



**Energy Recovery Plant, Shelton Road,
Willowbrook Industrial Estate, Corby**

Section 73 Application

Landscape and Visual Impact assessment

Client:
Corby Ltd

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SUMMARY

On the 4th of October 2019 Corby Ltd obtained planning consent for the construction of an Energy Recovery Facility comprising proven combustion technology, with an education visitor centre, access, landscaping and associated works on land at Shelton Road, Willowbrook East Industrial Estate, Corby, NN17 5XH (Planning Ref: 19/00027/WASFUL). The Site is located on Figure 1, Appendix B. Following detailed design development with a prospective operator Corby Ltd is seeking a Section 73 consent for amendments to the fabric of the building. Sightline Landscape undertook the Landscape and Visual Impact Assessment (LVIA) for the consented scheme and has now prepared this amendment to the LVIA to assess the proposed landscape and visual impacts of the new design.

The key changes to the building fabric are as follows:

- Single line plant (rather than double) which requires an increase in height of the building by 10m
- The height of the chimney will remain the same but only one chimney is required.
- Larger Tipping Hall to accommodate all movements inside the building.
- Offices moved to south.
- Integrated entrance and exit gates.
- North road widened / roundabout included to allow turning into Tipping Hall and Silos and IBA.

The proposed removal of a chimney is considered beneficial compared with the consented scheme.

TZV indicates that the proposed change to the consented building will slightly increase the extent of visibility of the building in the landscape (that is to areas where it would not be visible before) but these areas are low sensitive receptors (such as undesignated farmland with no public access). In publicly accessible areas where it would have been possible to see the building under the consented scheme, the higher building will be more visible, but it will not increase the visual impact to a level which might cause concern, i.e. it will not increase it to Moderate/Major or Major.

This report includes a new receptor, residents of Hobby Drive which lies within the Priors Park Hall residential area. Hobby Drive is a recently constructed street and unlike other streets within this residential area, it affords a long view towards the consented development. From the east end of the street the upper section of the chimney and building will be visible, seen rising above the houses at the end of the street. This will result in a Moderate/Major adverse impact for a short section of Hobby Drive.

The upper part of the building and chimney will be visible in land to the east, but nearly always in association with the Rockingham Speedway RMRC (although this facility may be dismantled/modified and the site redeveloped). Tree cover on high ground above Deene Park will also substantially reduce the visibility of the facility. The facility will not be visible from Deene village or the majority of the registered parkland, but it will be visible from a small area of higher ground in the parkland which is crossed by footpath MS2 (but not footpath MS1).

The proposed development will not be visible to those visiting the grounds of Kirby Hall although, as with the consented scheme, the upper five metres of the chimney might just be visible in winter through the leafless trees and gaps in the tree line from a few upper floor windows.

The original assessment identified that the consented building would be considerably higher than its neighbours and the proposed increased height will emphasis this further, resulting in a Minor adverse impact on the character



of the industrial estate. It will also heighten the juxtaposition between the industrial area and the adjacent Priors Park Hall residential area. There is, however, a large area of land awaiting commercial development between Priors Hall Park and the facility and once this is built out the impact of the proposed changes to the consented Energy Recovery Facility on the character of the residential area will be Negligible.

The proposed changes to the consented scheme are likely to result in an improvement to the nightscape compared with the consented scheme, primarily due to the increased enclosure to the vehicle tipping and manoeuvring area.

It is concluded that while the proposed changes will increase the impacts to a few landscape and visual receptors they will not increase the impacts to a level which causes concern.



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1 INTRODUCTION

1. On the 4th of October 2019 Corby Ltd obtained planning consent for the construction of an Energy Recovery Facility comprising proven combustion technology, with an education visitor centre, access, landscaping and associated works at Shelton Road, Willowbrook East Industrial Estate, Corby, NN17 5XH (Planning Ref: 19/00027/WASFUL). The Site is located on Figure 1, Appendix B. Following detailed design development with a prospective operator Corby Ltd is seeking Section 73 consent for amendments to the fabric of the building. Sightline Landscape undertook the Landscape and Visual Impact Assessment (LVIA) for the consented scheme and has now prepared this amendment to the LVIA to assess the proposed landscape and visual impacts of the new design.
2. The key changes to the building fabric are as follows:
 - Single line plant (rather than double) which requires an increase in height of the building by 10m
 - The height of the chimney will remain the same but only one chimney is required.
 - Larger Tipping Hall to accommodate all movements inside the building.
 - Offices moved to south.
 - Integrated entrance and exit gates.
 - North road widened / roundabout included to allow turning into Tipping Hall and Silos and IBA.
3. This report incorporates these changes into the original LVIA with key areas of change highlighted in yellow for ease of comparison.

2 METHODOLOGY

4. This assessment has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (Landscape Institute and Institute of Environmental Management & Assessment) and assesses the consented scheme with the proposed changes. For ease of comparison with the original scheme text has been highlighted where the proposed changes result in changes to the assessment. A summary assesses the key differences in impacts between the consented scheme and the consented scheme with the proposed changes. Some of the Accurate Visual Representations (AVR) in Appendix C show the proposed scheme overlain on the consented scheme and the likely effects of the proposed changes are summarised.
5. The AVR's have been produced in accordance with Visual Representation of Development Proposals, Landscape Institute Technical Guidance Note 06/19, 17 September 2019.

2.1 Photography and Imaging

6. Photographs illustrating views from each viewpoint were taken using a Sony Alpha 7 full frame sensor camera which can take panoramic images, used to show the Site in its wider context. Single frame photographs taken with a fixed 50 mm lens are also presented for each view. AVR's have been produced for some views and



these are presented in Appendix C; if the pages are printed at A3 and held between 400 and 500 mm from the viewer it will approximately match the view afforded to the naked eye when stood at the location.

2.2 Limitations to Survey Methods (updated as part of this assessment)

7. The visual survey for the consented scheme was undertaken in January, when the deciduous trees were out of leaf, representing maximum visibility across the landscape. Conditions on the 5th January were clear, but overcast, and light levels were low, but the visibility was considered adequate to allow an informed assessment. Visibility was excellent on the 28th January was excellent. Additional views were photographed on the 5th August 2020 to provide additional assessment in relation to the proposed changes. Visibility at the time was good.
8. The landscape character and views have been assessed from public vantage points. Although there is no right in planning law to a view from a private property, visual impact assessment protocol normally requires such views to be considered. In this case, however, no access was sought to private property as this was impractical. Viewpoints were chosen, instead, that were representative of the few properties that afforded views towards the Site. All assessment work was undertaken at ground level and on foot.

2.3 Consultation (updated as part of this assessment)

9. An online meeting was held with representatives of Northamptonshire County Council (NCC) and the clients planning team on the 16th July 2020 and the proposed changes and comparative elevations presented. NCC requested an additional view be assessed from footpath MS1 within the Registered Park and Garden at Deene Park. This has been assessed and is presented as View 19 in this report.

3 UPDATE ON THE EXISTING PLANNING AND DESIGNATORY REGIME

3.1 National Planning Policy Framework (NPPF, 2019 update)

10. The NPPF was updated on 19 June 2019. Relevant chapters are:
 - 11 Making effective use of land.
 - 12 Achieving well designed spaces.
 - 15 Conserving and enhancing the natural environment.
 - 16 Conserving and enhancing the historic environment.
11. The changes have no additional implications in relation to the consented development or the proposed changes.

3.2 North Northamptonshire Minerals & Waste Framework, 2017. (No material change since consent granted)

12. The development plan policy relevant to this assessment is North Northamptonshire Minerals & Waste Framework (2017). Relevant policies are:



Policy 18: Addressing the impact of proposed minerals and waste development (including ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area).

Policy 21: Landscape character (minerals and waste development should seek to reflect Northamptonshire's landscape character and should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire's landscape where necessary during the development, operational life, restoration, aftercare and after-use).

Policy 22: Historic environment, (where heritage assets are identified, proposals should seek to conserve and enhance Northamptonshire's historic environment)

Policy 23: Layout and design quality (the layout and overall appearance of waste management facilities, and where appropriate minerals development, will be required to demonstrate that the development supports local identity and relates well to neighbouring sites and buildings and is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate),

3.3 Part 1 Local Plan: North Northamptonshire Joint Core Strategy (2016) (No material change since consent granted)

13. Relevant policies are:

Policy 2, Historic Environment (protecting the distinctive North Northamptonshire historic environment);

Policy 3, Landscape Character (development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect);

Policy 19, The delivery of Green Infrastructure (The site does not lie within a Green Infrastructure Corridor, but the Willow Brook Sub-Regional Green Infrastructure corridor lies adjacent to it)

Policy 27 – Rockingham Motor Racing Circuit Enterprise Area (which sets out a broad development strategy for the area close to the site).

14. The strategy identifies possible employment sites which have been used in this study to identify existing brownfield areas near the application site which may become developed in the future, since such development will have a significant impact on townscape character and visual amenity in relation to the facility.

4 Base line conditions

4.1 Introduction

15. The tallest part of the facility, the chimney, remains at the same height as the consented scheme and since the Theoretical Zone of Visibility (TZV) of this determined the study area, the study area remains the same. This study area was visited again in August 2020 to assess changes in the baseline conditions. The visit confirmed that baseline conditions have not changed materially since the completion of the 2016 ES. The immediate townscape character is still industrial, and the character of the Site is industrial.



16. A new residential area is under construction near the site, east of the Gretton Road, known as Priors Hall Park which was considered as a cumulative scheme in the original assessment. More of the residential areas have been completed and occupied since the original assessment and as a result an additional view has been identified and assessed, Hobby Drive. Within the majority of the Priors Hall Development views of the facility will be blocked by houses within the estate, but the alignment of Hobby Drive affords a long view towards the consented facility and this has been assessed.

4.2 Theoretical Zone of Visibility (updated with the new building)

17. Computer software has been used to calculate the extent of visibility of the chimney (Figure 2) and that of the consented building overlain on the proposed, taller building for ease of comparison, (Figure 3). The software uses a digital terrain map based on a radar survey (LIDAR) to calculate the extent of visibility. The LIDAR creates an accurate 3 D map based on solid topography and dense areas of vegetation. Tree cover varies in density and so is not always accurately recorded by the LIDAR, particularly if the survey was undertaken in winter when the deciduous trees are out of leaf. Therefore, tree cover may afford a greater level of screening than the software indicates. The software will always underestimate the level of screening provided by tree cover. The TZV is therefore a guide and needs to be verified by site survey.
18. In this instance the LIDAR indicates significant visibility of the chimney and building in Deene Park, but the on site survey determined that a main block of deciduous woodland, The Rookery, was not picked up by the LIDAR and this woodland will effectively screen the facility from view (see View 19, Appendices B and C).

4.3 Designated or Protected Features (No material change since consent granted)

19. There are no cultural heritage assets within or adjacent to the Site. The nearest Listed Building is the Grade II listed Weldon Lodge, a farmhouse with 17th century origins, approximately 750 m to the east. This building lies in a dip sheltered by a copse and is not inter-visible with the Site. Other notable historical assets are:

Listed buildings

Rockingham Castle – Grade I and numerous other historical assets associated with it;

Kirby Hall – Grade I and numerous other historical assets associated with it; and

Deene Park – Grade II.

