

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE			
Visual Receptor Reference and View Location	Designation, Townscape / Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Visual Receptors	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Type of Effect	LEVEL OF SIGNIFICANCE
VL9: Forbury Road (West) (NOTE VL8 has been omitted as it is located within a privately owned car park)	Designation: N/A TCA:2, Reading Station East Distance: 0.19km	Baseline Description, Type of View, Viewer and Number of Users: A typical view from the townscape and located adjacent to the boundary of heritage and open space assets. The view is framed by recently built tall buildings of Forbury Place, and the tall buildings and buildings currently under construction at Huntley Wharf. The view extends along Forbury Road, with the highway, footway, railings, street lighting, traffic lights and moving traffic as key components of the view. Urban landscape planting fronts Forbury Place buildings and is located along a short length of the central reservation of Forbury Road. To the right of the view, vegetation from the Forbury Gardens frames the view. Looking along the road to the background of the view, trees at the western entrance to the Site can be seen, though these are filtered by trees at Forbury Place. Many users including those using the road network and visitors to Forbury Gardens.	Value of Views: Low to medium Susceptibility to Change: Low to medium OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition of retail units, signage and the car park, and removal of vegetation, within part of the Site would be seen across the road from the viewer and at the end of the focal view. Construction activity in part of the Site, including cranes and hoardings, would be visible in the gap between the existing buildings of Forbury Place and Huntley Wharf. Most of this view would remain unchanged.	<u>During Construction:</u> Size/Scale: Slight to Moderate. Geographical Extent: Narrow angle to the centre-right of the view, looking east. Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: SLIGHT	Adverse	Minor, Not Significant
				<u>On Completion:</u> New buildings in the centre and eastern end of the Site, and of similar heights to one another, would visually link the existing tall buildings at Forbury Place and Huntley Wharf, as comprehensive regeneration of the Site and creating new built form enclosure that closes the previous skyline gap on Forbury Road in this view. New green infrastructure and tree planting within the new development, including green roofs, would be visible. Most of this view would remain unchanged. Positive visual effects include: - Provision of high-density development in response to the Site Allocation - New planting along the frontage with Forbury Road would be perceptible. - The new buildings would have a degree of fit with the height, scale and form of adjacent tall buildings at Forbury Place and Huntley Wharf in the view. - The new development would be modern, high-quality buildings which provide new enclosure to the street and main road, and which change the character of the townscape from retail park to mixed use and residential, in keeping with adjacent developments. Negative visual effects include: - The new buildings would create a new built form skyline which closes the previous skyline gap. - The new buildings would appear to be of a similar height to one another; Overall, it is considered that the visual effect would be beneficial.	<u>On Completion:</u> Size/Scale: Slight to Moderate Geographical Extent: Narrow angle to the centre-right of the view, looking east. Duration/Reversibility: Long term / no OVERALL MAGNITUDE: SLIGHT	Beneficial	Minor, Not Significant
							

Terminology for Visual Effects:			
Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Angle and distance of the view; extent of view composition affected
Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Significance:	Substantial, Major, Moderate, Minor, Negligible, Significant, Not Significant
		Abbreviations:	Townscape Character Area
		TCA:	

