

Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During the construction stage, the changes of the view would take place across the majority of the middle ground of the view. This would include the addition of elements such as construction vehicles, hoarding, scaffolding, cranes and the erection of the buildings. The extent of change would be high and the scale of change high. The changes would occur over a short term, be temporary and reversible. It would therefore be a high magnitude of change.	High
Year 1 of operation:	The baseline view contains hoarding, stacked storage containers, floodlights and background views of the tree canopies in Danson Park. The scale of change would be high owing to the new buildings occupying the majority of the extent of the viewpoints, both in width and in height. The extent of change would be similar to the construction stage of development owing to the	High

Appraisal of effects on the visual amenity of Viewpoint 1 and 2		
	proximity of the new building and perceived shortening of the view. The effect would be long-term, permanent and irreversible. At this stage of development the magnitude of change would be high.	
Year 15 of operation:	As per year 1 of operation.	High

Combining the visual sensitivity and magnitude of change:		Importance of effect:
Construction:	The medium sensitivity to change and the high magnitude of change would combine to give a substantial adverse importance of effect.	Substantial adverse
Year 1 of operation:	Considering the medium sensitivity to change alongside the high magnitude of change, the effect on the visual amenity at year 1 of operation would be substantial adverse importance of effect.	Substantial adverse
Year 15 of operation:	The high magnitude of change at year 15 of operation would combine with the medium sensitivity to change resulting in an overall substantial adverse importance of effect.	Substantial adverse

Table 16: Appraisal of effects on the visual amenity of Viewpoint 3a and 3b

Appraisal of effects on the visual amenity of Viewpoint 3a and 3b		
Value of the receptor:		**Appraisal summaries**
Low		**Visual sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The recreational receptors experiencing this view are typically at the higher end of the scale of susceptibility and remains high as the construction activity added to the baseline view would be incongruous. Considering the high susceptibility alongside the low visual value results in a medium sensitivity.	Medium
Year 1 of operation:	At year 1 of operation, the addition of upper storeys of the main building, with some rooftops of the shorter buildings would be visible. The intervening vegetation, mesh fence would filter the buildings. The recreational receptors' susceptibility would reduce to medium owing to presence of existing built form in the viewpoints (such as properties on Danson Mead). The combination of the medium susceptibility and the low visual value give a medium sensitivity.	Medium

Appraisal of effects on the visual amenity of Viewpoint 3a and 3b		
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During construction, the changes within the view would take place in the centre of the background of the view. The scale of change would be high as the construction activity is not present in the baseline viewpoint, and a low extent owing to the distance and the filtering effect of the intervening vegetation. The changes would be short term, temporary and reversible. It would therefore be considered a medium magnitude of change at this stage of development.	Medium
Year 1 of operation:	The baseline of the views contains mesh fencing for enclosed sports areas, rear garden fences and heavily filtered views of the existing spectator stands at Welling United FC and existing built form. The changes to the view as a result of the proposed development adds to the existing built form. The scale of change would be medium owing to the existing built form, and the extent of change would be medium as the change is mostly visible in the background of the view and filtered by the intervening vegetation and mesh fencing. The effect would be long term, permanent and irreversible. At this stage of development, the magnitude of change would be medium.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium
Combining the visual sensitivity and magnitude of change:		**Importance of effect:**
Construction:	The medium sensitivity to change to change and medium magnitude of change would combine during the construction stage to give a moderate adverse importance of effect.	Moderate adverse
Year 1 of operation:	Combining the medium magnitude of change with the medium sensitivity to change, the overall effect at this stage of development would result in a moderate adverse importance of effect.	Moderate adverse
Year 15 of operation:	When the medium sensitivity to change and the medium magnitude of change are combined, it results in an overall moderate adverse importance of effect.	Moderate adverse

Table 17: Appraisal of effects on the visual amenity of Viewpoint 4, and 14

Appraisal of effects on the visual amenity of Viewpoint 4, and 14		
Value of the receptor:		**Appraisal summaries**
Medium		**Visual sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The viewpoints are located on A207 (Park View Road) and represents the views afforded to the residents of Park View Road. These receptors are typically of high susceptibility to changes within their view. Construction or similar activity is not a feature of the baseline view and therefore the inherent high susceptibility remains. The high susceptibility to construction and the medium view value gives a high sensitivity to change.	High
Year 1 of operation:	Residential and retail properties are present within the baseline panorama and this means that the high susceptibility reduces to medium at this stage of development. The medium susceptibility combined with the medium visual value gives a medium sensitivity to change.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During construction, changes would be apparent within the back of the middle ground (viewpoint 4) and centre of the background (viewpoint 14). Construction activity is no present in the baseline of the view and would represent a large-scale change within the viewpoints. The changes would be temporary, short-term and reversible. The magnitude of change would be medium at this stage of development.	Medium
Year 1 of operation:	At year 1 of operation, the proposed development would be visible in the back of the middle ground of viewpoint 4 and the centre of the background of viewpoint 14. Residential buildings are present in the baseline of the view, however these buildings are generally two or three-storey and the proposed development has a stepped character, with the tallest part of the building fronting the A207. The building will occupy a vertical area within the view that is taller than neighbouring buildings. The scale of change is considered medium. The effects would be long-term,	Medium

Appraisal of effects on the visual amenity of Viewpoint 4, and 14		
	irreversible and permanent. In summary, the magnitude of change at this stage of development would be medium.	
Year 15 of operation:	As per year 1 of operation.	Medium
Combining the visual sensitivity and magnitude of change:		**Importance of effect:**
Construction:	Combining the medium magnitude of change and the high visual sensitivity, the importance of effect would be substantial adverse.	Substantial adverse
Year 1 of operation:	Considering the medium sensitivity to change alongside the medium magnitude of change, the effect on the visual amenity at year 1 of operation would be moderate adverse importance of effect.	Moderate adverse
Year 15 of operation:	The medium sensitivity to change and the medium magnitude of change would combine to give a moderate adverse importance of effect.	Moderate adverse

Table 18: Appraisal of effects on the visual amenity of Viewpoint 5

Appraisal of effects on the visual amenity of Viewpoint 5		
Value of the receptor:		**Appraisal summaries**
Low		**Visual sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The view incorporates several detached bungalows and two-storey residential properties. Residential receptors are typically of high susceptibility. At this stage of development, incongruous construction activity would be added to the baseline view and therefore the high susceptibility to change remains. When the high susceptibility is considered alongside the low visual value, a medium sensitivity to change results for these receptors.	Medium
Year 1 of operation:	The panorama is an urban residential appearance and the susceptibility of residential receptors would reduce to medium owing to the existing urban and residential settlement present in the baseline view. The low visual value and the medium susceptibility result in a medium sensitivity to change.	Medium

