

TABLE 11.0: SIGNIFICANCE MATRIX FOR EFFECTS ON TOWNSCAPE CHARACTER AND FEATURES

Townscape impacts are changes in the fabric, character and quality of the townscape as a result of development. Townscape Impact Assessment is therefore concerned with:

- Direct impact on specific townscape elements
- Subtle effects on townscape character and distinctiveness
- Impact on acknowledged special interests or values

(For guidance only, professional interpretation of individual impacts required)

Sensitivity of Townscape Character and Townscape Features lies along a continuum depending on the items importance - from international to low local importance - with overlap between each defined category. The sensitivity of these depends upon the level of existing designation and on the inherent quality and condition of the townscape character and individual features

		International <i>Internationally designated features or townscape character, susceptible to relatively small changes</i>	National <i>Nationally designated features or townscape of particularly distinctive character, susceptible to relatively small changes</i>	County <i>County designated feature or townscape reasonably tolerant of changes</i>	High (local) <i>A townscape or feature designated as being of District/ Borough value with characteristics reasonably tolerant of changes</i>	Moderate (local) <i>Locally valued components or townscape reasonably tolerant of changes</i>	Low (local) <i>A non designated townscape character or feature, the nature of which is potentially tolerant of substantial change</i>
Magnitude of Effect lies along a continuum from very high to no change, with an overlap between each defined category. This is determined by assessing the amount of the change, how many type or features affected within the context of the site and the permeability of the effect.	Very High <i>All complete variations with the longform, solid and pattern of the townscape</i>	Very High	Very High High	High	High Moderate	Moderate	Moderate Minor
	High <i>A significant deterioration (or improvement) in townscape character or loss of features over an extensive area</i>	Very High	High	High Moderate	Moderate	Moderate Minor	Moderate Minor
	Medium <i>A noticeable deterioration (or improvement) in townscape character and townscape elements</i>	High	High Moderate	Moderate	Moderate Minor	Minor	Minor Negligible
	Low <i>A barely perceptible deterioration (or improvement) to elements or character</i>	High Moderate	Moderate	Moderate Minor	Minor	Minor Negligible	Negligible
	No change <i>No discernible change to any townscape elements or character</i>	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Nature Of Impact (After construction and maturation of mitigatory measures).

Adverse

- **Substantial (Very High - High)** : Total permanent loss or major alteration to key elements/features of the townscape. Introduction of elements totally uncharacteristic of the surrounding townscapes.
 - **Moderate** : Substantial permanent loss or alteration to one or more key elements/townscape. Introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding townscape.
 - **Minor (Minor or Negligible)** : Minor permanent/temporary loss or alteration to one or more key elements/features of the townscape. Introduction of elements that may not be uncharacteristic with the surrounding townscape and may provide positive enhancement.
- Neutral** : Would cause a change in the townscape but this does not harm or bring significant benefits to the townscape.

Beneficial

- **Substantial (Very High - High)** : Fit very well with scale, landform and pattern. Potential through measures to restore townscape characteristics, further policy objectives.
- **Moderate** : Fit well with scale, landform and pattern, incorporate measures to blend with surroundings. Maintain or enhance existing character.
- **Minor (Minor or Negligible)** : Complement scale, landform and pattern of the townscape. Maintain existing character.

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