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VL10 Huntley Wharf	Designation: None TCA: 10 Forbury Retail Park Distance: 0.05km	Baseline Description, Type of View, Viewer and Number of Users: A framed view from a street undergoing construction of Huntley Wharf; a recently completed building to the right of the view and a building still under construction with hoardings and scaffolding to the left of the view. Looking directly ahead, the existing Site is in proximity and its low height, large mass, retail units are visible, with Huntley Wharf car parking, Kenavon Drive highway, and trees and shrubs at the southern edge of the Site all being seen in front of the retail units. Few to moderate number of people experiencing the view, travelling through the townscape and for future residents at Huntley Wharf.	Value of Views: Low Susceptibility to Change: Medium to High OVERALL SENSITIVITY: MEDIUM	During Demolition & Construction: Demolition of retail units, signage and the car park, and removal of vegetation, within the Site would be seen across the road from the viewer, framed by buildings at Huntley Wharf. Construction activity, including cranes and hoardings would also be seen in this framed view. The foreground and edges of the view, would remain unchanged.	During Construction: Size/Scale: Moderate Geographical Extent: Wide angle across the view, looking northeast to east. Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: MODERATE	Adverse	Moderate, Significant
				On Completion: A new building and part of another new building would be seen in this framed view, as part of comprehensive regeneration of the Site. New green infrastructure, public realm and tree planting within the new development, would be visible across the street in the view. The foreground and edges of the view, would remain unchanged. Positive visual effects include: - Provision of high-density development in response to the Site Allocation - New public realm areas, tree and shrub planting within the Site would be seen at the street level. - The new buildings would have a degree of fit with the scale and form of surrounding tall buildings at Huntley Wharf which frame the view. - The new development would be modern, high-quality buildings which provide new enclosure to the street and main road and change the character of the townscape from retail park to mixed use and residential, in keeping with nearby regeneration developments. - The new buildings would provide positive variation to elevational built form. Negative visual effects include: - The new buildings would create a new built form skyline, infilling an existing gap. Overall, it is considered that the visual effect would be beneficial.	On Completion: Size/Scale: Major Geographical Extent: Wide angle across the view, looking northeast to east. Duration/Reversibility: Long term / no OVERALL MAGNITUDE: MODERATE	Beneficial	Moderate, Significant
							

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Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
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VL11: Friar Street to Lawrence Church & Town Hall	Designation: Key View B, Reading Tall Building Strategy. Listed Buildings TCA: 4, Station Road Distance: 0.4km	Baseline Description, Type of View, Viewer and Number of Users: Enclosed view from the townscape at Friar Street, looking towards St. Lawrence Church and the Town Hall, this is identified as Key View B in the RBC Tall Building Strategy. St Lawrence Church is partially visible beyond trees. The view comprises the street and footway, public realm features, including bollards demarcating pedestrian areas and the marketplace, street furniture and the base of the Queen Victoria Jubilee Statue outside of the Town Hall. The existing Site cannot be seen in this view.	Value of Views: Medium Susceptibility to Change: High OVERALL SENSITIVITY: HIGH	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> There would be no view of the new development from this location.	<u>On Completion:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							

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Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Angle and distance of the view; extent of view composition affected	Abbreviations:	
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Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary		
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VL12: Eastwards along Castle Street	Designation: Key View M along Castle Street, Reading Tall Building Strategy. Conservation area TCA: 17, St Marys and Castle Street Distance: 0.93km	Baseline Description, Type of View, Viewer and Number of Users: A townscape view along the street, looking towards central Reading, which is framed by a combination of historic buildings of varied age and architectural style. A church spire punctuates the distance skyline in this view. Key components of the view are the historic building frontages and historic character of the townscape in this location, property boundary railings, street lighting and road signage. Many pedestrians and road users, people living in, working in and visiting the urban area. The existing Site is not visible in this view.	Value of Views: Medium Susceptibility to Change: High OVERALL SENSITIVITY: HIGH	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> There would be no view of the new development from this location.	<u>On Completion:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							