Conservation Areas

Gretton;

Weldon;

Stanion;

Great Oakley;

East Carlton (proposed);

Cottingham and Middleton;

Rockingham;



Great Easton; and

Clayton.

Parks and Gardens

Rockingham Castle – Grade II*;

Kirby Hall – Grade II*; and

Deene Park – Grade II.

20. These are plotted on Figure 4, Appendix B and have been used to identify representative viewpoints.

4.4 Description of the Site (No material change since consent granted)

21. The Site forms a small part of a much larger area which was the Corby Steelworks which has been demolished and has left an extensive area of land awaiting redevelopment. As an interim use a large area is currently utilised as a car storage area (i.e. tarmac roads with gravelled areas) bounded with palisade fencing. The car parks are lit with high mast mounted floodlights.

22. The Site has a total area of approximately 2.5 ha and is approximately rectangular. Access to the Site is via Shelton Road from the east boundary. There is a band of mature tree cover along this boundary which will largely be retained. The topography of the car storage area is relatively flat lying at approximately 106 m Above Ordnance Datum (AOD). Photographs of the Site are presented in Figure 6, Appendix B and the viewpoints are located on Figure 5.

4.5 Topography (No material change since consent granted)

23. Corby occupies the northern edge of a plateau, typically at an elevational range of 90 to 110 m Above Ordnance Datum (AOD) and so the chimney and taller part of the building are potentially visible across the plateau, although buildings within the urban area limit views. Further north the land drops away into the valley of the River Welland (typically 50 m AOD). The valley is approximately 2 km wide before the land rises again to around 120 m AOD. The site is set back from the edge of the plateau by approximately 2 km, as a result the chimney is not visible from within the base of the Welland Valley but becomes visible from the higher ground on the far side of the valley.

24. The land also falls gently to the east, for example, Glapthorn lies 11 km to the east at around 36 m AOD. As a result, the chimney is potentially visible from the east although a high level of tree cover on the east side of Corby blocks views. The land on the east side of Corby rises slightly to around 130 m AOD but this is sufficient to limit views of the chimney further to the west.

4.6 Geology (No material change since consent granted)

25. According to the relevant BGS Solid and Drift Geology Map (Sheet 171: Kettering), the Site is directly underlain by infilled ground, 'opencast ironstone workings and major limestone and sand and gravel quarries, may be partly or completely backfilled'. The infilled ground is underlain by the bedrock geology of the Northampton sand formation, part of the inferior oolite group. Thus, the Site has been previously worked for minerals and restored.



4.7 Urban Context and Immediate Surroundings (Minor change since consent granted)

26. The Site lies on the northern edge of the Willow Brook Industrial Estate which is a large industrial and commercial area on the east side of the urban area of Corby. The estate contains a mix of large-scale industrial units and processing facilities and smaller units; all serviced by a large road system designed for high numbers of Heavy Goods Vehicles (HGV). The buildings are typically ground floor only, but high bay, equivalent to two storeys, under a low pitch roof, often with two storeys of office accommodation on the sides. The majority of buildings are steel frame clad in profiled steel with light grey being the predominant colour. A few buildings are taller, up to 22 m high, such as Roquette, Morrisons and RS Components. Some buildings feature tall silos, tanks and chimneys.
27. TO THE SOUTH – The area immediately to the south will remain as open car storage. A two storey high industrial unit has recently been constructed within a vacant plot immediately adjacent to the southeast corner of the Site. Low, mainly single storey industrial units, lie beyond the car storage and new build, set in mature estate landscaping. Steel Road is one of the main road arteries within the estate and runs 200 m south of the Site, but the industrial estate is partially screened by tree planting. The industrial area continues for a further 2 km south of Steel Road.
28. TO THE NORTH – A watercourse, known as Willow Brook North Arm forms the northern boundary. Beyond lies woodland which forms a screening backdrop to the site. Rockingham Motor Racing Circuit (RMRC) and associated facilities lies to the northeast and the stadium is a prominent local landmark and is a substantial screening element to views from further north. A new road has been built which passes between the site and the RMRC to access brownfield land awaiting redevelopment but currently remains unopened.
29. Land previously occupied by the steelworks is being redeveloped and this includes a large warehouse to the northwest (Staples) which restricts views towards the Site from the northwest. In 1994 a 350 MWe gas-fired power station became operational on the site of the former steelworks and is known as Corby Power Station. It lies 1.28 km to the northwest of the site and has two 70 m high chimneys, which have a diameter of approximately 7 m and so are prominent landmarks. An overhead transmission line passes over the industrial estate from the power station.
30. TO THE EAST – Land immediately to the east comprises previously developed land which has been cleared and is awaiting redevelopment. A dual carriageway with roundabout junctions has been built, leading to a partly completed residential area (Priors Hall Park, 750 m east of the Site). Since consent was granted a large area of scrub has been cleared between the Site and the Priors Hall Park residential area. The works have included land forming to create security bunds and storage platforms. Since consent was granted for this energy recovery facility more residential streets within Priors Hall Park have been completed and the assessment for the proposed changes now includes a view from a new street, Hobby Drive. The older residential area of Weldon lies 1.5 km to the southwest and an extensive new residential area is currently under construction on the southeast edge of the village.
31. TO THE WEST – The area formerly occupied by the steelworks and now cleared extends from the Site, westwards, for over a kilometre to Phoenix Parkway. This large open area is mainly used for car storage. The parkway is one of the few areas which affords a reasonably clear view across to the Site, but a couple of industrial units have been built on the Parkway which restrict views and the construction of further units will block these further. The main residential areas and town centre of Corby lie to the east, the closest being the Stephenson Way area (1.5 km from the Site).
32. To summarise, the Site lies within an extensive industrial area which is approximately 3.3 km x 2.7 km in extent, and which is in a state of partial flux as old industries are replaced with new development. It is supported



by a network of major roads which are typically lined with trees which have now matured and substantially reduce the dominance of the buildings and provide a green infrastructure. The older residential areas and town centre are distant from the Site but a new residential area, Priors Hall Park, is being built out 750 m to the east and there is a new residential area under construction 2.8 km to the southeast at Weldon. The townscape character areas are plotted on Figures 7, Appendix B.

4.8 Landscape character of the wider rural area **(No material change since consent granted)**

National Landscape Character Studies

33. The tallest part of the building and the chimney will be visible beyond the urban area, as the Theoretical Zones of Visual Influence indicate (prepared for the chimney and building separately). The Site lies within National Landscape Character Area 92: Rockingham Forest (Natural England's national character assessment of England) and is described as follows:

- Undulating landform rising to prominent scarp along edge of Welland Valley in Rockingham Forest.
- Large woodlands on higher ground enclose the landscape.
- High historic and nature-conservation interest in woodlands.
- Remnants of unimproved grassland throughout, with limestone heaths and fragments of acid bogs in the Soke of Peterborough.
- Foreground views are occupied by large arable fields with low hedges.
- Large mature landscape parks and country houses.
- Dry stone walls around villages, becoming more common in open countryside in Soke of Peterborough.
- Nucleated, historic villages often in sheltered locations. Distinctive buildings constructed in local ironstone.
- Undisturbed, deeply rural quality despite nearby towns and adjoining trunk roads. Prominent, disused ironstone quarries (gulleys) and abandoned second world war airfields.
- A sharp transition between the countryside and the main towns of Kettering, Corby and Peterborough (lying just outside the area) which have developed rapidly in recent years.

Regional Landscape Character Studies

34. The current Landscape Character Assessment for Northamptonshire gives a more in-depth analysis of the rural landscapes around Corby. The rural landscape on the east side of Corby is classified as the Ironstone Quarried Plateau (LCA 3a: Kirby and Gretton Plateau). The wider rural landscape character areas are described below and are identified on Figure 8, Appendix B).

Ironstone Quarried Plateau (Kirby and Gretton Plateau)

35. The underlying geology is predominantly Inferior Oolite Ironstones of the Northampton Sand Formation. These deposits date to the Middle Jurassic. Extensive mining has been undertaken to reach the underlying ironstone



and iron ore deposits, and the landscape contains the largest concentration of former quarry sites in the county. Large areas of the plateau are unwooded and therefore retain an open and expansive character.

36. However, significant areas of woodlands do exist, and where present, these make an important contribution to landscape character, forming a backdrop to many long-distance views. The largest woodlands are Stanion Lane Plantation and Cowthick Plantation, which together define the southern border of the landscape type, and Brookfield Plantation, which marks the boundary between the Ironstone Quarried Plateau and industrial estates on the eastern edges of Corby. These woodlands are predominantly coniferous and contain numerous tracks, but little in the way of public access. These woodlands screen Corby from the Welland valley to the north and form a long linear wooded skyline to the valley. Elsewhere woodlands are moderately sized broadleaved and coniferous woodlands, many planted on or bordering former quarry workings.
37. Linear belts of woodland are also a conspicuous and important landscape element, particularly along the Gretton Brook in the vicinity of Kirby Hall. These tend to be located along field boundaries, roads and streams. Where present, these small woodlands give the locality a distinctly intimate, small-scale character, which is in striking contrast to more open areas.
38. Historically there has been very little settlement within the Ironstone Quarried Plateau landscape. A small number of roadside cottages are evident, but in the wider landscape there are few isolated houses and farmsteads. This is possibly an indication of it being heavily quarried. The principal settlement is Gretton, which is located mostly on the plateau but also extends down onto the Farmed Scarp Slopes landscape type. Currently new settlements are being built on the brownfield land.
39. The landscape value of this area is considered to be Medium, sensitivity Low and susceptibility Low but there are pockets of High value, High sensitivity and High susceptibility in the vicinity of Kirby Hall (see Appendix 10.C for definition of terms and assessment criteria).

Wooded Clay Plateau

40. The Wooded Clay Plateau (LCA 7) wraps around the majority of the southern and western edges of Corby including the Ironstone Plateau. The principal area of the Wooded Clay Plateau landscape comprises a narrow, elevated band of land extending around the north of the Rolling Ironstone Valley Slopes to the south of Corby. It drains mainly into Harper's Brook, which rises to the east of the Triangular Lodge, although peripheral areas drain westwards into the Welland and southwards into the River Ise. The second extensive area of the Wooded Clay Plateau forms the heart of Rockingham Forest. It mainly drains into the River Nene via a number of westward flowing tributaries. A small number of streams also flow southwards into Harper's Brook. The third character area is a small area of wooded plateau that encircles Kirby Hall.
41. Although very limited in extent this landscape is of a sufficiently different geological character to the neighbouring Ironstone Quarried Plateau and Wooded Limestone Hills and Valleys to be identifiable as part of the Wooded Clay Plateau landscape character type.
42. Woodland is a significant feature of the plateau landscape, often sited on elevated land and therefore emphasising relief. Whilst not forming continuous belts across wide areas of the plateau, significant blocks of woodland coalesce visually with hedgerow trees, smaller copses and coverts and shelterbelts around farmsteads to increase the perception of an extensive woodland cover across the landscape.
43. The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Medium, but there are pockets of High value, High sensitivity and High susceptibility such as around Deene Park (see Appendix 10.C for assessment criteria).