Appraisal of effects on the visual amenity of Viewpoint 5		
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During the construction stage, the changes within the view would take place from the left of centre to the far right hand side of the background of the view. The addition would include scaffolding, cranes and the erection of the buildings themselves. The extent and scale of change would be large. The changes would occur over a short-term, be temporary and reversible. It would therefore be considered a high magnitude of change.	High
Year 1 of operation:	At year 1 of operation, the proposed development would be visible above the rooftops of the properties in the right hand side of the view. The main building would be visible occupy the centre of background of the view and would fill the height of the panorama – reducing the perceived distance of view. The extent of change is considered medium owing to the presence of existing built form. The effect would be long-term, permanent and irreversible. At this stage of development, the magnitude of change would be high.	High
Year 15 of operation:	As per year 1 of operation.	High
Combining the visual sensitivity and magnitude of change:		**Importance of effect:**
Construction:	The medium sensitivity to change and the high magnitude of change would combine to give a substantial adverse importance of effect.	Substantial adverse
Year 1 of operation:	The high magnitude of change at year 1 of operation would combine with the medium sensitivity to change resulting in an overall substantial importance of effect.	Substantial adverse
Year 15 of operation:	As with year 1 of operation, the overall importance of effect would be substantial adverse.	Substantial adverse

Table 19: Appraisal of effects on the visual amenity of Viewpoint 6

Appraisal of effects on the visual amenity of Viewpoint 6	
Value of the receptor:	**Appraisal summaries**
Low	

Appraisal of effects on the visual amenity of Viewpoint 6		
Susceptibility of the receptor to the specific change:		**Visual sensitivity (value + susceptibility):**
Construction:	The residential receptors experiencing this view are typically at the higher end of the scale of susceptibility to change and remains high as the construction activity added to the baseline view would be incongruous. Considering the high susceptibility alongside the low visual value results in a medium sensitivity to change.	Medium
Year 1 of operation:	At year 1 of operation, the addition of residential and commercial buildings would be visible however this is set within an urban setting with existing residential and retail / commercial properties present. This would reduce the residential receptors' susceptibility to medium. The combination of the medium susceptibility with the low visual value gives a medium sensitivity to change.	Medium
Year 15 of operation:	As per year 1 of operation.	Medium
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**
Construction:	During construction, the addition of construction activity (which would include scaffolding, cranes, construction vehicles) would be visible in the limited part of the left of centre in the background of the view. The scale of change would be considered large as no construction activity is present in the baseline of the view. The changes would be short-term, temporary and reversible. It would therefore be considered a medium magnitude of change.	Low
Year 1 of operation:	The baseline of the view contains views of retail and residential buildings lining the A207. The extent of change within the view would be seen in limited part of the left of centre of the view, with the main building fronting A207 illustrating an increase of the vertical built form in the background. The scale of change would be small owing to the presence of residential and commercial building in the baseline. The effect would be permanent, irreversible, and long-term. The magnitude of change would be considered low.	Low
Year 15 of operation:	As per year 1 of operation.	Low
Combining the visual sensitivity and magnitude of change:		**Importance of effect:**

Appraisal of effects on the visual amenity of Viewpoint 6		
Construction:	The low magnitude of change combined with the medium sensitivity to change results in a minor adverse importance of effect.	Minor adverse
Year 1 of operation:	Taking the medium sensitivity to change alongside the low magnitude of change gives a minor adverse importance of effect.	Minor adverse
Year 15 of operation:	As with year 1 of operation, a minor adverse importance of effect results from the combination of the medium sensitivity and the low magnitude of change.	Minor adverse

Table 20: Appraisal of effects on the visual amenity of Viewpoint 7 and 18

Appraisal of effects on the visual amenity of Viewpoint 7 and 18		
Value of the receptor:		**Appraisal summaries**
Medium**Error! Reference source not found.**		**Visual sensitivity (value + susceptibility):**
Susceptibility of the receptor to the specific change:		
Construction:	The viewpoints are within the registered park and garden of Danson Park, with the viewpoint 18 outside the Grade II* listed Danson Mansion looking towards the site. Recreational receptors are typically at the higher end of susceptibility and with no construction activity present in the baseline, the susceptibility remains high. When combining the medium value of the views and the high susceptibility of the recreational receptor, the result is a high sensitivity to change.	High
Year 1 of operation:	Within the baseline are tree belts, ornamental gardens, large areas of mown amenity grass and some single storey facilities buildings. Parts of the proposed building, particularly the parts that are around 20-27m, will be visible above the tree canopies in view 7 and heavily filtered views of the buildings are possible in view 18. As tall building structures are not a feature of the baseline views, the susceptibility of the recreational receptor remains high. Taking the high susceptibility with the medium view value results in a high sensitivity.	High
Year 15 of operation:	As per year 1 of operation.	High
Impact's extent, scale, permanence, reversibility and duration:		**Magnitude of change:**

Appraisal of effects on the visual amenity of Viewpoint 7 and 18		
Construction:	Construction activity would take place in the centre of the background of the view and would be filtered by the intervening vegetation with only the tallest parts of the construction activity visible (such as scaffolding and cranes). The scale of change would be large owing to the incongruous construction activity. The effect would be temporary, short-term and reversible. The magnitude of change would be considered low.	Very low
Year 1 of operation:	Within the baseline of the views, roof tops of residential development is not present, however the extent of the rooftops that would be visible is limited to the centre of the background of the view, just above the tree canopies in view 7 and heavily filtered in view 18. The scale of change is medium as filtered views of single storey built form is present. The effect would be permanent, irreversible, and long-term. The magnitude of change would be low.	Very low
Year 15 of operation:	As per year 1 of operation.	Very low

Combining the visual sensitivity and magnitude of change:		Importance of effect:
Construction:	The high sensitivity to change and the very low magnitude of change would combine during the construction stage to give a negligible adverse importance of effect.	Negligible adverse
Year 1 of operation:	When the very low magnitude of change is considered alongside the high sensitivity to change, a negligible adverse importance of effect is given.	Negligible adverse
Year 15 of operation:	A negligible adverse importance of effect is resulted in the combination of the high sensitivity to change and the very low magnitude of change.	Negligible adverse

10 Metropolitan Open Land (MOL) Appraisal

10.1 Introduction

10.1.1 As set out in section 6.4.8 and Bexley's Green Infrastructure Study (London Borough of Bexley Council, 2020), the site falls within MOL 5 Land at Danson Park. MOL is defined by The London Plan 2021 as 'strategic open land within the urban area ... [which] plays an important role in London's green infrastructure – the network of green spaces, features and places around and within urban areas' (Greater London Authority, 2021). The London Plan also (in Policy G3) sets out 4 criteria for designation for MOL within the city:

- It contributes to the physical structure of London by being clearly distinguishable from the built-up area;
- It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London;
- It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value; and / or
- It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

10.1.2 This section looks at the criteria for MOL designation and, in turn, assesses the changes brought about to these purposes by the introduction of the proposed development.

10.2 Metropolitan Open Land policy

10.2.1 The Green Infrastructure study prepared by LUC on behalf of the London Borough of Bexley (London Borough of Bexley Council, 2020) contains a chapter which assesses the MOL within Bexley. It assesses the extent to which land within individual MOL parcels contributes to openness. To this end, it is a useful baseline to show the extent to which the site contributes to MOL5 Land at Danson Park at present, so that the effect of the proposed development on the purposes of designation of the MOL can also be identified. The site boundary in relation to the boundary of MOL5 is shown on Figure 3 overleaf.