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VL13: Kenavon Drive towards Reading Prison	Designation: Key View O along Kenavon Drive towards Reading Prison. Reading Tall Building Strategy TCA: 10 Forbury retail Park Distance: 0.01km	Baseline Description, Type of View, Viewer and Number of Users: Note that the Key View O along Kenavon Drive only looks towards Reading Prison; however, the viewer's angle of view and / or turn of head would also encompass the existing Site. The baseline photo for this view has been provided as a triptych, to illustrate the view and the oblique context of the view.	Value of Views: Medium Susceptibility to Change: Medium to High OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition of retail units, signage and the car park, and removal of vegetation, within the Site would be seen in the right-hand side of the view and across the road from the viewer. Construction activity, including cranes and hoardings would be seen in the right-hand side of the view, across the road from the viewer . The left side of the view, of road and traffic, roundabout, and the key view direction looking towards Reading Prison, would remain unchanged.	<u>During Construction:</u> Size/Scale: Moderate to major Geographical Extent: Wide angle across the centre and right of the view, looking west to east. Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: MODERATE	Adverse	Moderate, Significant
		<u>On Completion:</u> New buildings of similar heights to one another would be clearly noticeable in the right-hand side of the view, across the road from the viewer, as comprehensive regeneration of the Site. New green infrastructure, public realm, and tree planting within the new development, would be visible. The left side of the view, of road and traffic, roundabout, and the key view direction looking towards Reading Prison, would remain unchanged. Positive visual effects include: - Provision of high-density development in response to the Site Allocation - New public realm areas, and planting within the Site would be seen at the street level and lining the boundaries of the Site with the roads, providing a softer and greener edge to the streetscape in the view. - The new buildings would have a degree of fit with the scale and form of adjacent tall buildings at Forbury Place. - The new development would be modern, high-quality buildings which provide new enclosure to the street and main road, and change the character of the townscape from rundown and outdated retail park to mixed use and residential, in keeping with adjacent developments. Negative visual effects include: - The new development would be large in scale from this location in proximity to the Site boundary, the new buildings would be seen as a large mass in the townscape and the streetscape view. - The new buildings would be of a larger scale and height than Reading Prison which forms the subject of the published key view. Taking into account the local designation of key view, it is considered that the new public realm and green infrastructure elements of the new development would provide enhancement to the wider view composition, softening the visual impact of new built form at the ground level.		<u>On Completion:</u> Size/Scale: Moderate to major Geographical Extent: Wide angle across the centre and right of the view, looking west to east. Duration/Reversibility: Long term / no OVERALL MAGNITUDE: MODERATE	Beneficial	Moderate, Significant	
 				 			

Terminology for Visual Effects:			
Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Angle and distance of the view; extent of view composition affected
Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
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VL14: A329 Adjacent to Gower Street	Designation: View 10, Mid-range View into Central Reading: A329 adjacent to Gower Street. Reading Tall Building Strategy TCA: N/A Distance: 1.67km	Baseline Description, Type of View, Viewer and Number of Users: A townscape view looking along the street, framed by red brick terraces of mixed commercial and residential use. Key components within the view are street lighting, street furniture, street trees and hedgerows aligning property boundaries; retail shop signage, road signs, bins, and parked cars. Many people experiencing the view including residents, shoppers, pedestrians, and road users. The existing Site is not seen in this view.	Value of Views: Medium Susceptibility to Change: Medium to High OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> There would be no view of the new development from this location.	<u>On Completion:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change





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VL15: Thames Path, East of Reading	Designation: View 18, Long Range View into Central Reading: Thames Path, Reading Tall Building Strategy; Local Green Space and Public Open Space; Major Landscape Feature; Long Distance Route / National Trail; National Cycle Network. TCA: N/A Distance: 1.63km	Baseline Description, Type of View, Viewer and Number of Users: An open view from public open space alongside the River Thames, adjacent to the car park for the Wokingham Waterside Centre. The tree lined river corridor creates a low-level wooded skyline, punctuated at intervals by tall buildings. Moderate number of people experiencing this view, including people accessing the public open space and riverside, walking the Thames Path and those participating in recreational water sports. The existing Site is not visible.	Value of Views: High Susceptibility to Change: High OVERALL SENSITIVITY: HIGH	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> The new development would not be perceptible from this location.	<u>On Completion:</u> Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							