Farmed scarp slopes Cottingham to Harringworth (LCA 15 C)

44. This is a long linear character area which separates Corby from the floodplain of the Welland Cottingham to Wakerley (LCA 18i). Land cover comprises a combination of both arable cereals and horticulture and improved pastures, in largely regular shaped fields with evidence of geometric systems around Gretton and Cottingham. Although fields under arable cultivation are evident on the steeper, upper slopes, land use is generally confined to improved pastures and large areas of calcareous grassland. Due to the steeper nature of the slopes, and reduced suitability for agricultural use, woodland blocks are frequent in such locations, for example south of Rockingham Village.
45. The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility Low.

Welland valley (Harborough Landscape Character assessment 2007)

46. The character area follows the wide shallow valley of the River Welland, which flows from west to east through Market Harborough. The River Welland itself forms the boundary between Leicestershire and Northamptonshire. The area is mainly a mix of medium sized agricultural fields enclosed by mixed hedgerows with some evidence of hedgerow removal. There is little established woodland with most mature planting following the water courses. The area has extensive views across the valley but is enclosed by ridges of higher land from the adjoining character areas particularly to the north.
47. The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Low.

High Leicestershire (Harborough Landscape Character assessment 2007) and High Rutland (Rutland Landscape Character Assessment 2003)

48. These are the undulating mixed farmlands which occupy the higher ground on the northside of the Welland valley. The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Medium.

4.9 Identification of Sensitive Receptors (Additional receptors in Deene Park and Priors Hall Park added)

49. Following an analysis of the zone of theoretical visual influence the following views have been chosen to illustrate the likely impact on the visual amenity of people in the townscape/landscape (receptors). Other locations will afford views of the facility, but the viewpoints below have been chosen to be representative and cover close, medium distant and long distant views and from 360° around the site. The viewpoints are presented in Table 1.
50. The locations of the townscape views are plotted on Figure 9 and the photographs are presented within Figure 10 and the rural viewpoints are plotted on Figure 11 and are presented in Figure 12 (all within Appendix B).



Table 1: Representative Views and their sensitivity

Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
Viewpoints				
1. Shelton Road	80 m Looking NNE	Those working on the industrial estate and visitors.	A view towards the Site entrance and perimeter fencing. The line of trees along the east boundary is visible. It is representative of views of the Site from the edge of the industrial estate. Illustrates the limited visibility of the Site and changes to improve the access.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low
2. From the junction of Pywell Road looking down Pywell Court.	222 m Looking NNE	Those working on the industrial estate and visitors.	Illustrating the character of the industrial estate to the south. The Site lies at the head of the road beyond the fringe of birch trees, beyond an area of car storage. This view has been chosen to illustrate the scale and extent of the proposed development.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low
3. Steel Road west of the Site	707 m Looking NE	Those working on the industrial estate and visitors.	Steel road is a main road through the estate, lined with industrial units. Tree cover provides an effective screen to the units in summer. A low point in the vegetation affords a view towards the Site. One of the lighting masts within the car storage area is visible.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low



Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
4. Stephenson Way at the junction with Pen Green Lane	1.6 km Looking NE	Residents and those using the recreational space on the edge of the urban area.	A view across the brownfield land of the former steelworks across to the vehicle storage areas and the Willow Brook East industrial estate. It is the only clear view across to the site from a public area. The stand of the RMRC forms a prominent landmark to the left.	Value of view: Low Receptor Sensitivity Medium Susceptibility of the view to the proposed development: Medium
5. Industrial estate on Napier Road	1 km Looking NEE	Workers and visitors	This is an area of public open space on the edge of the closest housing area to the west of the site. An embankment screens the industrial areas beyond. Conifers have also been planted beyond which will provide further screening as they grow. The transmission tower is visually intrusive.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the proposed development: Low
6. The Northern Orbital Road built to open up brownfield land for redevelopment. It lies on the opposite side of the woodland which lies on the northside of the Site.	296 Looking SE	Users of the road	This view illustrates how the woodland forms a rural setting to the road and screens the Site from view. The foreground view is dominated by the lamp posts and signage associated with the roundabout. The road is not currently open.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the proposed development: Low
7a. The edge of the Priors Hall residential development at the Gretton Rd – Priors Hall West Link Road junction	734 M Looking southwest	Users of the road and a few residents on the edge of the development.	The Priors Hall Park is a large new residential area east of the Site, the Rockingham Gate section is closest occupies a dip in the land and so does not afford a clear view towards the Site. This road climbs out of the dip and affords a view towards the Site across	Value of the view: Low Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Low



Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
			former brownfield land awaiting redevelopment.	
7b From Kestrel Road within the Priors Hall Park residential development	831 m Looking southwest	Residents and visitors and to illustrate the setting of a Grade II listed building, Weldon Lodge.	The listed building faces the residential area and its setting has been substantially altered as a result. A backdrop of trees and slightly rising ground separates it from the Site.	Value of view: Medium Receptor Sensitivity: High Susceptibility of the view to the proposed development: Medium
7c Hobby Drive within Priors Hall Park	1.05 Km	Residents and visitors	Internal street within a new housing development	Value of the view: Medium Receptor Sensitivity: High Susceptibility of the view to the proposed development: Medium
8. Rural footpath close to the Corby Road (B670)	6km Looking NE	Walkers enjoying the countryside	This rural view illustrates the limited visibility from countryside on the west side of the town. Middleton Farm lies in the foreground while the water tower marks the western extent of the urban edge of Corby.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
9. A lane on the west side of Eyebrook Reservoir	7.2 Km looking SE	Walkers enjoying the countryside	A rural view over the Welland Valley from a popular area to enjoy the countryside. It illustrates a typical view from countryside to the north of	Value of view: Medium



Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
			the Site. The woodland on the edge of the plateau forms the skyline on the far side of the valley but is punctuated by the twin chimneys of the existing Corby Power Station.	Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
10. Stoke Road west of Lyddington	7.6 km looking SE	Users of the road and rural footpath network on the ridge, edge of a Conservation Area.	A rural view across the Welland Valley. Corby lies hidden behind the woodland on the edge of the plateau which forms the skyline. Taller structures in Corby break the skyline, such as the ABI Mauri mill building, the two chimneys of the existing Corby Power Station, RMRC and the Roquette and RS Components factories.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
11. The Gretton Road on the edge of Lyddington	6.09 km Looking SE	Users of the road	Tree cover and buildings prevent open views across the valley from within the village. It is only on heading south out of the village that the views across the Welland Valley towards the Site are possible.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
12. The Corby Road between Gretton and Gretton Brook Road	2.6 Km Looking SSE	Users of the road and those using nearby rural footpaths	A rural view close to the southeast close to the edge of Gretton village. This view has been chosen to illustrate the typical view from the edge of the plateau and the environs of the village and adjacent rural footpaths.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium



Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
13. The Corby Road between Gretton and Gretton Brook Road, closer to the RMRC	1.58 Km SSE	Road users	On rounding a bend, the view opens up towards the stadium and an industrial area to the right, which affords a long view towards the Site.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the proposed development: Low
14. From Kirby Hall	2.3 Km Looking E	Visitors	Kirby Hall is Grade I and a series of views are presented to illustrate the impact on its historical setting and the visual amenity of users. Kirby Hall lies in a dip in the landscape, Corby lies beyond the rising ground which is visible beyond the formal garden.	Value of the view: High Receptor Sensitivity: High Susceptibility of the view to the proposed development: High
15. A view from a rural lane as it passes Ferrel's Wood	4.2 Km looking SE	Users of the lane and people within the landscape to the NE of the Site	This view is only afforded from a field gateway due to hedge cover flanking the lane but it has been chosen to illustrate the typical view from this side of the countryside. Kirby hall lies hidden in the dip. The wooded edge of the plateau is clearly visible, the skyline punctuated by the stands of the RMRC and the twin chimneys of the existing Corby Power Station.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium



Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
16. A rural footpath just west of the boundary to the registered park and garden Deene Park.	2.9 km looking SSE	Users of the footpath	A rural view across pasture to a wooded skyline which is broken by the stands of the Rockingham RMRC and the twin chimneys of the existing Corby Power Station. It illustrates the relationship of the Site to the parkland.	Value of view: Medium Receptor Sensitivity: High Susceptibility of the view to the proposed development: Medium
17. A rural footpath from within Deene Park registered Park and Garden	3.6 km SSW	Users of the footpath	A rural view over the parkland to a wooded skyline. A stand within the RMRC is visible through a gap in the trees. This view illustrates the potential impact of the proposed development on visual amenity and the setting of the park and garden.	Value of view: High Receptor Sensitivity: High Susceptibility of the view to the proposed development: Medium
18. From the Oundle Road as it crests the high ground above Weldon	3.4 km looking SE	Users of the road and a nearby public right of way which runs across the ridge	Views from the high ground to the south of Corby do not have the benefit of screening woodland and so the industrial townscape and new residential areas are clearly visible. This view has been chosen to illustrate the typical views from high ground to the southeast.	Value of view: Low Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Low
19. Rural footpath MS1 within Deene Park as it passes Home Farm.	3.37 km	Walkers	A rural view over unspoilt parkland from within the Registered Park and Garden.	Value of view: High Receptor Sensitivity: High Susceptibility of the view to the proposed development: High



4.10 Existing Nightscape (No material change to the consented scheme)

51. The car storage area is periodically lit with tall lighting columns and the service yards and roads of the adjacent industrial estate are also well lit. The existing chimneys of Corby Power Station are fitted with aircraft warning lights. Viewed from the north, the wooded skyline forms a dark band with few lights visible but the glow of lights from the urban area of Corby beyond is noticeable.

5 PROPOSED CHANGES TO THE CONSENTED DEVELOPMENT

52. The two most significant visual changes are the omission of one of the chimneys and the increase in the height of the main hall. The chimney will remain the same height as the consented chimneys, but the omission of a chimney is considered beneficial. The single chimney will be three metres in diameter and so will be considerably slimmer than the chimneys of the Corby Power Station which are approximately nine metres in diameter.
53. The TZV (Figure 3) indicates that the increase in height of the building by around 10 m (to the apex of the curved roof) will not significantly increase the visibility of the building to new areas of landscape where it would not have previously been visible, but where it will be possible to see the consented building, the increase in height will make it more visible. The extent of this is illustrated in the AVR's presented in Appendix C.
54. The extension of the tipping hall will have no significant additional impacts because it is a comparatively low element within an industrial setting and so will not be visible within the wider townscape. The enclosure it brings to vehicle movements and activities brings other environmental benefits.
55. The colour finish to the building has been assessed as a light neutral colour, such as a light grey, but as with the consented scheme, the final choice of materials and finish will be subject to a condition and approval.

6 EFFECTS DURING CONSTRUCTION

6.1 Effect on Topography during construction (Minor change compared with the consented scheme)

56. The Site is fairly level and the preparation of the build platform will only require minor modifications to existing levels (typically +/- 1m). The most significant main change will be the excavation of a storm water attenuation pond on the east side of the Site which will be approximately 1.5 m deep. Since it is a previously developed site the existing levels are not natural. To accommodate the proposed changes the flat build platform extends right up to the north boundary requiring some minor additional earthworks and engineering. Nevertheless, the effect on topography during construction remains Negligible.