Figure 3: Map showing location of MOL 5 Land at Danson Park in relation to the site boundary

10.2.2 Table 21 and Figure 4 set out the baseline assessment of openness within MOL5 as recorded within the Bexley Green Infrastructure study.

Table 21: Openness within MOL5 (recorded in the Bexley Green Infrastructure study)

Openness within MOL5 (recorded in the Bexley Green Infrastructure study)	
Area north of access road	
The area of MOL to the north of the access road which links the Danson Road to Danson Lane contains some more notable forms of development at Danson Stables and a relatively large maintenance building to the centre which are set amongst at a sizeable hardstanding, as well as the small building associated with Danson Park Bowling Green towards the north-east. In the area further to the north of this road however the MOL is open and free from significant development apart from the buildings used by Bexleyheath and Belvedere Hockey Club which are quite close to Park View Road. There are playing pitches and tennis courts as well as the low-lying stands at the football grounds towards the north-west however these uses are considered appropriate within MOL. Much of this area particularly to the north and west is set amongst extensive tree cover meaning the impact that the stands and clubhouse building has on the openness of the MOL is limited to the immediate vicinity. Furthermore, away from these areas the land is free from development to such an extent as to be considered to display Strong Openness.	Strong openness
Area south of access road	
Development within the area of MOL to the south of the access road is limited to Danson House to the immediate south of this route in the central portion of the land and Danson Park Water Sports Centre to the south-east by Danson Road in close proximity to the boating lake. Blocks of woodland are present at this land by the western entrance of the park and towards the south-west. There are further blocks of woodland present between the eastern entrance of the park and the boating lake to the south-east and also in the south-eastern corner of the park. While the tree cover acts to limit the visual openness of this land in some places, there are still extensive open views particularly from north to south across the open land towards the boating lake which slopes gently downhill in this direction. This area of MOL displays Strong Openness.	Strong openness
Western entrance	
At the MOL by the western entrance to the park on either side of the park's main access road St John's Church and the park maintenance buildings impact on the perception of openness. While this development is set amongst mature tree cover to the west in particular, the buildings impact upon the perception of openness of the MOL from Danson Lane at the park's entrance. This area of MOL displays Relatively Weak Openness.	Relatively weak openness
Eastern entrance	
At the eastern entrance of the park by junction of Bean Road and Danson Road (A221) a small residential property is present in close proximity to the A-road. This property is set amongst mature vegetation and blocks of woodland screen it from much of the rest of the park to the south and west. The property does however act to impact on the openness of the park particularly when viewed from its eastern entrance. It is therefore considered that this area of MOL displays Relatively Weak Openness.	Relatively weak openness

Openness within MOL5 (recorded in the Bexley Green Infrastructure study)	
South-east towards Lakeside Close	
To the south-east towards Lakeside Close and Danson Road another relatively small residential property is present within the boundaries of the MOL. This property is set amongst open land and mature vegetation to the south of the boat lake. It relates strongly to the residential properties on the other side of the Danson Road however and as such acts to limit the sense of openness at this area of the land. This area of MOL displays Relatively Weak Openness.	Relatively weak openness
Bexley Grammar School	
Towards the south-west Bexley Grammar School comprises a number of sizeable buildings set amongst hardstandings and a number of sports fields. The sports uses at this location maintain a limited sense of openness but the school buildings are not set within mature vegetation which might otherwise act to limit impact on the perception of openness. The school grounds form a logical extension to the current built edge to the south and west. This area of MOL displays Weak/No Openness.	Weak / no openness

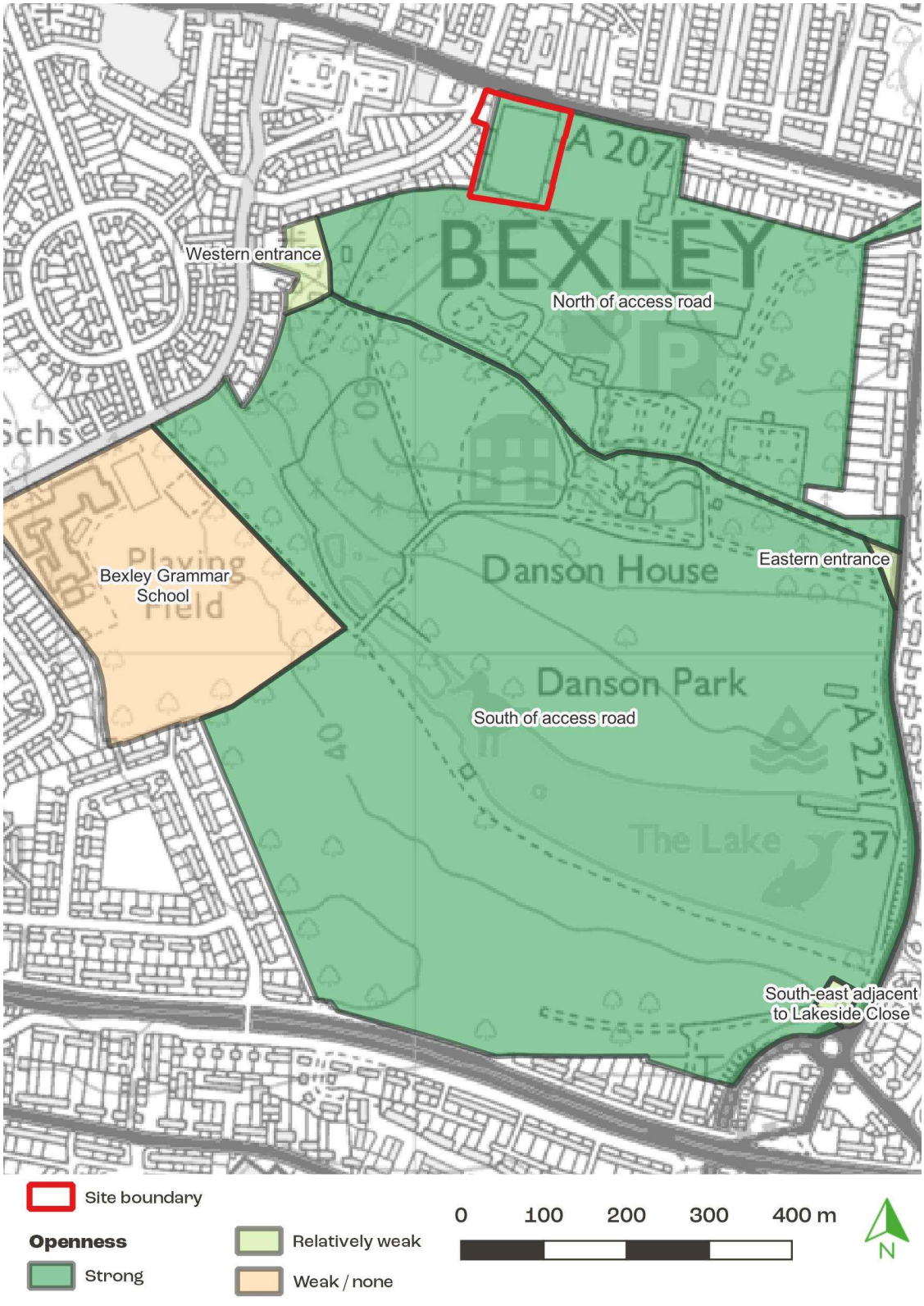

Figure 4: Openness recorded within MOL5 in the Bexley Green Infrastructure study

10.2.3 In addition, the author has undertaken a review of the existing MOL5 in relation to each of the purposes for MOL designation. These are set out in Table 22.