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VL16: Palmer Park	Designation: View 19, Palmer Park, Mid-Range View into Central Reading: Reading Tall Building Strategy TCA: N/A Distance: 1.69km	Baseline Description, Type of View, Viewer and Number of Users: An open view from this public open space, with the background of the view marked by a low horizon of mature trees, which filter views of nearby built form. Key components in the view include goal posts and some outdoor sports facilities, the trees bordering the park and the open grass space are the notable features. Moderate number of recreational users.	Value of Views: Medium Susceptibility to Change: Low to medium OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction: Size/Scale:</u> Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> There would be no view of the new development from this location.	<u>On Completion: Size/Scale:</u> Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							

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VL17: Reading Bridge	Designation: View 21, Reading Bridge: Mid-Range View into Central Reading, Reading Tall Building Strategy	Baseline Description, Type of View, Viewer and Number of Users: Note that the Key View does not look in the direction of the Site; however, the viewer turning their head would look towards the Site; therefore, the baseline photos are provided as a triptych to demonstrate the wider context of the view.	Value of Views: Medium Susceptibility to Change: Low to Medium OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition would not be perceptible from this location. Cranes and the very tops of new buildings as they emerge, would be barely perceptible in the left of the view, due to filtering by intervening tree canopies.	<u>During Construction:</u> Size/Scale: Negligible Geographical Extent: Narrow angle in the left of the much wider view, looking southwest. Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: NEGLIGIBLE	Adverse	Negligible, Not Significant
	TCA: 23 King's Meadow Distance: 0.37km	The structure of Reading Bridge forms the foreground of this location, with buildings punctuating the end of the bridge and local skyline. Longer ranging views are contained by various commercial buildings and office blocks of mismatched character and form. Many road users and pedestrians travelling through the townscape. Looking to the left, over the railings and through boundary vegetation, housing which aligns the river can be partially glimpsed. The Site is not noticeable in this baseline view.	<u>On Completion:</u> The uppermost storeys of new buildings would be barely perceptible due to filtering by intervening tree canopies, and what is visible would be below other built form in the view, so would have a degree of fit. The overall view composition would not alter.	<u>On Completion:</u> Size/Scale: Negligible Geographical Extent: Narrow angle in the left of the much wider view, looking southwest. Duration/Reversibility: Long term / no OVERALL MAGNITUDE: NEGLIGIBLE	Beneficial	Negligible, Not Significant	
							

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Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
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VL18: A4155, Adjacent to Coley Hill	Designation: View 23, A4155 adjacent to Coley Hill: Mid-Range View into Central Reading, Reading Tall Building Strategy TCA: N/A Distance: 1.37km	Baseline Description, Type of View, Viewer and Number of Users: This framed view along the A4155 road is a key route into Reading. The view is framed by built form, including residential properties, and boundary vegetation on both sides. The road slopes downwards, channelling views of the buildings within central Reading. Many road users and pedestrians. Other elements of the view are road signage, street lighting, parked cars and moving traffic. A typical townscape view from along a main road network.	Value of Views: Medium Susceptibility to Change: Medium OVERALL SENSITIVITY: MEDIUM	<u>During Demolition & Construction:</u> Demolition and construction would not be visible, there would be no change to the view.	<u>During Construction: Size/Scale:</u> Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				<u>On Completion:</u> There would be no view of the new development from this location.	<u>On Completion: Size/Scale:</u> Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change





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VL19: Garnet Street, Coley adjacent to Dover Street Play Area, towards central Reading	Designation: View 27 Mid-Range View into Central Reading, in the Reading Borough Council Tall Building Strategy TCA: N/A Distance: 1.24km	Baseline Description, Type of View, Viewer and Number of Users: An elevated and open view across a local area of open space and play area, and the wider urban area of Reading. Residential properties of varied built form are in the mid-ground of this view, with the red brick of Coley Primary School noticeable. The lower lying settlement built-form rooflines are softened by urban tree canopies; and the skyline is punctuated by tall landmark features including the St. Giles Church spire, the roof of the Oracle, a partial view of The Blade iconic roofline. Many residents and people using the play area experience this view.	Value of Views: Medium Susceptibility to Change: High to medium OVERALL SENSITIVITY: MEDIUM	During Demolition & Construction: Demolition and construction would not be visible, there would be no change to the view.	During Construction: Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
				On Completion: There would be no view of the new development from this location.	On Completion: Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							
VL20:	Designation: View 6	Baseline Description, Type of View, Viewer and Number of Users:	Value of Views:	During Demolition & Construction:	During Construction:	Adverse	Negligible,

