

Lighthouse Green Fuels

Development Consent Order

Preliminary Environmental Information Report

Chapter 13: Landscape and Visual Impact Assessment - Appendix 13C Visual Baseline and Effects

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1. Introduction

1.1 Overview

- 1.1.1 This Appendix to Chapter 13: Landscape and visual effects of the Preliminary Environmental Information Report (PEIR Volume 1) presents a detailed description of the baseline view and the likely visual effects of the construction, existence and operation of the Proposed Development. It is structured by viewpoint, setting out the value attached to views, the sensitivity of visual receptors and the magnitude and significance of effects at each location. The locations of the representative viewpoints are illustrated in Figure 13.7 Zone of Theoretical Visibility and Proposed Viewpoints (PEIR Volume 2).

2. Viewpoint 1: Hartlepool seafront

2.1 Visual baseline description

- 2.1.1 This viewpoint is located along the seafront of the headlands within the northern part of Hartlepool, as shown in Figure 13.7 and 13.8 (PEIR Volume 2).
- 2.1.2 This viewpoint is representative of the following visual receptor groups:
- Residents of local community with properties along the seafront; and
 - Recreational receptors along the seafront and King Charles III England Coast Path.
- 2.1.3 Recreational users of the King Charles III England Coast Path, the seafront promenade and residents at the eastern edge of Hartlepool generally experience relatively scenic coastal views across Hartlepool Bay. The seafront promenade defines the foreground of the view and overlooks the exposed rocky scars and breakwaters. The rocky scars contribute to the relatively high scenic quality of this view. In the background of southerly views, industrial buildings, cranes and stacks and flues are visible around the Tees estuary. The silhouette of the North York Moors to the south-east provides an attractive backdrop to longer range views and wind turbines are just visible against the hills of the North York Moors.

2.2 Sensitivity of visual receptors

Value attached to views

- 2.2.1 Views from the seafront at Hartlepool are of regional value to residents and visitors who are there for the enjoyment of the seaside. The views are from the King Charles III England Coast Path along the edge of the Conservation Area. There are also a number of Listed Buildings along the seafront. In the far distance detracting features such as wind turbines, stacks and industrial buildings can be seen at the Tees estuary. However, these features only take up a very small proportion of the view. On balance, the value attached to the views is judged to be **high**.

Susceptibility to change

- 2.2.2 This viewpoint relates to residents of properties at Hartlepool's seafront. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.
- 2.2.3 This viewpoint also relates to recreational users of the King Charles III England Coast Path, Hartlepool's seafront promenade, pier and beach. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 2.2.4 Residents have a particular interest and appreciation of their view. The sensitivity of these receptors is judged to be **high** as a result of their high susceptibility to change and the high value attributed to views.
- 2.2.5 The sensitivity of these recreational receptors is judged to be **high** as a result of their high susceptibility to change and the high value attributed to views.

2.3 Magnitude of impact and significance of effects

Construction

- 2.3.1 The viewpoint is located c.9.5km from the Proposed Development (Main Site).
- 2.3.2 It is anticipated that there will be very limited views of the construction works due to the distance and intervening industrial buildings and structures. The movement of vehicles and low-level operations would be screened by intervening buildings. The use of cranes and construction of tall features of the Proposed Development is anticipated to be barely perceptible.
- 2.3.3 The extent of construction visible would be confined to a very small proportion of much wider views and viewed in the context of existing large-scale industrial structures within the Tees estuary. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 2.3.4 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 2.3.5 During operation, the Proposed Development is anticipated to be barely perceptible due to the distance and intervening industrial buildings and structures. The tall structures such as proposed stacks and flare (up to 140m tall) would be experienced in context of other existing large-scale industrial structures within the Tees estuary and be seen against higher ground beyond.
- 2.3.6 The Proposed Development would be experienced as a very small part of a much wider view and the development would not change the overall composition of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 2.3.7 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

3. Viewpoint 2: Seaton Carew, Seaton Sands

3.1 Visual baseline description

- 3.1.1 This viewpoint is located along the seafront of Seaton Carew, as shown in Figure 13.7 and 13.9 (PEIR Volume 2).
- 3.1.2 This viewpoint is representative of the following visual receptor groups:
- Residents of local community with properties along the seafront; and
 - Recreational receptors along the seafront, the beach, the King Charles III England Coast Path and National Cycle Network Route 14 (NCN 14).
- 3.1.3 Recreational users of the King Charles III England Coast Path and the national cycle route, the seafront promenade and residents at the eastern edge of Seaton Carew experience relatively scenic coastal views across Hartlepool Bay. The view looks along the wide sandy beach with long views across the sea. The wide-open bay contributes to a strong sense of openness. The green spaces along the seaside promenade to the west are framed by houses along Seaton Carew's eastern edge. In the background of the southerly view, industry buildings and the offshore wind turbines can be seen around the Tees estuary. The silhouette of the North York Moors to the south-east also provides an attractive backdrop to longer range views.