Table 22: Contribution of MOL5 to the purposes of MOL designation

Contribution of MOL5 to the purposes of designation of the Metropolitan Open Land	
Purpose 1 – It contributes to the physical structure of London by being clearly distinguishable from the built-up area	
Is the parcel clearly distinguishable from the surrounding built-up area?	High – the majority of MOL5 is clearly distinguishable from the surrounding urban form, with the parkland and woodland being a noticeable change from the urban fabric of its surroundings. However, as noted within the LUC assessment, there are some areas on the fringes of the MOL5 parcel where there are elements of built form, which then blend into the urban fabric. These are apparent at the eastern and western entrances to Danson Park, on its south-eastern and south-western corners, and (to a lesser extent given its link to the recreational use of the MOL) the football stands within the site.
Purpose 2 – It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	
Does the parcel contain open-air facilities which support leisure, recreation, sport, the arts and/or cultural activities?	High – there are multiple open-air facilities within the MOL5 which support leisure, recreation, and sport. These include the football pitch and associated facilities of the site itself, as well as other sports pitches, the boating lake, café/restaurant, play area and other facilities within Danson Park.
Purpose 3 – It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	
Does the parcel contain features or landscapes of either national or metropolitan value?	High – Danson Park is a Grade II Registered Park and Garden and contains two listed buildings – the Grade I listed Danson Park Mansion and Grade II* listed Stables to Danson Park. In addition, there is a Local Nature Reserve – Danson Park Bog Garden – within the park itself.
Purpose 4 – It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	
Does the parcel form part of a strategic corridor, node or link in the green infrastructure network?	High – As shown on Figure 12.2 from the Bexley Green Infrastructure study (London Borough of Bexley Council, 2020), Danson Park is one of the largest open spaces within the borough and forms the end point of a strategic green corridor which links the park to Crayford via Hall Place.

10.3 Metropolitan Open Land appraisal

10.3.1 The baseline study outlined above has been reviewed and the conclusions re-assessed with consideration to how the proposed development within the site might change the contribution

of MOL5 to the purposes of designating the Metropolitan Open Land. When considering the changes, the following criteria have been used:

- Widespread improvement – the proposed development would beneficially affect the purpose of designation with a large scale / in an extensive area in comparison to the baseline study assessment;
- Localised improvement – the proposed development would beneficially affect the purpose of designation with a small scale / in a limited area in comparison to the baseline study assessment;
- Negligible improvement – the proposed development would beneficially affect the purpose of designation with a very small scale / in a very limited area in comparison to the baseline study assessment;
- No change – the proposed development would not affect the purpose of designation in comparison to the baseline study assessment;
- Negligible decline – the proposed development would adversely affect the purpose of designation with a very small scale / in a very limited area in comparison to the baseline study assessment;
- Localised decline – the proposed development would adversely affect the purpose of designation with a small scale / in a limited area in comparison to the baseline study assessment; and
- Widespread decline – the proposed development would adversely affect the purpose of designation with a large scale / in an extensive area in comparison to the baseline study assessment.

10.3.2 Table 23 below considers the change arising from the proposed development within the site as compared to the baseline assessment set out in Table 21 and Table 22.

Table 23: Change arising from the proposed development within the site to openness and the purposes of designation of MOL5

Change arising from the proposed development within the site to openness and the purposes of designation of MOL5	
Openness	
Does the parcel display spatial and / or visual openness?	Localised decline – the area north of the access road in Danson Park (in which the proposed development is situated) is noted in the baseline LUC assessment as having strong openness. The baseline assessment also notes that the stands and clubhouse at present have an impact on openness but that this is limited by extensive tree cover and that that the uses are considered appropriate within MOL. The majority of the proposed development would echo these characteristics by supporting recreational and sports usage; however, the residential building in the north of the site would impact on openness and not support a recreational or sports usage. There would be a localised reduction of spatial openness in this part of MOL5. In terms of visual openness, there would again be a localised reduction as a result of the residential part of the proposed development, however the reduction in visual openness is limited to a small area of the wider MOL5 by the aforementioned extensive tree cover, which screens this part of the MOL.
Purpose 1 – It contributes to the physical structure of London by being clearly distinguishable from the built-up area	
Is the parcel clearly distinguishable from the surrounding built-up area?	Negligible decline – the existing football stands and clubhouse exert an influence on MOL5 and locally reduce its contrast with the surrounding urban fabric. The proposed development would negligibly increase this effect by increasing the amount of built form in this area, particular on the north of the site. Given the existing built form on the site, this effect is considered to be negligible rather than localised.
Purpose 2 – It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	
Does the parcel contain open-air facilities which support leisure, recreation, sport, the arts and/or cultural activities?	Localised improvement – the proposed development on the site, in particular the proposed 3G football pitch alongside the improved hospitality and other facilities, will allow the football ground to be used more frequently for sport and recreation in comparison to the present football ground.
Purpose 3 – It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	
Does the parcel contain features or landscapes of either national or metropolitan value?	No change – As confirmed within specialist reports commissioned by the client, no impacts are anticipated on heritage and ecological designations and assets within MOL5.

Change arising from the proposed development within the site to openness and the purposes of designation of MOL5	
Purpose 4 – It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	
Does the parcel form part of a strategic corridor, node or link in the green infrastructure network?	No change – The baseline site comprises a monoculture football pitch surrounded by a combination of hardstanding and therefore does not contribute a great deal to the green infrastructure offered by MOL5. Whilst the pitch is being replaced by a 3G pitch in the proposed development (thus further reducing the green infrastructure offered by the site), this is balanced by the provision of planted roof terraces and green walls within the proposed development, which enhance the green infrastructure.

10.4 Metropolitan Open Land appraisal conclusion

10.4.1 As shown Table 23, the proposed development would result in a range of effects on the purposes for designation of the Metropolitan Open Land of MOL5. These effects range from localised decline and localised improvement to no change. No widespread declines or improvements were recorded.

10.4.2 A localised decline has been recorded for the openness of MOL5. This is because, whilst some of the proposed development would replicate existing spatial and visual openness on the site and be related to the recreational and sports use which is appropriate within MOL, the residential portion of the proposed development would locally reduce the spatial and visual openness in a limited portion of the wider MOL. The effect on visual openness is tempered within the wider MOL5 as there is extensive tree cover to the south of the site which screens views from within the wider MOL.

10.4.3 There would be a localised improvement with regard to Purpose 2 of the designation of MOL5; namely the parcel including open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London. The proposed development would enhance the recreational and sports provision for the surrounding area by an improvement in the football pitch and associated facilities.

10.4.4 The proposed development would result in a negligible decline with regard to Purpose 1 of the designation of Metropolitan Open Land (the parcel contributes to the physical structure of London by being clearly distinguishable from the surrounding area). It would also result in no

change with regard to Purposes 3 (the parcel contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value) and 4 (the parcel forms part of a strategic corridor, node or a link in the network of green infrastructure).