6.2 Effect on natural landscape features during construction (Minor change compared with the consented scheme)

57. The only natural landscape feature on the Site is a line of trees along the eastern boundary; the majority of these will be retained for screening purposes and the root protection areas respected. As part of the proposed changes some trees will be lost at the southern end to accommodate the proposed substation. There will be loss of a small area of grassland on the northern boundary. As a result, there will be a Minor adverse impact on landscape features. Mitigation in the form of additional tree planting is proposed to compensate for this.



6.3 Townscape character effects during construction (Minor change compared with the consented scheme)

58. The construction works will take place within an industrial setting and the ground level activities will be screened from view. As the proposed facility increases in height during the construction process the construction activities and partially complete structure will be dominant and visible within the industrial area, resulting in a Minor adverse impact on townscape but it will be temporary and local.

6.4 Landscape character effects during construction (Minor change compared with the consented scheme)

59. The proposed development will only start to have an influence on the character of the wider rural landscapes as the structure rises above the skyline. Since the views from rural areas will be distant the incomplete nature of the structure will be hard to discern but cranes used in the construction will also be visible. The influence of the construction process of the proposed changes to the building structure will be slightly greater on landscape character than during operation, resulting in a Minor adverse impact but it will be temporary and local.

6.5 Visual Impacts during construction (Minor change compared with the consented scheme)

60. Ground level construction activities will be screened from the surrounding townscape and wider countryside by the adjacent industrial units and woodland and so the visual impact arising from ground level activities will be Negligible. There will be a need for one or more tower cranes to complete the build and these will be visible over a wide area (similar to that of the chimney). As the building increases in height it will also become more visible and the incomplete structure is likely to have a slightly greater adverse effect on visual amenity than the finished building, but only for viewpoints within approximately 1 km of the Site. Further afield it will be harder to discern the incomplete nature of the development.

61. The most significant receptors affected by the construction process will be those close to the Site such as people travelling within the industrial estate and the surrounding distributor roads, but this is unlikely to exceed a moderate adverse impact given the existing visual context. Within the wider landscape the additional visual impact arising from the construction process and the proposed increase in height of the building will only significantly affect Views 13 and 16; increasing to Moderate adverse for View 13 and Moderate-Major adverse for View 16, but both temporary (typically around 2 years).

7 Effects during operation

7.1 Visual impact when operational

62. The visual impact for each representative view is determined in Table 2 and summarised at the end of this section. Reference should also be made to Figures 9,10, 11 and 12 in Appendix B.



Table 2: Assessment of Visual Impact from Representatives Viewpoints

Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
1. Shelton Road	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a low susceptibility to additional industrial development</p>	Low	<p>The main building and chimney will be largely screened by the intervening plot and tree cover. A car park and retention lagoon is proposed for the east side of the Site which will have no greater visual impact than the existing parked cars. The only visible building will be the substation at the gate. The trees on the eastern boundary will be retained apart from a few closest to the gate which will be lost to accommodate the substation. The outline of the building will be visible through the leafless trees in winter.</p>	Negligible in summer, Minor adverse in winter.
2. From the junction of Pywell Road looking down Pywell Court.	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a low susceptibility to additional industrial development</p>	<p>High</p> <p>The facility will appear significantly taller than adjacent buildings and the chimney will be a landmark.</p> <p>An AVR is available for this view.</p>	<p>The main building will be clearly visible, rising up behind the low-level units in the foreground but will be seen in the context of an industrial environment. Due to its height and scale it will be slightly out of context with other buildings in the estate.</p>	Moderate adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
3. Steel Road west of the Site	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a Low susceptibility to additional industrial development</p>	Medium in winter, Low in summer	The facility will be partially screened by the trees which line the road. In winter it will be possible to make out the upper section of the new building and chimney above the roofline of the existing buildings within the industrial estate.	Minor adverse in winter, Negligible in summer
4. Stephenson Way at the junction with Pen Green Lane	<p>Sensitivity: High (residential and open space)</p> <p>Susceptibility: Medium (some intrusive elements)</p>	<p>Low</p> <p>A wire line AVR is available for this view.</p>	The upper part of the chimney and building will be visible, rising above the woodland, but will be at distance and seen beyond and in the context of the transmission line. The existing conifer planting will eventually screen the facility from view. It is likely that the intervening industrial land will also be developed t sometime in the future which would further limit views.	Moderate adverse
5. Industrial estate on Napier Road	<p>Sensitivity Low (industrial)</p> <p>Susceptibility Low</p>	High	The upper part of the building and chimney will be clearly visible on the skyline, but the brownfield land is likely to be redeveloped at some stage in the future which will block views of the facility.	Moderate adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
6. The Northern Orbital Road built to open up brownfield land for redevelopment. It lies on the opposite side of the woodland which lies on the northside of the Site.	Sensitivity Low (industrial) Susceptibility Medium (woodland screened existing industry)	Medium	The road hugs the woodland which elevates the line of sight, preventing views of the proposed development. The upper section of the facility will be briefly visible where the woodland is set back from the road as it crosses Gretton Brook and from the adjacent industrial land awaiting redevelopment.	Minor adverse
7a. The edge of the Priors Hall Park residential development at the Gretton Rd – Priors Hall West Link Road junction.	Sensitivity Medium Susceptibility Medium	Medium An AVR is available for this view.	The upper part of the building and chimney will be clearly visible on the skyline, but the brownfield land is likely to be redeveloped at some stage in the future which will block views of the facility. As a result of tree cover and the orientation of the houses only about four properties will afford views of the facility and mainly when the deciduous vegetation is out of leaf.	Moderate adverse
7b From Kestrel Road within the Priors Hall residential development	Medium	No change	The proposed development will be screened from view by the backdrop of trees to the east of the listed building.	No effect



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
7c From Hobby Drive, a residential street within Priors Hall Park	Sensitivity High Susceptibility Medium	Medium	Hobby Drive is a recently constructed street in the Priors Hall residential development. It aligns with a view towards the proposed facility and so affords the only long view towards the facility. Predicted change to the view The upper part of the chimney and building will be visible, seen rising above the housing at the end of the street.	Moderate/Major adverse
8. Rural footpath close to the Corby Road (B670) on the west side of Corby	Sensitivity Medium Susceptibility Medium It is a rural view with the urban area of Corby hidden behind the brow but the water tower detracts from the view.	None	The upper section of the existing Corby Power Station chimneys are just visible but the proposed chimney will be 870 m further away from the viewer and so will not break the skyline.	No impact



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
9. A rural lane leading down to Eyebrook Reservoir	Sensitivity High Susceptibility Medium, it is an attractive rural view but distant from the Site and the existing chimneys are already a visual detractor on the skyline	Low A wire line AVR is available for this view.	The chimney and upper part of the building will be visible beyond the wooded edge to the plateau, breaking the skyline. It will be viewed at distance and in association with existing structures which break the skyline, drawing further attention to Corby's location in the landscape. The chimney will be approximately a third of the width of the existing Corby Power Station chimneys and so will be far less noticeable.	Moderate adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
10. Stoke Road west of Lyddington	Sensitivity Medium Susceptibility Medium, it is an attractive rural view but distant from the Site and the existing chimneys are already a visual detractor on the skyline	Low	The view from the road is glimpsed and probably obscured in summer but there are similar glimpsed views from the London Rd (A6003) and local footpaths. The chimney and upper part of the building will be visible beyond the wooded edge to the plateau, breaking the skyline. It will be viewed at distance and in association with existing structures which break the skyline, drawing further attention to Corby's location in the landscape. The chimney will be approximately 1/3 the width of the existing Corby Power Station chimneys and so will be far less noticeable.	Minor adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
11. Gretton Road south of Lyddington	Sensitivity Medium Susceptibility Medium, it is an attractive rural view but distant from the Site and the existing chimneys are already a visual detractor on the skyline	Low	The chimney and upper part of the building will be visible beyond the wooded edge to the plateau, breaking the skyline. It will be viewed at distance and in association with existing structures which break the skyline, drawing further attention to Corby's location in the landscape. The chimney will be approximately 1/3 the width of the existing Corby Power Station chimneys and so will be far less noticeable.	Minor adverse
12. The Corby Road between Gretton and Gretton Road	Sensitivity Medium Susceptibility Low, the view is already marred by the stadium and the industrial area adjacent to it.	Low	The majority of the proposed development will be screened by the intervening woodland and only the upper part of the chimney just visible, and mainly in winter.	Minor adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
13. The Corby Road between Gretton and Gretton Road	<p>Sensitivity Low</p> <p>Susceptibility Low, the view is already marred by the stadium and the industrial area adjacent to it.</p>	<p>High</p> <p>An AVR is available for this view.</p>	<p>The upper part of the building and chimney will be visible to the right of the stadium, beyond the industrial area and woodland which forms the backdrop. The industrial land is currently used for low level storage. The Proposed Development will only be visible for a short section of the road as it rounds the bend before dropping into a dip.</p>	<p>Moderate adverse, but a fleeting view</p>
14. Kirby Hall	<p>Sensitivity High</p> <p>Susceptibility High, the taller structures within Corby are not visible from the house and its immediate environs.</p>	<p>None in summer, Low in winter</p> <p>A wire line AVR is available for this view.</p>	<p>It may just be possible to see the tip of the chimney (less than 5 m) through the leafless trees in winter, from a few upper floor windows, but from this viewpoint the chimney will appear a third thinner than the chimneys to the existing Corby Power Station.</p>	<p>No change in summer, Minor adverse, Negligible in winter</p>



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
15. A view from a rural lane as it passes Ferrel's Wood	Sensitivity Low Susceptibility Low, the view is already marred by the stadium and existing chimneys breaking the skyline.	Low	The building will be screened by the stadium, but the upper part of the chimney will be seen rising above the stadium. Motor racing has ceased at the stadium and it may be dismantled, in which case a view of the upper section of the proposed building will open up. From this viewpoint the chimney will appear approximately 1/3 narrower than the chimneys of the existing Corby Power Station and so will be far less noticeable.	Minor adverse
16. A rural footpath just west of the boundary to the registered park and garden Deene Park.	Sensitivity High Susceptibility Medium, the view is already marred by the stadium and existing chimneys breaking the skyline.	Low An AVR is available for this view.	The upper section of the chimney will be seen rising above the woodland, but seen in the context of the existing stadium.	Moderate adverse



Viewpoint Location	Receptor sensitivity and susceptibility of the view to the proposed development	Magnitude of impact	Description of the change to the view	Effect
17. Rural footpath MS2 from within Deene Park, a Registered Park and Garden	<p>Sensitivity</p> <p>High (within the registered parkland)</p> <p>Susceptibility</p> <p>Medium, the view is already marred by the stadium and existing chimneys breaking the skyline.</p>	<p>Low</p> <p>An AVR is available for this view.</p>	<p>A rural view over the parkland to a wooded skyline. The RMRC is partially visible through a gap in the trees. This view illustrates the potential impact of the facility on visual amenity and the setting of the park and garden. The tip of the chimney and a very small part of the roof of the boiler hall will be just visible, seen rising above the woodland, but in the context of the RMRC.</p>	Moderate adverse
18. From the Oundle Road as it crests the high ground above Weldon	<p>Sensitivity</p> <p>Low</p> <p>Susceptibility</p> <p>Low, the view is primarily of the industrial area.</p>	<p>Low</p>	<p>The upper part of the building and chimney will be visible, set among the existing industry and so will not be particularly noticeable apart from the chimneys.</p>	Negligible
19. Rural Footpath MS 1 within Deene Park	<p>Sensitivity</p> <p>High (within the registered parkland)</p> <p>Susceptibility</p> <p>High, a pristine view</p>	<p>No change.</p> <p>A wire frame AVR is available for this view.</p>	<p>A rural view over the parkland to a wooded skyline unaffected by any intrusive elements.</p> <p>The facility will not change the view, the lower part of the proposed facility will be screened by topography and the upper section of the building and chimney by several layers of mature woodland.</p>	No effect