3.2 Sensitivity of visual receptors

Value attached to views

- 3.2.1 Views from the seafront at Seaton Carew are of regional value to residents and visitors who are there for the enjoyment of the seaside. The views are from the King Charles III England Coast Path and the National Cycle Network Route 14 along the edge of the Conservation Area. There are also a small number of Listed Buildings along the seafront. In the distance detracting features such as the wind turbines, Hartlepool Nuclear Power Station as well as various stacks and industrial buildings can be seen at the Tees estuary. The tall temporary towers of future wind turbines are visible at Able Seaton Port. Due to the number of detracting features within the view, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 3.2.2 This viewpoint relates to residents of properties at Seaton Carew's seafront. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.
- 3.2.3 This viewpoint also relates to recreational users of the King Charles III Coastal Path Route, National Cycle Network Route 14, Seaton Carew's seafront

promenade and beach. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 3.2.4 The sensitivity of residential receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views, as residents have a particular interest and appreciation of their view.
- 3.2.5 The sensitivity of these recreational receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views as visitors have a particular interest and appreciation of the seaside view.

3.3 Magnitude of impact and significance of effects

Construction

- 3.3.1 The viewpoint is located c.6km from the Proposed Development (Main Site).
- 3.3.2 It is anticipated that there will be very limited views of the construction works due to the distance and intervening buildings and structures. The movement of vehicles and low-level operations would be screened by buildings within Seaton Carew. The use of cranes and construction of tall features of the Proposed Development is anticipated to be barely noticeable.
- 3.3.3 The extent of construction visible would be confined to a very small proportion of much wider views and viewed in the context of existing large-scale industrial structures within the Tees estuary. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 3.3.4 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 3.3.5 During operation, the Proposed Development is anticipated to be barely perceptible due to the distance and intervening industrial buildings and structures. The tall structures such as proposed stacks and flare (up to 140m tall) would be experienced in context of other existing large-scale industrial structures within the Tees estuary and be seen against higher ground beyond.
- 3.3.6 The Proposed Development would be experienced as a very small part of a much wider view and the development would not change the overall composition of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 3.3.7 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered

not significant.

4. Viewpoint 3: North Gare Sands

4.1 Visual baseline description

- 4.1.1 This viewpoint is located along a footpath at North Gare beach at the end of Zinc Works Road, as shown in Figure 13.7 and 13.10 (PEIR Volume 2).
- 4.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors at North Gare Beach and Teesmouth National Nature Reserve (NNR), users of the England Coast Path as well as boat users within the Tees estuary.
- 4.1.3 Visitors to the North Gare Beach, the Teesmouth NNR and boat users experience close distance views of intact dunes and sandy beaches, which creates a strong sense of openness. Views across the estuary are otherwise characterised by tall industrial buildings and structures, including the neighbouring Hartlepool Nuclear Power Station and marine structures being dismantled at Able Seaton Port. Industrial stacks and flues regularly punctuate the local skyline and, in southeasterly views, are experienced against the attractive backdrop of the North York Moors.

4.2 Sensitivity of visual receptors

Value attached to views

- 4.2.1 The views are from the King Charles III England Coast Path, the beach and the water along the edge of the Nature Reserve. The views from North Gare are of regional value to visitors who are there for the enjoyment of the seaside. There are many detracting features in the near, middle and far distance, such as Hartlepool Nuclear Power Station, the industrial buildings, chimneys and stacks within the Tees estuary. On balance, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 4.2.2 This viewpoint relates to recreational users of the King Charles III England Coastal Path Route, North Gare beach and waterways. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 4.2.3 The sensitivity of recreational receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views as visitors have a particular interest and appreciation of the seaside view.

4.3 Magnitude of impact and significance of effects

Construction

- 4.3.1 The viewpoint is located c.3.5km from the Proposed Development (Main Site).
- 4.3.2 It is anticipated that only upper construction activities such as the use of cranes and the construction of tall features of the Proposed Development would be visible due to intervening buildings and structures within the oil terminal to the north of the Proposed Development. The movement of vehicles and low-level operations would be largely screened.
- 4.3.3 The extent of construction visible would be confined to a very small proportion of much wider views and viewed in the context of existing large-scale industrial structures within the Tees estuary. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 4.3.4 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 4.3.5 During operation, the Proposed Development is anticipated to be noticeable in the distance. The tall structures such as proposed stacks (up to 140m tall) and associated flare and other tall buildings and structures would be experienced beyond the structures of the Conoco Phillips Teesside Oil Terminal and in context of other existing large-scale industrial structures surrounding the Tees estuary. The proposed tall structures would be seen against the skyline which increases visibility.
- 4.3.6 The Proposed Development would be experienced as a very small part of a much wider view but the development would not change the overall composition and character of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 4.3.7 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