11 Proposed mitigation and enhancement measures

11.1 Townscape mitigation objectives

11.1.1 The key objectives for the townscape mitigation and Green Infrastructure proposals for the scheme are;

- Stepped down height of building adjacent to Roseacre Road to mirror existing ridge lines;
- Green walls and roofs; and
- Roof terraces providing amenity space.

12 Summary of effects

12.1 Summary of effects on landscape character

12.1.1 The effects on landscape character are summarised in Table 24.

Table 24: Summary of effects on landscape character

Receptor	Stage of appraisal	Sensitivity	Magnitude	Importance of effect
The site	Construction	Medium	High	Substantial adverse
	Year 1 of operation	Medium	High	Substantial adverse
	Year 15 of operation	Medium	High	Substantial adverse
Bellegrove Road, Welling High Street and Park View Commercial Area TCA	Construction	High	Medium	Substantial adverse
	Year 1 of operation	Medium	Medium	Moderate adverse
	Year 15 of operation	Medium	Medium	Moderate adverse
Danson Crescent Interwar Semi-detached TCA	Construction	High	Low	Moderate adverse
	Year 1 of operation	High	Low	Moderate adverse
	Year 15 of operation	High	Low	Moderate adverse
Danson Park Area TCA	Construction	High	Low	Moderate adverse
	Year 1 of operation	High	Very low	Minor adverse
	Year 15 of operation	High	Very low	Minor adverse
Northdown Road Interwar Semi-detached TCA	Construction	High	Low	Moderate adverse
	Year 1 of operation	Medium	Very low	Negligible adverse
	Year 15 of operation	Medium	Very low	Negligible adverse

12.2 Summary of effects on visual amenity

12.2.1 The effects on visual amenity are summarised in Table 25.

Table 25: Summary of effects on visual amenity

Receptor	Stage of appraisal	Sensitivity	Magnitude	Importance of effect
Viewpoint 1 and 2	Construction	Medium	High	Substantial adverse
	Year 1 of operation	Medium	High	Substantial adverse
	Year 15 of operation	Medium	High	Substantial adverse
	Construction	Medium	Medium	Moderate adverse

Receptor	Stage of appraisal	Sensitivity	Magnitude	Importance of effect
Viewpoint 3a and 3b	Year 1 of operation	Medium	Medium	Moderate adverse
	Year 15 of operation	Medium	Medium	Moderate adverse
Viewpoint 4 and 14	Construction	High	Medium	Substantial adverse
	Year 1 of operation	Medium	Medium	Moderate adverse
	Year 15 of operation	Medium	Medium	Moderate adverse
Viewpoint 5	Construction	Medium	High	Substantial adverse
	Year 1 of operation	Medium	High	Substantial adverse
	Year 15 of operation	Medium	High	Substantial adverse
Viewpoint 6	Construction	Medium	Low	Minor adverse
	Year 1 of operation	Medium	Low	Minor adverse
	Year 15 of operation	Medium	Low	Minor adverse
Viewpoint 7 and 18	Construction	High	Very low	Negligible adverse
	Year 1 of operation	High	Very low	Negligible adverse
	Year 15 of operation	High	Very low	Negligible adverse

13 Conclusion

13.1 Townscape appraisal conclusion

13.1.1 The effect of the proposed development has been appraised for the townscape character of the site, the townscape character of the Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA, Danson Crescent Interwar Semi-detached TCA, Danson Park Area TCA and Northdown Interwar Semi-detached TCA as defined within Figure 3 and Section 6.2.14.

13.1.2 Direct effects are recorded for the townscape character of the site. These are appraised as being of substantial adverse importance at construction due to the construction activity being incongruous in the context of the site. This remains substantial adverse in year 1 and year 15 of operation because the proposed development has an increased footprint, its height and scale of development as well as the introduction of residential properties within the site, which are not present in the baseline.

13.1.3 For the Bellegrove Road, Welling High Street and Park View Road Commercial Area TCA, direct and indirect effects are recorded as a result of the proposed development. These effects have been appraised as being of substantial adverse importance at construction owing to the incongruous construction activity. At year 1 and year 15 of operation this reduces to moderate adverse which arises from the baseline presence of combined commercial and residential buildings within the TCA.

13.1.4 Similar direct and indirect effects are recorded within Danson Crescent Interwar Semi-detached TCA. The construction effects are recorded as moderate adverse. Construction activity is incongruous within this TCA and covers a limited extent. At year 1 of operation and year 15 of operation, the effects would remain moderate adverse, due to the indirect influence of the proposed combined commercial and residential development on a limited extent on a TCA that is characterised by residential buildings.

13.1.5 In Danson Park Area TCA and Northdown Interwar Semi-detached TCA, the effects are indirect and apparent within a relatively very small extent of the townscape character areas owing to limited intervisibility. These effects are therefore moderate adverse during construction owing to the incongruous construction activity. The effect reduces to negligible adverse at year 1 of operation and year 15 of operation owing to the limited extent, distance and intervening vegetation.

13.2 Visual appraisal conclusion

13.2.1 Representative viewpoint photographs were recorded at 20 locations throughout the study area and the effects on visual amenity were appraised at 10 of these locations, with the rest scoped out due to intervening built form or vegetation.

13.2.2 Viewpoints 1 and 2 are located at on A207 Park View Road adjacent to the northern boundary of the proposed development and represent the views of nearby residents, highway users of the road and workers at the local businesses. For Viewpoint 1 and 2, the effects are substantial adverse at construction, year 1 of operation and year 15 of operation. This is as a result of the large scale and extent of changes within the view. The key visual changes within this viewpoint would be the proposed commercial and residential buildings on the A207 which would occupy a large proportion of the viewpoints vertically and horizontally.

13.2.3 Viewpoints 3a and 3b represent the views experienced by recreational users of Danson Park. For these panoramas, the changes are screened by intervening vegetation with upper storeys of the building on A207 Park View Road, with available views of the proposed development possible above the tree canopies. The changes as a result of the proposed development for these viewpoints during construction, year 1 and year 15 of operation are moderate adverse importance of effect.

13.2.4 Viewpoints 4 and 14 represent views experienced by residents and highway users on A207 Park View Road. For these viewpoints, the changes are partially filtered by intervening vegetation, with available views in the background of the viewpoints and occurring behind tree canopies. The changes as a result of the proposed development for these viewpoints during construction are substantial adverse and reduces to moderate adverse at year 1 and year 15 of operation. This is due to the addition of the proposed development in the view alongside perceived residential and commercial context of the viewpoints balanced with the extent and scale of change within the view.

13.2.5 Viewpoint 5 is taken from Roseacre Road and represents the views experienced by residential receptors. The effects are substantial adverse at construction, year 1 and year 15 of operation. This is as a result of the large extent and moderate scale of change within the view. Whilst the proposed development is residential in character, the built form will be visible above the rooftops of properties on Roseacre Road increasing the extent of impact within the view.

13.2.6 Viewpoint 6 is taken from A207 Welling High Street and represents the views experienced by residential, highway users of A207 and workers of the businesses on A207. For this viewpoint, the majority of changes are filtered by intervening street tree canopies however the northern boundary of the proposed development will be visible, and the rooftop of the building may be visible above the tree canopies. The changes as a result of the proposed development are minor adverse at all stages of development.