7.2 Summary of the effect on visual amenity when operational

63. The facility will be on brownfield land enclosed within a large industrial and commercial area and due to the enclosing nature of the buildings to the south, tree cover to the north and east and the extent of brownfield land to the west, the ground level parts of the proposed facility will be largely screened and will not be readily discernible. The building and chimneys will be considerably taller than the adjacent buildings and woodland and so the upper sections will be seen over a wide area, extending beyond the urban area and across to the far side of the Welland Valley in the north, high ground above Weldon to the south east and south and east towards Deene Park. The facility will lie 3 km from the northern edge of the plateau and so, despite its height, it will not be visible from the base of the Welland Valley or the southern scarp slope, including Rockingham Castle. Viewed from higher ground further north the facility will be set back from the edge of the Corby plateau, behind woodland and so only the upper sections of the chimney and building will be visible and seen at a distance.
64. The rising landform to the east of Corby means that the facility will not be visible much further than the eastern edge of the town.
65. The high ground to the south and above Weldon affords views over the industrial areas of Corby and the facility will be seen in this context and although the larger building will be more visible it will be seen in the context of other tall industrial buildings set within an urban townscape and so the visual impact effect will not be significant.
66. . The upper section of the facility will be visible from the northern slopes of the valley, where it will be seen rising above the wooded edge of the plateau. It will be seen in the context of existing structures within Corby which break the skyline including the two 70 m high chimneys of the existing Corby Powers Station. The viewing distance will also be substantial and so the tightly aggregated chimneys will be seen as a small element in a panoramic view. It They will also appear narrower than the existing Corby Power Station chimneys and in most views will be set further back within the plateau and so will be harder to discern.
67. The upper part of the building and chimney will be visible in land to the east, but nearly always in association with the Rockingham Speedway RMRC, but this facility may be dismantled/modified and the site redeveloped. Tree cover on high ground above Deene Park will also substantially reduce the visibility of the facility. The facility will not be visible from Deene village or the majority of the registered parkland, but it will be visible from a small area of higher ground in the parkland which is crossed by a PRoW.
68. The proposed development will not be visible to those visiting the grounds of Kirby Hall although the upper five metres of the chimney might just be visible in winter through the leafless trees and gaps in the tree line from a few upper floor windows.
69. There are no residential properties immediately adjacent to the Site and so it will not be possible to see ground level plant or activities, but the height means that it will be visible from some residential properties. The residential and retail areas of Corby are sufficiently distant and screened by existing buildings that their residential character and the visual amenity of residents will be unaffected by the proposed development, with two exceptions; a few houses on the edge of Stephenson Way and a few houses within the Priors Hall Park development to the east, which is part occupied and part under construction.
70. This report includes a new receptor, residents of Hobby Drive which lies within the Priors Park Hall residential area. Hobby Drive is a recently constructed street and unlike other streets within this residential area, it affords



a long view towards the consented development. From the east end of the street the upper section of the chimney and building will be visible, seen rising above the houses at the end of the street. This will result in a Moderate/Major adverse impact for a short section of Hobby Drive. Views from the remainder of the Priors Hall Park development will be blocked by buildings within the development and the large industrial buildings on the periphery, such as Morrisons, RS Components and Roquette. It is likely that the large plot to the east of Priors Hall Park and the north of Morrisons will be developed at some stage and is likely to substantially reduce views of the facility from eastern viewpoints. The extensive tree planting throughout Priors Hall Park will increasingly provide further screening as it establishes.

71. Within Stephenson Way the upper part of the chimney and building will be seen from the public open space and properties which fringe it, but it will be seen in the context of a transmission line and tower which occupies the foreground and is likely to become screened as an intervening plantation, designed to screen the industrial area from the residential area, gains stature. Overall, the effect on the visual amenity of those within the residential areas of Corby is considered Minor adverse declining to Negligible as existing landscaping matures or intervening industrial areas are built out.
72. The facility will not be visible from the streets within the numerous villages within the rural to the north, but it may be possible to see the upper part of the building and chimney on the skyline from the upper windows of a few properties within these villages and from a few isolated dwellings on higher ground. In all these views the facility will only the chimney will be visible as a distant, barely perceptible feature and will be seen in the within the context of existing structures which break the wooded skyline. Overall, the effect on the visual amenity of residents will be Negligible.

7.3 Visual effect due to pluming (Minor change compared with the consented scheme)

73. In certain weather conditions, typically cold, clear days in winter, vapour can form from the chimney emissions and this draws attention to the chimney, particularly as it can rise and move in the wind. It is anticipated that weather conditions required for pluming will occur between 5 – 10 days a year. It is likely that other flues in the industrial area will also create plumes under such conditions. Therefore, while the pluming will increase the visibility of the chimney and draw attention to it, it is likely to be seen in the context of other plumes.

7.4 Effect on townscape character when operational (Minor change compared with the consented scheme)

74. The facility will be located in an industrial area, but it will be substantially larger in height, scale and mass than the industrial units immediately adjacent to it. There are, however, large industrial and commercial buildings and structures within the wider industrial area. The proposed development will reinforce the industrial character of the area, but overall, the effect on the townscape character of the industrial area is considered to be Neutral.
75. The facility will be seen from the edge of the Stephenson Way, Rockingham Gate, the Gretton Road and the Priors Hall Link Road West junction on the edge of the Priors Hall Park residential area, but it is likely to be screened by recent tree planting and the build out of brownfield land allocated for employment. Nevertheless, the scale and height of the building will increase the juxtaposition between the residential areas and adjacent industrial area and so the effect on the residential townscape character will be Minor adverse.



7.5 Effect on landscape character when operational (Minor change compared with the consented scheme)

76. The proposed development will be visible beyond the urban area of Corby and so will affect the character of the rural surroundings. This is assessed based on the documented Landscape Character Areas.

Iron Stone Quarried Plateau (Kirby and Gretton Plateau)

77. This character area has evolved and been shaped by the industry within it. It is a mix of industrial land, brownfield land and woodland. The proposed development represents a further evolution of industry within the area, replacing the former tall structures of the steelworks. It will reinforce the existing character of the area but because its height and scale will be significantly greater than adjacent buildings it will have a Minor adverse effect.

Wooded Clay Plateau

78. The facility will have no visual influence on the wooded clay plateau to the west of the town, but the chimney and upper part of the building will be visible from parts of the plateau on the west side, notably in the vicinity of Deene Park. It will often be seen in context with the Rockingham Speedway RMRC and chimneys of the existing Corby Power Station. Nevertheless, it will introduce another detracting element which will reinforce the negative characteristics of an otherwise high-quality landscape. The facility will have a Moderate adverse impact effect on the character of a small area of the Wooded Clay Plateau on the east side of the town.

Farmed scarp slopes Cottingham to Harringworth

79. The farmed slopes are tucked into the scarp and so will not be visually influenced by the proposed development from within the character area. This character area is, however, defined by the wooded skyline which the facility will break. It will be seen in association with other structures. The facility will have a Negligible - Minor adverse effect on the setting of this character area.

Welland Valley

80. The facility is not visible from the floodplain of the valley and will have a Negligible effect on its character.

High Leicestershire and High Rutland

81. This character area affords views across to the wooded skyline which the proposed development will break. It will be seen in association with other structures. The proposed development will have a Negligible to Minor adverse effect on the setting of this character area.

Effect on nightscape when operational

82. Based on a similar facility being constructed by the potential future operator the following lights are likely to be installed to ensure its safe operation.

Lighting to external circulation and parking areas

83. External areas are likely to be lit by approximately fifteen, eight metre high LED downlighters, the majority mounted on the building to illuminate external vehicle areas and a few on posts to illuminate the car park. The lighting shall be controlled by time switch. A master photocell will be located externally on the roof of one of the buildings on site, out of any shadow. The trigger level on the photocell will be adjustable. It is unlikely that the lights will be on outside the hours of operation or when day light levels are sufficient. Typically, they will be



operational during working hours in winter months, early morning and early evening. The lighting on the north, east and south sides of the building will be screened from the wider landscape by the Energy Recovery Facility building, tree cover and existing buildings within the industrial estate. The site and remaining car storage area to the west is lit by high mounted floodlights. One of these masts will be removed to accommodate the development. The remaining car storage site is likely to be more highly illuminated than the development site. Overall, the external areas of the facility are likely to be less brightly lit and the baseline condition.

84. The proposed changes to the consent propose additional enclosure of the tipping and vehicle manoeuvring area which will beneficially reduce the level of external lighting compared with the consented scheme, particularly with regard to shielding of vehicle headlights.

Aircraft warning lighting

85. The flue will be provided with obstruction beacons in line with Civil Aviation Authority requirements.

Internal lighting

86. The building has few windows and internally the building will only be lit during the hours of operation. The light shining from windows and vents within the building will not be significant.

Nightscape effects, Summary

87. The proposed ground level lighting will be shielded from the wider area by the adjacent buildings and woodland. The only light visible over the wider area will be the aircraft warning light on top of the chimneys, but this will be seen in the context of the existing warning lights on the Corby Power Station chimneys. It will, however, allow the position of the chimney to be identified on the dark wooded skyline from the rural landscape to the north and east. The adverse impact of the warning light will be offset by the reduced illumination on the site compared to the existing condition and so the overall effect on nightscape is considered to be Neutral.

88. The proposed changes to the consented scheme are considered to be of Minor benefit due to the increased enclosure of the tipping area.

8 COMPLIANCE WITH PLANNING POLICY

89. In terms of landscape and visual impact the consented facility was considered to comply with Policies EN1 and EN2 as well as national planning policy. The development is located on previously developed land and will closely match the character of the adjacent industrial estate and so complies with Policies CMD8 and CMD10 of the NMWDF which relate to landscape character and design. will be built on previously developed land and lies adjacent to, but not within, a Green Infrastructure Corridor. Some Minor and Moderate adverse visual effects were identified but these were balanced against the wider, non-landscape, benefits of the scheme, such as the disposal of waste and the generation of power.

90. The proposed changes to the building will increase the visibility of the building to those viewpoints where it will be possible to see the building of the consented scheme, but it will not increase the landscape and visual impacts to Moderate-Major or Major (with the exception of a short section of Hobby Drive) and so the proposed changes are considered to still result in a development which is compliant with landscape and visual policies. The removal of a chimney will reduce the visual impact of the tallest element and so will be beneficial in comparison with the consented development.