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Caversham Bridge	Mid-Range View into Central Reading: Caversham Bridge, Reading Tall Building Strategy TCA: N/A Distance:	Open view from Caversham Bridge, looking along the River Thames towards Fry's Island and into Reading. Moored boats, grass verges and trees align the riverbanks; Piper's Island framing the left side of the view. Existing residential apartments align the southwestern bank of the river. Buildings in central Reading form the skyline and the focal end to the view, including Verto, 3 Forbury Place and The Blade.	Medium Susceptibility to Change: Medium to High OVERALL SENSITIVITY: MEDIUM	Demolition would not be visible. Construction cranes are anticipated to be visible on the skyline for construction in phases across the Site.	Size/Scale: Negligible Geographical Extent: Centre background of the view, for a small portion of the wider view Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: NEGLIGIBLE		Not Significant
				On Completion: There would be no view of the new development from this location, due to intervening buildings.	On Completion: Size/Scale: Geographical Extent: Duration/Reversibility: OVERALL MAGNITUDE: No Change	--	No Change
							

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE			
Visual Receptor Reference and View Location	Designation, Townscape / Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Visual Receptors	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Type of Effect	LEVEL OF SIGNIFICANCE
VL21: A4 London Road	Designation: View 17, Long Range View into Central Reading, Reading Tall Building Strategy TCA: N/A Distance:	Baseline Description, Type of View, Viewer and Number of Users: This framed view along the A4 London Road is a key route into Reading. The view is framed by residential properties and associated garden vegetation, with few street trees; the foreground and mid-ground comprising highway, moving and parked vehicles, with traffic lights, railings, street lighting, signage and telegraph poles. The road slopes downwards, enabling long-distance views into central Reading which is seen on the distant skyline; the roofline of the Blade can just be perceived; and there are cranes visible on the skyline. Many road users and pedestrians. The Site is not perceptible in this baseline view. A typical townscape view from along a main road network.	Value of Views: Medium to Low Susceptibility to Change: Medium to Low OVERALL SENSITIVITY: MEDIUM	During Demolition & Construction: Demolition would not be visible. Construction cranes would be visible on the skyline as construction takes place in phases across the Site. As construction progresses, emerging upper storeys of the eastern buildings would be barely perceptible in the view, seen above residential properties in the middle ground, but below the built form of the existing skyline.	During Construction: Size/Scale: Negligible Geographical Extent: To the right side of the background of the view, for a small portion of the much wider view Duration/Reversibility: Medium term / no OVERALL MAGNITUDE: NEGLIGIBLE	Adverse	Negligible, Not Significant
				On Completion: The upper storeys of the eastern buildings would be barely perceptible in the view, seen above residential properties in the middle ground, but below the built form of the existing skyline. The development would demonstrate provision of high-density development in response to the Site Allocation. There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition and quality of the existing baseline view; and would not enhance or degrade the baseline view. The change is therefore assessed as Neutral.	On Completion: Size/Scale: Negligible Geographical Extent: To the right side of the background of the view, for a small portion of the much wider view Duration/Reversibility: Long term / no OVERALL MAGNITUDE: NEUTRAL	Neutral	Negligible, Not Significant



Terminology for Visual Effects:			
Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Angle and distance of the view; extent of view composition affected
Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Significance:	Substantial, Major, Moderate, Minor, Negligible, Significant, Not Significant
		Abbreviations:	Townscape Character Area
		TCA:	