13.2.7 Viewpoints 7 is taken from Danson Park, and viewpoint 18 is taken from adjacent to Danson Mansion. This represents the views experienced by recreational users and workers at the Bexley Register Office which is located in Danson Mansion. The majority of changes as a result of the proposed development would be screened by intervening vegetation with the possibility of rooftops being visible above the tree canopies or glimpsed through vegetation. Owing the scale of change within the view combined with the small extent and filtering effect of the trees, the changes are negligible adverse for construction, years 1 and 15 of operation. There is no reduction of effect owing to the permanence and irreversibility.

13.3 Overall conclusion

13.3.1 Overall, the proposed development would have largely adverse effects limited to the townscape character of the site and the views afforded to nearby recreational, residential and highway receptors. The proposed development would involve the removal of poor-quality spectator stands and run-down hoardings. An 8-storey combined residential and commercial building will replace the run-down hoardings along A207 (Park View Road) and within the site high quality facilities for Welling United Football Club are proposed. The largest effect is felt within the site and adjacent to the site and this is due to the permanence, extent of change combined with increase footprint of the development. Lesser effects (moderate adverse to negligible adverse) would be felt indirectly in the townscape during the long-term and permanent duration of the proposed development.

13.3.2 The presence of tree cover around the site and in the wider landscape, as well as the built form, limits important effects on townscape character and visual amenity to the immediate surroundings of the site. Views from further afield are typically obscured by intervening built form and / or vegetation – either adjacent to the site or between the site and the viewpoint.

13.3.3 The main effects of the proposed development would be felt during construction. This would be incongruous for both the townscape character and visual amenity but would be a short-term

and temporary effect which would lead to an overall improvement in the character of the site and views of it.

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Appendix 2: Glossary

Terminology which has been used within this report is explained in Table 26. The definitions for these terms are taken from GLVIA3 (Landscape Institute and IEMA, 2013).

Table 26: Glossary of terms used within this report

Term	Definition
Landscape	An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Seascape	Landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other.
Impact	The action being taken.
Effect	The change resulting from that action.
Landscape effects	Effects on landscape as a resource in its own right.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by the proposed development.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by the proposed development.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Direct effects	An effect which is directly attributable to the proposed development.
Indirect effects	Effects that result indirectly from the proposed development as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Appendix 3: Methodology

Methodology for landscape character appraisal

Landscape baseline

The methodology for establishment of the baseline condition for the landscape character is set out in Figure 5. The methodology follows that set out on page 71 of GLVIA3.

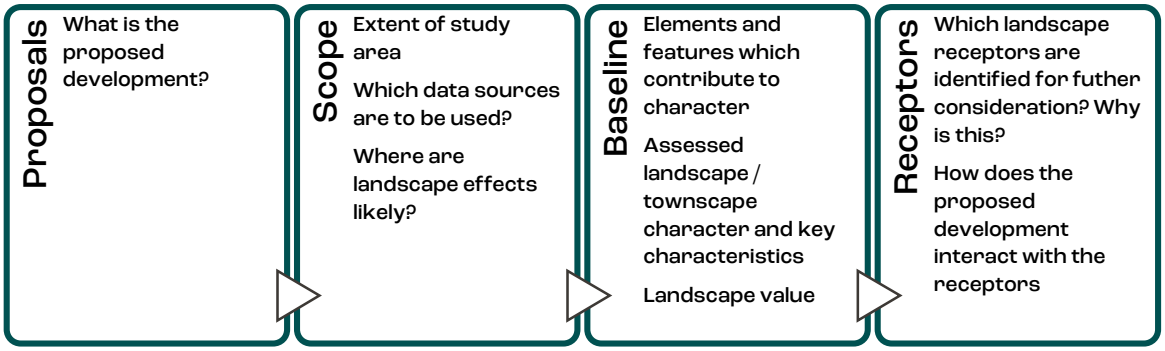

Figure 5: Methodology to establish the landscape baseline

Landscape appraisal

The methodology for appraisal of the effects of the proposed development on the landscape character is set out in Figure 6. The methodology follows that set out on page 71 of GLVIA3.

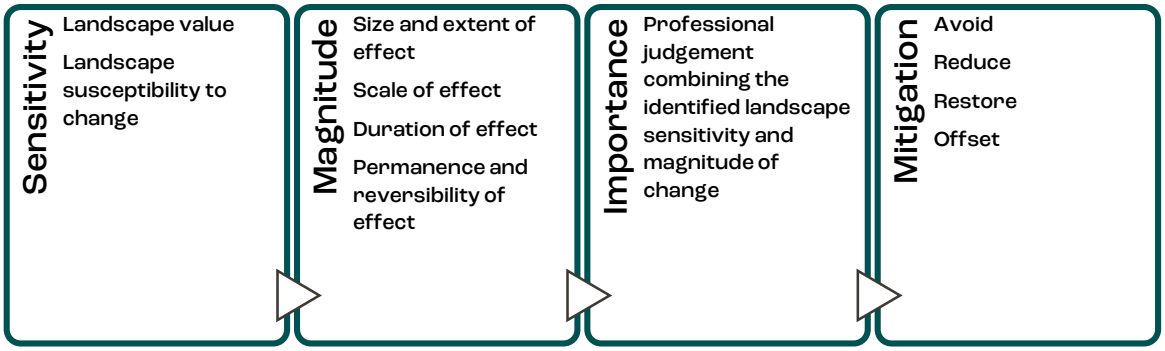

Figure 6: Methodology to appraise effects of the proposed development on landscape character

Landscape sensitivity

Landscape value

Established at the baseline stage, landscape value means the 'relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons' (Landscape Institute and IEMA, 2013). GLVIA3 goes on to note that value can 'apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. ... [These] may be valued at the community, local, national or international levels'. In line with the Council of Europe Landscape Convention (Council of Europe, 2000), value is attached to all landscapes, not just those with designations. Factors other than designations which help to identify value within landscape character are set out in box 5.1 of GLVIA3, namely: landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreational value, perceptual aspects and associations.

Landscape susceptibility

Landscape susceptibility is set out by GLVIA3 as 'the ability of a landscape receptor ... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies' (Landscape Institute and IEMA, 2013). Judgements on susceptibility to change are made with respect to the specific change as a result of the proposed development.

Landscape sensitivity

Judgements on landscape value and landscape susceptibility are then combined to give a judgement on landscape sensitivity; these are made as a result of professional judgement in line with GLVIA3. However, it is generally accepted that a combination of high value and high susceptibility would result in the highest level of sensitivity; whereas low value and low susceptibility would result in the lowest level of sensitivity Typical criteria for these combinations are set out in Table 27. In this report, landscape sensitivity is recorded on a scale of high to very low.