9 ASSESSMENT OF CUMULATIVE EFFECTS

91. No developments of a similar height and scale are proposed currently consented in the area and so there will be no cumulative effect within the surrounding rural landscape. If some, or all, of the employment land is eventually built out it is likely to mainly comprise warehousing comprising buildings with a larger floor plan but lower in height than the proposed development and is unlikely to have a cumulative effect with regards to skyline impacts and views from the more sensitive rural areas. Such development is likely to surround the proposed development and reduce its visibility from within the urban area. If the RMRC is dismantled or modified, it is likely to remove or reduce what is currently a substantial, singular landmark structure on the skyline. While this will bring about substantial landscape and visual enhancements to the rural landscapes to the north and east it may result in the facility becoming the dominant intrusive element in a few views. Any warehousing built to the west of the RMRC will be seen in the foreground of any view of the facility.
92. Priors Hall Park is a substantial mixed use urban extension under construction, (ENC - 04/01326/OUT and ENC - 16/01237/AMD, 740 m to the east at its closest, but it is of a different townscape character and scale in relation to the Proposed Development and there is sufficient spatial and visual separation between the two. The intervening area is allocated for employment uses and so the Proposed Development is likely to become absorbed deeper within an industrial/employment townscape. The part of Priors Hall closest to the Site has been built out and so forms part of the baseline assessment.
93. A renewable fuel production and recycling facility is consented on land adjacent to the Gretton Brook Road 1.5 km to the northwest (NCC - 4/00093/WASVOC) but it will be on the site of an existing recycling facility within an industrial area. The proposed recycling facility is small scale compared to the Proposed Development and will be visually separated from it by other buildings, trees and hedgerows. No tall chimney is proposed.
94. Currently there will be no cumulative effects in relation to consented, but yet to be built, developments.

10 MITIGATION, ENHANCEMENT AND RESIDUAL EFFECTS

95. The facility will be screened at ground level by adjacent buildings, tree cover, car storage areas and brownfield land. The upper sections of the facility will be visible over a wide area but will be too tall to significantly mitigate with landscaping or bunding. Since the upper sections will nearly always be seen against the sky it is proposed to clad the building in light grey panelling and the chimney will be light grey, but it is expected that the final choice of cladding material and finish will be determined through condition. This mitigation is primary mitigation incorporated into the design. This will reduce its prominence although most of the views from the high ground to the north will see the structure in silhouette on the skyline.
96. Secondary mitigation will be undertaken in the form of tree planting, including evergreens along the north and east boundaries which will help reinforce the existing tree cover on these boundaries. Given the height of the building and chimney this secondary mitigation will not reduce impacts further in a reasonable time frame and so residual impacts effects will remain as same as the initial effects.
97. The tree planting will compensate for the loss of trees on the site and so in the short term it is primarily for ecological benefit and will compensate for the loss of landscape features – resulting in a Neutral impact.



11 SUMMARY OF EFFECTS OF THE FACILITY

98. The two most sensitive receptors, both in terms of visual amenity, landscape and the setting of historical assets are Kirby Hall and Deene Park. To most visitors to Kirby Hall the upper few metres of the chimney will be barely perceptible given the distance and intervening trees and it is only likely to be visible from a few windows on the upper floor and along a short section of the access road where it will be seen in context with the stadium and existing Corby Power Station chimneys. At a distance of 2.5 km the tip of the three metre wide chimney will be barely visible.

99. The AVR's undertaken for Kirby Hall confirm that the building will not be visible from the hall despite the proposed increase in the height of the building.

100. The chimney and building will not be visible from the majority of Deene Park apart from a small area of higher ground crossed by a public right of way, where it will be seen in the context of existing structures on the skyline, such as the RMRC. In the wider context of the park and the visual amenity of visitors it will not be significant. There will be a Moderate adverse visual impact to users of a rural footpath just outside the historic parkland and this is likely to be the most significant impact of the whole development.

101. The upper part of the building and chimney will be just visible from the rural landscape to the north but will be seen at distance in the context of other structures on the skyline. The chimney will be set further back within the plateau than the chimneys of the existing Corby Power Station, as a result it will be far less prominent.

102. The upper part of the chimney and building will be visible from a few properties along Stephenson Way and to a few properties within Priors Park Hall, but at distance, and visibility will reduce as existing tree planting matures and may reduce further as intervening employment land is built out.

103. No developments of a similar height and scale are proposed in the area and so there will be no cumulative effect within the surrounding rural landscape. If employment land is built out it is likely to comprise warehousing which will be lower and is unlikely to have a cumulative effect. Instead such development is likely to screen the proposed development and reduce its visibility from within the urban area. If RMRC is dismantled or modified, it is likely to remove or reduce what is currently a substantial structure on the skyline. While this will bring about substantial landscape and visual enhancements it may result in the proposed development becoming the dominant intrusive element in a few views.

12 SUMMARY OF THE DIFFERENCES IN EFFECTS BETWEEN THE CONSENTED SCHEME AND THE PROPOSED AMMENDMENTS

104. The proposed removal of a chimney is considered beneficial compared with the consented scheme.

105. TZV indicates that the proposed change to the consented building will slightly increase the extent of visibility of the building in the landscape (that is to areas where it would not be visible before), but none of these areas are sensitive receptors (typically undesignated farmland with no public access). In those areas where it would have been possible to see the consented building the proposed higher building will be more visible but it will not increase the visual impact to a level which might cause concern (i.e. Moderate/Major or Major).

106. The original assessment identified that the consented building would be considerably higher than its neighbours and the increased height will emphasis this further, resulting in a Minor adverse impact on the character of the industrial estate. It will also heighten the juxtaposition between the industrial area and the



adjacent Priors Park Hall residential area. There is, however, a large area of land awaiting commercial development between Priors Hall Park and the facility and once this is built out the impact of the proposed changes to the consented Energy Recovery Facility on the character of the residential area will be Negligible.

107. The proposed changes to the consented scheme are likely to result in an improvement to the nightscape compared with the consented scheme, primarily due to the increased enclosure to the vehicle tipping and manoeuvring area.

108. It is concluded that while the proposed changes will increase the impacts to a few landscape and visual receptors they will not increase the impacts to a level which causes concern.

Table 4: Townscape and Visual Effect Summary Table

Changes in effects as a result of the proposed changes to the building compared to the consented scheme are shown as a strike through with new text highlighted.

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
CONSTRUCTION				
Topography	Permanent	Negligible	None required	Negligible
Landscape features	Permanent	Negligible Trees at the southern end of the eastern tree belt lost	None required Level of tree planting increased	Negligible Neutral
Townscape	Temporary	Negligible Minor adverse	None required None possible, impact arises from the increased height of construction activities	Negligible Minor adverse
Visual effect	Temporary	Negligible Minor adverse	None required due to temporary nature and existing industry	Negligible adverse Minor adverse
OPERATION				



Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/ Enhancement Measures	Residual Effects
Townscape character	Permanent	Negligible Minor adverse due to comparative height and scale	None proposed None practical	Negligible Minor adverse
Landscape character Ironstone Plateau LCA	Permanent	Minor adverse	None proposed	Minor adverse
Wooded Clay Plateau LCA	Permanent	Moderate adverse	None proposed	Moderate adverse
Welland Valley LCA	Permanent	No effect	None proposed	No change
High Leicestershire High Rutland LCA's	Permanent	Negligible	None proposed	Negligible
Visual effect – Viewpoint 1 – Shelton Road	Permanent	Negligible Minor adverse	None proposed None practical	Negligible Minor adverse
Visual effect – Viewpoint 2 - Pywell Road looking down Pywell Court	Permanent	Moderate adverse	None proposed	Moderate adverse
Visual effect – Viewpoint 3 Steel Road	Permanent	Minor adverse	None proposed	Minor adverse
Visual effect – Viewpoint 4 Public open space Stephenson way	Permanent	Moderate adverse	None proposed	Moderate adverse
Visual effect – Viewpoint 5 Business park Napier Road	Permanent	Moderate adverse	None proposed	Moderate adverse



Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
Visual effect – Viewpoint 6 Northern Orbital Road	Permanent	Negligible adverse Minor adverse	None proposed None practical	Negligible adverse Minor adverse
Visual effect – Viewpoint 7a The edge of the Priors Hall Park residential development at the Gretton Rd junction	Permanent	Moderate adverse	Tree planting on the east boundary to reinforce the existing tree cover provided by the woodland	Moderate adverse Minor adverse to Negligible to the few residential properties which face the direction of the Site.
Visual effect - Viewpoint 7b Kestrel Road/Gretton Rd junction, Priors hall Park	Permanent	No effect	None required	No effect
Visual effect – Viewpoint 7c Hobby Drive, Priors Hall Park	Permanent	No effect	None required	No effect
Visual effect – Viewpoint 8 Rural footpath close to the Corby Road (B670) on the west side of Corby	Permanent	No effect	None proposed	No effect
Visual effect – Viewpoint 9 - Lane on high ground above Eyebrook Reservoir	Permanent	Moderate adverse	None proposed	Moderate adverse
Visual effect – Viewpoint 10 - Stoke Road west of Lyddington	Permanent	Minor adverse	None proposed	Minor adverse



Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
Visual effect – Viewpoint 11 The Gretton Road on the edge of Lyddington	Permanent	Minor adverse	Tree planting on the northern boundary to reinforce the existing tree cover provided by the woodland	Minor adverse
Visual effect – Viewpoint 12 The Corby Road on the outskirts of Gretton	Permanent	Minor adverse	Tree planting on the northern boundary to reinforce the existing tree cover provided by the woodland	Minor adverse
Visual effect – Viewpoint 13 The Corby Road between Gretton and Gretton Brook Road	Permanent	Minor adverse Moderate adverse	Tree planting on the northern boundary to reinforce the existing tree cover provided by the woodland	Minor adverse Moderate adverse
Visual effect – Viewpoint 14 Kirby Hall	Permanent	Minor adverse/Negligible	None proposed Now only one chimney	Minor adverse/Negligible
Visual effect – Viewpoint 15 a rural lane as it passes Ferrel's Wood, high ground northeast of the site	Permanent	Minor adverse	None proposed	Minor adverse
Visual effect – Viewpoint 16 western boundary of Deene Park	Permanent	Moderate adverse	None proposed Now only one chimney	Moderate adverse
Visual effect – Viewpoint 17 - high	Permanent	Moderate adverse	None proposed	Moderate adverse



Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
ground within Deene Park				
Visual effect – Viewpoint 18 - Oundle Road as it crests high ground above Weldon	Permanent	Negligible	None proposed	Negligible
Visual effect- Viewpoint 19 Footpath MS1 within Deene Park	Permanent	No effect	None required	No effect
Nightscape	Permanent	Negligible Proposed changes a slight improvement on the existing consent	None proposed	Negligible

CORBY ENERGY RECOVERY FACILITY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

APPENDIX A: METHODOLOGY

The study assesses the significance of the impact of the visual changes arising from the Proposed Development, together with the changes to the character and quality of the landscape.

The existing landscape character and the visual environment have been separately surveyed and assessed. The landscape assessment identifies characteristics, features and elements which constitute a particular landscape and its character. The visual baseline identifies existing views to, across or from the application site, and identifies the visual receptors, such as nearby residents or users of Public Rights of Way (PRoWs) who might be affected by the Proposed Development.