Table 27: Typical criteria for judgements on landscape sensitivity

	Higher sensitivity	Lower sensitivity
Value	Landscapes with landscape designations (typically national level such as National Park, Area of Outstanding Natural Beauty, and	Landscapes which contain no formal designations, are in poor condition, with several detracting features, few recreational

	Higher sensitivity	Lower sensitivity
	National Scenic Area or international such as World Heritage Site). Landscapes in very good condition, with exceptional scenic quality, high recreational opportunities, positive perceptual aspects and / or a high degree of rarity.	opportunities, negative perceptual aspects and / or little to no rarity.
Susceptibility	The landscape character / elements would be intolerant of and unable to accommodate change of the type proposed without fundamentally altering, adding or subtracting key characteristics or features.	The landscape character / elements would be tolerant of and able to accommodate change of the type proposed without fundamentally altering, adding or subtracting key characteristics or features.

Magnitude of landscape effects

The magnitude of change exerted on a landscape receptor considers several factors including extent, size, scale, duration, reversibility and permanence of the effect. Typical criteria for judgements on landscape magnitude are set out in Table 28.

Table 28: Typical criteria for judgements on magnitude of change for landscape receptors

Magnitude	Criteria
High	Large alteration to the landscape receptor or may impact an extensive area or unique characteristics at a local level. May be long term impacts, permanent or reversible.
Medium	Partial alteration to the landscape receptor. or may impact a wide area or characteristics at a local level. May be medium term impacts, permanent or reversible.
Low	Slight alteration to the landscape receptor or may impact a restricted area and few key characteristics. May be short to medium term impacts, permanent or reversible.
Very Low	Very slight alteration to the landscape receptor or may impact a limited area or no key characteristics. May be short term impacts, permanent or reversible.
None	No change to the landscape receptor.

The definitions of short, medium and long term durations as applied within this report are set out in Table 29.

Table 29: Definitions of the duration of effects

Magnitude	Criteria
Short term	0-1 years
Medium term	1-10 years
Long term	10+ years

Importance of landscape effects

Indicative criteria for judgements on the importance of landscape effects are as set out in Table 30. Effects can be adverse, neutral and beneficial. Typical combinations of landscape sensitivity and magnitude of change to arrive at judgements on importance of landscape effects are set out in Figure 1.

Table 30: Typical criteria for judgements on the importance of landscape effects

Importance of landscape effect	Criteria
Major beneficial	Alterations that result in a considerable improvement of the landscape receptor. Valued characteristic features would be wholly restored or reintroduced as part of the development or uncharacteristic detractors would be removed.
Major neutral	Alterations that result in a considerable change to the landscape receptor, which is neither positive nor negative.
Major adverse	Alterations that result in a considerable deterioration of the landscape receptor. Valued characteristic features would be wholly lost or uncharacteristic elements would become dominant.
Substantial beneficial	Alterations that result in a pronounced improvement of the landscape receptor. Valued characteristic features would be largely restored or reintroduced and detractors fully or partially removed.
Substantial neutral	Alterations that result in a pronounced change to the landscape receptor, which is neither positive nor negative.
Substantial adverse	Alterations that result in a pronounced deterioration of the landscape receptor. Valued characteristic features would be largely lost or uncharacteristic elements would become dominant.
Moderate beneficial	Alterations that result in a noticeable improvement of the landscape receptor. Valued characteristic features would be partially restored or reintroduced and detractors fully or partially removed.
Moderate neutral	Alterations that result in a noticeable change to the landscape receptor, which is neither positive nor negative.

Importance of landscape effect	Criteria
Moderate adverse	Alterations that result in a noticeable deterioration of the landscape receptor. Valued characteristic features would be partially lost or uncharacteristic elements would become prominent.
Minor beneficial	Alterations that result in a slight improvement of the landscape receptor. Characteristic features would be partially restored and/or detractors partially removed.
Minor neutral	Alterations that result in a slight change to the landscape receptor, which is neither positive nor negative.
Minor adverse	Alterations that result in a slight deterioration of the landscape receptor. Characteristic features would be partially lost, or uncharacteristic elements partially added.
Negligible beneficial	Alterations that result in a very slight improvement to the landscape receptor, not uncharacteristic within the receiving landscape.
Negligible neutral	Alterations that result in a slight change to the landscape receptor, which is neither positive nor negative.
Negligible adverse	Alterations that result in a very slight deterioration to the landscape receptor through loss or addition of landscape elements, typically not uncharacteristic within the receiving landscape.
Neutral	No alteration to any of the components that contribute to the landscape receptor.

Methodology for visual amenity appraisal

Visual baseline

The methodology for establishment of the baseline condition for the visual amenity is set out in Figure 7Figure 5. The methodology follows that set out on page 99 of GLVIA3.

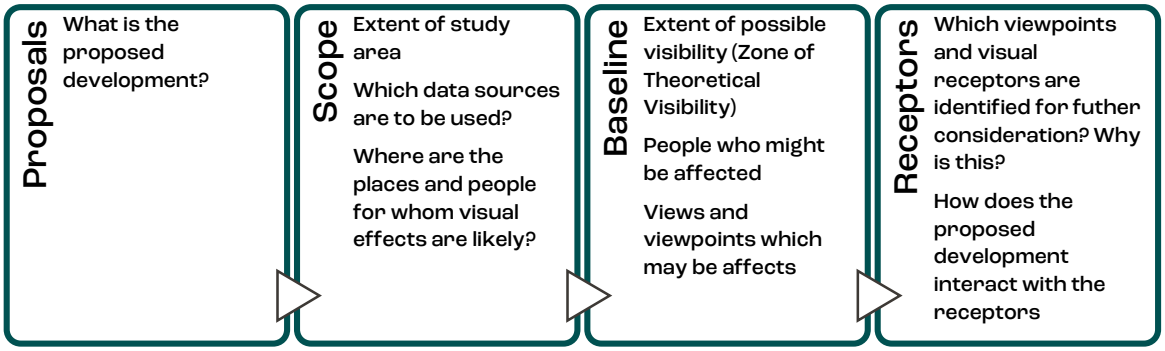

Figure 7: Methodology to establish the visual baseline

Visual appraisal

The methodology for appraisal of the effects of the proposed development on the visual amenity is set out in Figure 8. The methodology follows that set out on page 99 of GLVIA3.

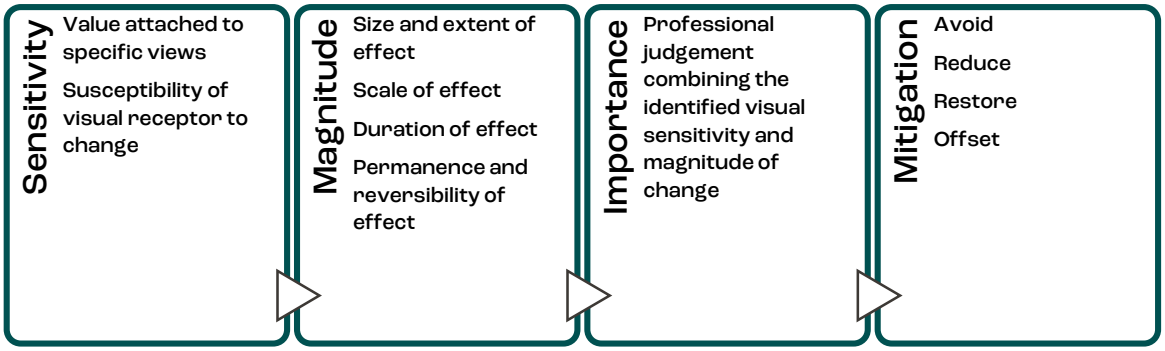

Figure 8: Methodology to appraise effects of the proposed development on landscape character

Visual sensitivity

Visual value

Established at the baseline stage, visual value takes into account recognised value (where particular views are recognised as being valued, such as in relation to heritage assets or through planning designations) and indicators of value (value attached to the view by visitors, such as through appearances in guidebooks or tourist maps; provision of facilities for the enjoyment of the view such as benches, parking, interpretation signage; or references in literature, art or other popular culture).

Visual susceptibility

Visual susceptibility of receptors relates to the activity that they are engaged in and the extent to which their attention is focussed on the visual amenity. Receptors which are typically of higher susceptibility to change are people engaged in outdoor activities where an appreciation of the landscape is the focus or residents in areas where the landscape setting contributes to the setting of the properties. Lower susceptibility receptors typically include people engaged in outdoor recreation where there is no focus on the surrounding views, users of higher speed roads such as motorways and people at their place of work whose focus is on the work activity.

Visual sensitivity

Judgements on visual value and susceptibility are then combined to give a judgement on visual sensitivity; these are made as a result of professional judgement in line with GLVIA3. However, it is generally accepted that a combination of high value and high susceptibility would result in the highest level of sensitivity; whereas low value and low susceptibility would result in the lowest level of sensitivity Typical criteria for these combinations are set out in Table 31. In this report, visual sensitivity is recorded on a scale of high to very low.

Table 31: Typical criteria for judgements on visual sensitivity

	Higher sensitivity	Lower sensitivity
Value	Views protected by designation, nationally or internationally recognised, recorded on maps / in guidebooks, with facilities to enjoy or interpret the view and / or with cultural associations.	Views which are not documented or protected with no facilities to enjoy or interpret the view and / or minimal or no cultural associations.
Susceptibility	Viewers whose attention or interest is focussed on their surroundings.	People whose attention or interest is not focussed on their surroundings and where the view is incidental to their enjoyment.

Magnitude of visual effects

The magnitude of change exerted on a visual receptor considers several factors including extent, size, scale, duration, reversibility and permanence of the effect. Typical criteria for judgements on visual magnitude are set out in Table 32.

Table 32: Typical criteria for judgements on magnitude of change for visual receptors

Magnitude	Criteria
High	The development will cause a pronounced change to the composition of the view or may be viewed in the foreground or directly. May be longer term impacts, permanent or reversible.
Medium	The development will cause a noticeable change to the composition of the view or may be viewed in the middle ground or indirectly. May be medium term impacts, permanent or reversible.
Low	The development will cause an unobtrusive change in the composition of the view or may be viewed in the background or obliquely. May be short to medium term impacts, permanent or reversible.
Very Low	The development will cause a barely perceptible change in the composition of the view or may be viewed in the background and very obliquely. May be very short to short term impacts, permanent or reversible.
None	No change to the view.

The definitions of short, medium and long term durations as applied within this report are set out in Table 33.

Table 33: Definitions of the duration of effects

Magnitude	Criteria
Short term	0-1 years
Medium term	1-10 years
Long term	10+ years

Importance of visual effects

Indicative criteria for judgements on the importance of visual effects are as set out in Table 34. Effects can be adverse, neutral and beneficial. Typical combinations of visual sensitivity and magnitude of change to arrive at judgements on importance of landscape effects are set out in Figure 1.

Table 34: Typical criteria for judgements on the importance of visual effects

Importance of landscape effect	Criteria
Major beneficial	Alterations that typically result in a considerable improvement in the existing view.
Major neutral	Alterations that typically result in a considerable change in the existing view which is neither adverse nor beneficial.
Major adverse	Alterations that typically result in a considerable deterioration in the existing view.
Substantial beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Substantial neutral	Alterations that typically result in a pronounced change in the existing view which is neither adverse nor beneficial.
Substantial adverse	Alterations that typically result in a pronounced deterioration in the existing view.
Moderate beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Moderate neutral	Alterations that typically result in a noticeable change in the existing view which is neither adverse nor beneficial.
Moderate adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Minor beneficial	Alterations that typically result in a limited improvement in the existing view.
Minor neutral	Alterations that typically result in a limited change in the existing view which is neither adverse nor beneficial.
Minor adverse	Alterations that typically result in a limited deterioration in the existing view.
Negligible beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Negligible neutral	Alterations that typically result in a barely perceptible change in the existing view which is neither adverse nor beneficial.
Negligible adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Neutral	No change to the existing view.

Importance of effect for landscape and visual receptors

Figure 1 is replicated in this section as Figure 9; this shows an indicative link between sensitivity and magnitude to arrive at importance of effect.

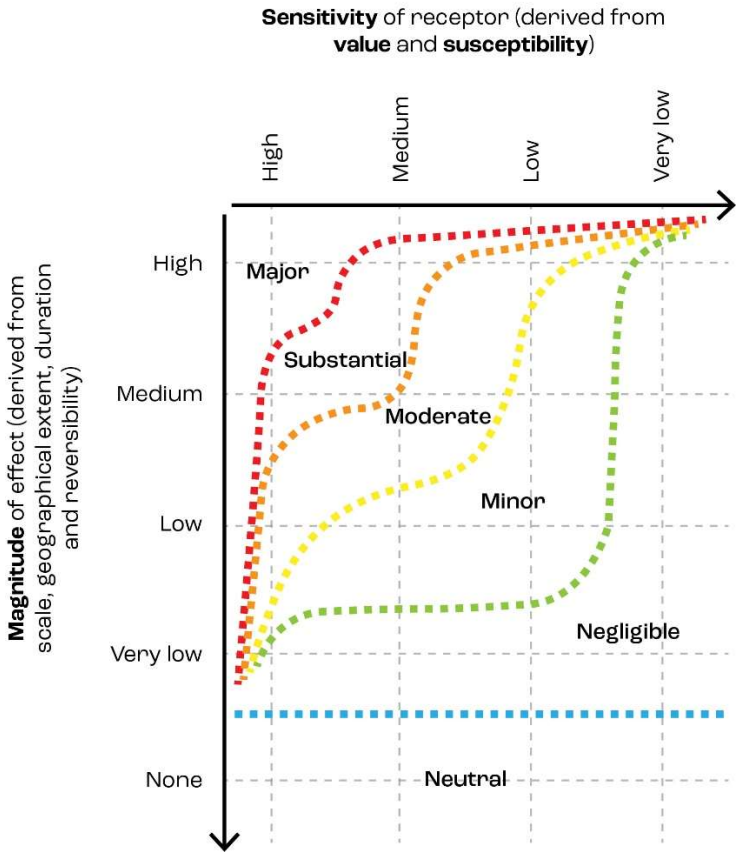

Figure 9: Indicative linkage between sensitivity, magnitude and importance of effect

It should be noted that these combinations are indicative only and are subject to change based on professional judgement. Substantial or major effects are considered to be important and require weighing in the planning balance. Effects considered as moderate may be important with reasoned justification. Effects predicted to be minor, negligible and neutral are considered to be 'non-important'.