The assessment of the likely significant effects of the proposed development on landscape character and visual impact has been undertaken by Chris McDermott who has been a Chartered Landscape Architect and member of the landscape Institute for over 35 years. The assessment follows the Guidelines for Landscape and Visual Impact Assessment – Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA 3).

A baseline study is undertaken to determine:

- 1) Relevant landscape designations on or near the Site;
- 2) Relevant planning designations and policies;
- 3) Landscape character;
- 4) The value of the landscape in terms of landscape features, cultural, historical and recreational values and its value to the community;
- 5) How susceptible is the landscape to the type of development proposed?
- 6) The contribution the Site makes to landscape character and its value;
- 7) How the landscape appears to people within the landscape (visual receptors), and
- 8) How does the Site fit in and contribute to these views?

The second part of the assessment examines the changes that would occur if the development were to be implemented. In terms of landscape it describes the likely changes that would occur to landscape character, determines whether any landscape features would be lost or created and whether there would be any changes to community or cultural aspects. The significance of the effect of these is then determined. To determine the likely changes in visual amenity to people a series of viewpoints are selected from where the Proposed Development is likely to be visible. These are chosen to illustrate changes to views from a variety of sensitive views, such as those from PRoW, residential properties, roads etc. at a variety of distances, elevations and directions around the Site. They are presented as a series of photographs with a narrative describing the changes, and if required, the proposed mitigation and likely effectiveness.

Landscape quality, sensitivity, value and susceptibility

Landscapes can vary in quality, their value to communities and their sensitivity and these factors can be used to determine the susceptibility of the landscape to the proposed development. The criteria for quantifying the degree of quality, sensitivity, value and susceptibility are set out in Tables 1 – 5.

Determination of the Study Area

The study area has been identified through an iterative process. A baseline study has been conducted with respect to the following three areas of the assessment: landscape elements on site, landscape character and visual amenity. The likely effects on landscape elements, character and visual amenity are assessed against the current baseline conditions, focussing specifically on the receptors identified as part of the baseline evaluation. The spatial scope of this study area is then re-fined through the initial stages of the assessment to focus on the key sensitive receptors and likely significant effects.

Table 1: Criteria for Judging Levels of Landscape Quality

Level of quality	Definition
High	<ul style="list-style-type: none"> • Landscapes of an 'awe-inspiring' or 'sublime' nature and which are important and valued on an international and national level • Unspoilt areas comprising a strong, clear and highly aesthetically-pleasing composition of highly characteristic landscape elements and features in excellent condition, intact and distinctive • Excellent representation of the landscape area / type • Very high level of management, or care, or pristine natural / semi-natural environment • Exceptional scenic integrity • Very strong sense of place • Very few or no atypical or incongruous features or detractors • Very attractive landscapes which are of high value nationally and can be defined as highly scenic with components combined in an aesthetically pleasing composition, in very good condition • Very good representation of the landscape area / type
Medium	<ul style="list-style-type: none"> • Good landscape containing areas that, although still attractive, have less significant and more common landscape features • Areas of some value for their landscapes, components combined in an aesthetically pleasing composition but showing signs of erosion and loss, in good to fair condition • Good to fair representation of the landscape area / type • Good to fair level of management, environment in good to fair form and health • Good to fair scenic integrity • Some loss of, or change to, intrinsic sense of place • A few atypical or incongruous features or detractors
Low	<ul style="list-style-type: none"> • Ordinary or degraded landscape containing areas that have only common landscape features and some intrusive elements such as conspicuous infrastructure with scope for improvement in management • Areas of limited landscape value, disturbed and lacking coherence and structure. Limited aesthetically-pleasing composition. Signs of urbanisation and / or erosion, characteristic landscape elements and features degraded and / or lost • Limited representation of the landscape area / type • Limited management, or care, environment in fair to poor form and health • Little if any sense of place • Numerous atypical or incongruous features or detractors • Poor landscape with areas that contain frequent detracting aspects and/or lack of management which results in a degraded landscape with very few valued features • Areas with few or no valued landscape components or comprising degraded and / or lost characteristic elements and features, making negative contribution to aesthetic composition

Table 2: Criteria for Judging Levels of Landscape Value

Level of quality	Definition
<p>High</p>	<ul style="list-style-type: none"> • ‘Outstanding landscapes’ • Internationally and / or nationally-designated landscapes e.g. World Heritage Sites, National Parks, AONBs • Presence of internationally and / or nationally-designated areas / features of landscape, nature conservation, archaeological, historic, geological and / or other importance e.g. SACs, SSSIs, Scheduled Monuments, Grade I and / or II* listed buildings, Registered Historic Parks and Gardens, Local Geodiversity Sites • Significant wider landscape / visual function e.g. Green Belt, context / setting of heritage asset, contribution to character of settlement of international or national importance • Landscapes in excellent condition and / or of very high quality as defined by appropriate criteria. • Significant cultural associations • Exceptional representation of landscape area / type / characteristics and / or rare • Exceptional aesthetic and perceptual attributes and qualities e.g. significant scenic beauty, iconic views, very distinctive sense of place, very high degree of wildness /remoteness, tranquillity • No or very few detractors present • The quality / qualities of, and / or features in, the landscape are likely to be the primary purpose of the visit • Significant contribution to wider public amenity, access and recreation e.g. national trails, Open Access Land • Significant Green Infrastructure assets • Regionally / locally-designated landscapes e.g. Areas of Great Landscape Value (AGLV) which may be subject of strategy and / or guidance • Presence of regionally / countywide-level designated areas / features of landscape, nature conservation, archaeological, historic, geological and / or other importance e.g. Country Parks, TPOs, National Forest Inventory, Priority Habitat Inventory sites, Local Wildlife Sites / Local Nature Reserves, Grade II Listed Buildings, Conservation Areas, Unregistered Historic Parks and Gardens, SMR / HER. Also National Trust land • Important wider, or significant local, landscape / visual function e.g. context / setting of heritage asset, contribution to character of settlement of regional importance, green gap, buffer zone etc. • Landscapes in very good condition and / or of high quality as defined by appropriate criteria • Important cultural associations • Very good representation of landscape area / type / characteristics and / or uncommon • Very good aesthetic and perceptual attributes and qualities e.g. high degree of scenic beauty, fine / key views, distinctive sense of place, high degree of wildness /remoteness, tranquillity • Negligible / few detractors present • The quality / qualities of, and / or features in, the landscape are likely to be one of the main reasons for the visit • Important contribution to wider public amenity, access and recreation e.g. long-distance / themed trails, well-used public rights of way, Heritage Coast, Public Open Space / Local Green Space. May be protected by / subject of planning policy • Important wider, or significant local Green Infrastructure assets
<p>Medium</p>	<ul style="list-style-type: none"> • ‘Everyday’ landscapes • Undesignated landscapes although may be subject of strategy and / or guidance • Presence of undesignated, ‘informally’ designated and / or locally-important areas /features of landscape, nature conservation, archaeological, historic, geological and /or other interest • Important local landscape / visual function e.g. context / setting of heritage asset, contribution to character of settlement, green gap, buffer zone etc.

	<ul style="list-style-type: none"> • Landscapes in good to fair condition and / or of moderate quality as defined by appropriate criteria but good potential for improvement • Important local cultural associations • Good to fair representation of landscape area / type / characteristics but common • Good to fair aesthetic and perceptual attributes and qualities e.g. moderate degree of scenic beauty, local key views, moderate sense of place, moderate degree of wildness / remoteness, tranquillity • Some detractors present • The quality / qualities of, and / or features in, the landscape are unlikely to be one of the main reasons for the visit, but make a positive contribution to the experience • Important contribution to local public amenity, access and recreation e.g. well-used public rights of way, green open spaces, common land • Good local Green Infrastructure assets
Low	<ul style="list-style-type: none"> • Landscapes between 'Everyday' to 'Degraded' • Undesignated landscapes unlikely to be subject of strategy and / or guidance (unless for restoration) • Few if any areas / features of landscape, nature conservation, archaeological, historic, geological and / or other interest • Little or no local landscape / visual function • Landscapes in fair to poor condition and / or of low quality as defined by appropriate criteria but some potential for improvement • Few if any cultural associations • Fair to poor representation of landscape area / type / characteristics and common • Few if any aesthetic and perceptual attributes and qualities: little sense of place, little or no sense of wildness / remoteness, tranquillity • Several detractors present • The quality / qualities of, and / or features in, the landscape are unlikely to be a reason for visiting • Little or no contribution to public amenity, access and recreation • Few Green Infrastructure assets

Table 3: Criteria for Judging Levels of Landscape Sensitivity

Level of sensitivity	Definition
High	Landscape and / or visual characteristics of the assessment unit are very susceptible to change and / or its values are high or high / medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
Medium - High	Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.
Medium	Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium / low through to high / medium and / or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Low - Medium	Landscape and / or visual characteristics of the assessment unit are resilient and of low susceptibility to change and / or its values are medium / low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and / or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and / or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Table 4: Criteria for Judging Levels of Magnitude of change in relation to Landscape Character

Level of Magnitude	Definition
High adverse	<ul style="list-style-type: none"> • Noticeable alteration to, or significant loss of, key elements, features, characteristics and functions of the baseline condition • Insertion of a negative feature which is absent from the landscape • The size, scale and / or geographical extent of change is considered large due to the extent and proportion of loss of, or change to, existing landscape components • Effects likely to be experienced at a large scale, influencing the character area and / or type within which the change is proposed • Noticeable alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of uncharacteristic, conspicuous elements, features and / activities, would result in noticeable alteration to, or loss of, aesthetic and / or perceptual qualities • The duration of effect would be considered long-term / permanent and would be very difficult to reverse in practical terms
Medium adverse	<ul style="list-style-type: none"> • Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition • Insertion of a negative feature which is uncommon within the landscape • The size, scale and / or geographical extent of change is considered medium due to the extent and proportion of loss of, or change to, existing landscape components • Effects likely to be experienced at a moderate scale, influencing the character type within which the change is proposed but at a local level • Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are not uncharacteristic in the area, would result in partial alteration to, or loss of, aesthetic and / or perceptual qualities • The duration of effect would be considered long-term / permanent but is potentially reversible
Low adverse	<ul style="list-style-type: none"> • Minor or barely discernible alteration to key elements, features, characteristics and functions of the baseline condition • Insertion of a negative feature which is commonplace within the landscape • The size, scale and / or geographical extent of change is considered small due to the extent and proportion of loss of, or change to, existing landscape components • Effects likely to be experienced at a small scale, influencing the landscape within which the change is proposed at a local level • Minor alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are characteristic in the area, would result in minor alteration to aesthetic and / or perceptual qualities • The duration of effect may be considered long-term / permanent but is easily reversible; or, the duration may be medium-term
Neutral	Beneficial effects counterbalance adverse effects
Low beneficial	<ul style="list-style-type: none"> • Small but noticeable improvements to key elements, features, characteristics and functions of the baseline condition • Insertion of a feature which makes a positive contribution to landscape character but is not particularly noticeable • Removal of negative landscape elements but not particularly noticeable • The size, scale and / or geographical extent of improvement is considered small due to the extent and proportion of new landscape components

	<ul style="list-style-type: none"> Beneficial effects likely to be experienced at a small scale, influencing the local landscape Small but noticeable improvements to existing, or addition of new, key elements, features, characteristics and functions of the baseline condition would result in discernible improvements in aesthetic and / or perceptual qualities Improvements are medium- to long-term
Medium beneficial	<ul style="list-style-type: none"> Noticeable improvements to key elements, features, characteristics and functions of the baseline condition Insertion of a feature which makes a positive contribution to landscape character and is noticeable Noticeable removal of negative element(s) within the landscape The size, scale and / or geographical extent of improvement is considered medium due to the extent and proportion of new landscape components Beneficial effects likely to be experienced at a moderate scale, influencing the character type within which the change is proposed but at a local level Noticeable improvements to existing, or addition of new, key elements, features, characteristics and functions of the baseline condition would result in noticeable improvements in aesthetic and / or perceptual qualities Improvements are long-term / permanent
High beneficial	<ul style="list-style-type: none"> Major improvements to key elements, features, characteristics and functions of the baseline condition Insertion of a positive element within the landscape which is an obvious improvement Obvious removal of a negative element(s) within the landscape The size, scale and / or geographical extent of improvement is considered large due to the extent and proportion of new landscape components Beneficial effects likely to be experienced at a large scale, influencing the character area and / or type within which the change is proposed Major improvements to existing, or addition of new, key elements, features, characteristics and functions of the baseline condition would result in considerable improvements in aesthetic and / or perceptual qualities Improvements are long-term / permanent

Table 5: Matrix for determining the level of impact on landscape character

Magnitude of change	Landscape sensitivity		
	High	Medium	Low
High	Major	Moderate-Major	Moderate
Medium	Moderate-Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Visual Receptor Sensitivity

Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

The susceptibility of visual receptors to a potential change in the view is a function of their occupation and activity and the extent to which their attention is focused on the views. The land use planning system considers that public views are of greater value than views from private property because an individual has no 'right to a view'. The criteria in Table 7 acknowledges this but the sensitivity increases the more residents there are who are likely to see the development from their properties. In visual assessment, lower storey views from residential properties are generally considered to be of greater susceptibility to change than upper storey views, as these are the rooms in which residents spend more time experiencing the view. There are exceptions to this as some residences have living rooms on upper storeys and this has been taken into consideration if evident.

Table 6: Criteria for Judging Levels of Receptor sensitivity

Level of value	Definition
High	<ul style="list-style-type: none"> • Receptors (tourists / visitors) within, or looking towards, internationally- or nationally- designated landscapes, areas and features such as World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Registered Historic Parks and Gardens, Scheduled Ancient Monuments, Grade I and II* listed buildings and other places where the landscape / feature is the main reason for the visit • People using national trails and other designated routes where the view is likely to be the focus of attention • People living in residential properties • Communities where views contribute to the landscape setting enjoyed by residents in the area • People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity • People walking on national long distant trails or promoted walks, motorists on designated scenic routes, people walking in nationally designated landscapes • A large number of residents within properties (typically 100+), particularly if views are from ground floor, gardens or main habitable rooms.
Medium	<ul style="list-style-type: none"> • Receptors within, or looking towards, undesignated landscapes, areas and features of local importance, and in places where the landscape / feature is not necessarily part of the reason for the visit • People engaged in outdoor recreation (such as walking local rural footpaths) whose attention is likely to be focused on the landscape and / or particular views, not on national trails or within designated landscapes. • People staying in hotels and healthcare institutions who are likely to appreciate and / or benefit from views of their surroundings • People working in premises where the views are likely to make an important contribution to the setting, and / or to the quality of working life • A moderate number of residents within properties (10 – 100), particularly if views are from ground floor, gardens or main habitable rooms.
Low	<ul style="list-style-type: none"> • Receptors in commercial and industrial premises, schools, playing fields etc. where the view is not central to the use • A low number of resident (less than 10), particularly if views are mainly from bedrooms rather than the main rooms of the house. • People using main roads, infrequently used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view • People moving past the view often at high speed (e.g. on motorways and main line railways) and with little or no focus on or interest in the landscape through which they are travelling

Magnitude of Effect

The magnitude of effect evaluates the visual effects identified in terms of the size or scale of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial); and its duration and reversibility. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of visual effect. The following aspects have been taken into consideration in determining the magnitude of visual effects on a receptor.

Size or Scale

The relative size or scale of the development within the view varies and reflects:

Scale of Change

The scale of change from the present views experienced has been considered with

respect to the loss or addition of features in the view and changes in its composition, including the proportion of view occupied by the proposed development. For example the introduction of a development into a view where similar developments are already present is more likely to result in a lower scale of change than the introduction of a new development into a view where there is no or little development present.

Consideration of how the proposed development affects the main focus of the existing view is also important.

Nature of the View

The relative amount of time over which views of the proposed development would be experienced on each occasion, for example along a short length of a PRoW, and whether views would be full, partial or glimpsed. Any filtering or screening of a view by vegetation, landform or built form as the filtering or screening of even part of a development can reduce the scale of change on the view. Consideration has also been given to the extent of filtering in 'full leaf' and during winter.

Geographical Extent

The geographical extent of visual effects varies with different viewpoints and reflects:

Angle of View

The angle of view has been considered with changes to direct views generally considered to be of greater importance than changes in oblique or indirect views.

Distance between the Receptor and the Proposed Development

The distance between the receptor and the proposed development is important with the magnitude generally decreasing with distance.

Proportion of View Affected

The proportion of view affected is an important consideration, with a change to a large proportion generally having a greater effect than a change to a small proportion.

Topography and Landform

Consideration has been given to whether the proposed development would be looked down to, looked up to or whether it would be viewed on a level. Views up to a development are generally considered to be of greater magnitude due to the enhanced verticality of the structures than views down to a development where the apparent height appears reduced.

Table 7: Criteria for Judging Levels of Magnitude of Effect (Views & Visual Amenity)

Level of magnitude	Definition
<p>High</p>	<ul style="list-style-type: none"> • Substantial, obvious, loss or addition of features in the view. • Major change in the composition of the view • A major proportion of the view may be either blocked or occupied by the proposed development. • The development introduces colours or forms which draw the eye and are not commonplace in the view. • Views may be short-distance and direct. • Prominent position within the landscape, such as on the skyline or open hillside or open floodplain or plateau • Changes in the view may be visible over a large proportion of the view. The proposed development is permanent and irreversible. <p>Typically this would be where a development would be obvious to the casual viewer, seen in close proximity with a large proportion of the view affected with little or no filtering or backgrounding and there would be a great scale of change from the present situation for the long or medium-term.</p>
<p>Medium</p>	<ul style="list-style-type: none"> • Readily noticeable loss or addition of features in the view. • Partial alteration to the existing view and/or the introduction of readily noticeable elements in the view. • There is some screening or backgrounding by landform, woodland, and or built form • The colours and forms are largely in keeping with the colours and forms within the surrounding landscape • Views may be middle-distance, direct or oblique. Views may be filtered by vegetation. • Partial loss of, or change to, sites visual function / contribution • The duration of effect would be considered long-term / permanent but is potentially reversible <p>Typically this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the views is affected. There may be some screening or backgrounding which minimise the scale of change from the present situation.</p>
<p>Low</p>	<ul style="list-style-type: none"> • The change in the view would not be readily noticeable. • Development would form a minor constituent of the view, being partially-visible, or at a sufficient distance to be a limited component of a view • The duration of effect may be considered long-term / permanent but is easily reversible; or, the duration may be medium-term • A significant part of the development is screened • It does not lie within a particularly prominent location within the landscape • Introduction of features which may already be present in views. <p>Typically this would be where a moderate or low proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering, screening or backgrounding or where there is a low scale of change from the existing view.</p>
<p>Negligible</p>	<p>The change would be barely perceptible.</p>

The magnitude and sensitivity are combined in the matrix Table 8, to determine the degree of significance of an impact (whether beneficial or adverse) ranging from Major to Negligible.

Table 8: Matrix to determine the level of impact on visual amenity

Magnitude of change	Receptor sensitivity		
	High	Medium	Low
High	Major	Moderate-Major	Moderate
Medium	Moderate-Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Duration and Reversibility of Visual Effects

These are separate but linked considerations.

Duration has been judged on a scale of:

- short-term: 0 to 5 years including the construction period and on completion;
- medium-term: 5 to 20 years including the establishment of replacement and proposed mitigation planting
- long-term/permanent: 20 years onwards for the life of the proposed development.

Reversibility is a judgement about the prospects and the practicality of the visual effects being reversed. For example, while some forms of development can be considered permanent, others such as underground cable installation can be considered as reversible since the land will be reinstated. Reversibility is particularly relevant to construction effects as works will cease and land and most landscape features will be reinstated in the short-term.

Geographical extent of the effects

Effects can be experienced over different areas. For example, a tall structure could be visible at local, borough and district level. An impact on a nationally important feature would have an effect at National Level, and effect on a World Heritage Site would have an effect on International Level. Grade I and Grade II* listed structures are considered to be of national importance and so an effect on the setting of such structures would be on a National Level. The greater the extent of the effect greater weighting should be given to it.

- Local level: relating to the site and the immediate surroundings (ward);
- Borough level: relating to impacts within Borough/Local Authority/parish;
- District level: relating to the wider county area;
- Regional level: relating to the Region e.g. south east;
- National level: relating to England and Wales; and
- International: relating to Europe and beyond.

Viewing distances

Short distance – within 100m

Middle distance – 100 – 1000 m

Long distance – Over kilometre

Table 9: Recommended weight to be given to the magnitude of effect in decision making

Level of magnitude	Definition in relation to decision making
Major adverse	The Proposed Development will cause an obvious substantial degradation of the landscape character/landscape features/existing views. These adverse effects are key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category.
Moderate to Major adverse	The Proposed Development will cause an easily noticeable degradation of the landscape character/elements/existing views. These adverse effects may be important and may be key decision-making factors (particularly if there are multiple Moderate to Major adverse effects). The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Moderate adverse	The Proposed Development will cause noticeable degradation of the landscape character/elements/existing views. These adverse effects may be important, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Minor adverse	The Proposed Development will cause small but not readily perceived degradation of the landscape character elements/existing views. These adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process, but are important in enhancing the subsequent design of the project.
Negligible	A barely perceptible effect. Such effects should not affect influence the decision-making process.
Neutral	Beneficial effects of a similar nature, on the same receptor, balance against adverse effects of a similar nature and so should not influence the decision-making process.
Minor beneficial	The Proposed Development will cause small improvement of the landscape character elements/existing views. These adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process, but are important in enhancing the subsequent design of the project.
Moderate beneficial	The Proposed Development will cause noticeable, but not readily perceived, improvement of the landscape character/elements/existing views. These beneficial effects may be important, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall beneficial effect on a particular resource or receptor.
Moderate – Major beneficial	The Proposed Development will cause an easily noticeable improvement of the landscape character/elements/existing views. These beneficial effects may be important and may be key decision-making factors (particularly if there are multiple Moderate to Major effects). The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall beneficial effect on a particular resource or receptor.
Major beneficial	The Proposed Development will cause an obvious substantial improvement of the landscape character/landscape features/existing views. These beneficial effects are key factors in the decision-making process and should be balanced against any adverse effects.