5. Viewpoint 4: Seal Sands car park, hide

5.1 Visual baseline description

- 5.1.1 This viewpoint is located at Seal Sands car park off the A178, as shown in Figure 13.7 and 13.11 (PEIR Volume 2).
- 5.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors along the King Charles III England Coast Path and visitor attraction at the seal and bird hide.
- 5.1.3 The visual experience of visitors at the slightly elevated location at the Seal Sands car park and users of the King Charles III England Coast Path are partly influenced by the roadside character and car park with its extensive timber fencing in the foreground. A small area of predominately scrub with some trees on the other side of the road slightly obscure parts of the distant views. South of the vegetation the site can be seen in the distance. The view is generally open across large areas of flat grassland and mudflats. Large industrial buildings and structures, together with pylons, flues and stacks dominate the background of the view and are present across a flat expanse of wetland and farmland, seemingly in all directions. The flat landscape which is largely free off trees and shrubs creates a sense of openness. The North Yorks Moors also provide a backdrop to the industrial infrastructure.

5.2 Sensitivity of visual receptors

Value attached to views

- 5.2.1 Views from King Charles III England Coast Path at Seal Sands car park are of regional value to recreational users who are there for the enjoyment of the countryside. There are many detracting features visible within the Tees estuary in the distance, such as the industrial buildings, chimneys and stacks of the oil terminal, and chemical plants, Hartlepool Nuclear Power Station, electricity pylons and the off-shore platform and temporary wind turbine towers at Able Seaton Port. On balance, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 5.2.2 This viewpoint relates to recreational users of the King Charles III England Coastal Path Route and visitors to Seal Sands. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 5.2.3 The sensitivity of recreational receptors is judged to be **high** as a result of their

high susceptibility to change and the medium value attributed to views as visitors have a particular interest and appreciation of the countryside view.

5.3 Magnitude of impact and significance of effects

Construction

- 5.3.1 The viewpoint is located c.1.5km from the Proposed Development (Main Site).
- 5.3.2 It is anticipated that construction activities within the Main Site and Connection Corridors would be clearly visible in the middle ground of the view. The movement of construction activity, the use of high-level cranes and the construction the industrial stacks, buildings and other structures will be readily apparent. However, the works would be seen in context of the existing large-scale industrial structures within the Tees estuary. The extent of construction visible would affect a noticeable part of the wider view due to the scale of the cranes and proposed structures and the relatively close proximity of the receptor. The impact would be short term and reversible. The magnitude of change would therefore be **medium**.
- 5.3.3 The high sensitivity of these receptors, assessed against the medium magnitude of change would result in temporary **moderate adverse** effects, which is considered **significant**.

Existence and operation

- 5.3.4 During operation, the Proposed Development is anticipated to be noticeable in the medium distance. The tall structures such as proposed stacks and flare (up to 140m tall) and other tall buildings and structures would be experienced beyond the wetland in the foreground and seen in context of other existing large-scale industrial structures within the Tees estuary.
- 5.3.5 The Proposed Development would be experienced as a noticeable part of the wider view but the development would not change the overall composition and character of the landscape within the view due to the scale of the proposed structures and the relatively close proximity of the receptor. The impact would be long term and reversible. The magnitude of change would therefore be **medium**.
- 5.3.6 The high sensitivity of these receptors, assessed against the medium magnitude of change would result in temporary **moderate adverse** effects, which is considered **significant**.

6. Viewpoint 5: Cowpen Bewley Woodland Park

6.1 Visual baseline description

- 6.1.1 This viewpoint is located at a high point within the north-eastern part of Cowpen Bewley Woodland Park, as shown in Figure 13.7 and 13.12 (PEIR Volume 2).
- 6.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors within the Country Park enjoying long distance views across the surrounding area.
- 6.1.3 Visitors on the mound at the eastern end of Cowpen Bewley Woodland Park gain a 360-degree panoramic views across the surrounding lower lying land. Towards the site the view travels down from the elevated location across the vast flat grassland and wetland in the midground of the view. In the background of the view, heavy industry consisting of tall industrial buildings and structures, flues and stacks within the Tees estuary can be seen against the skyline. The North York Moors are just visible as a backdrop to the south of the view. Overhead powerlines and pylons run from the midground of the view into the background.

6.2 Sensitivity of visual receptors

Value attached to views

- 6.2.1 The value of this view is judged to be **medium** as the view looks across grasslands of international ecological significance and the hills of the North York Moors National Park are visible in the distance. The heavy industry in the background of the view as well as the pylons and overhead powerlines are detracting features.

Susceptibility to change

- 6.2.2 The susceptibility of visual receptors is judged to be **high** due the viewpoint's location in the country park and the location of the view on the hill attracts visitors to the park.

Sensitivity

- 6.2.3 The sensitivity of the recreational receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views as visitors have a particular interest and appreciation of the countryside view.

6.3 Magnitude of impact and significance of effects

Construction

- 6.3.1 The viewpoint is located c.3.5km from the Proposed Development (Main Site).
- 6.3.2 During construction it is anticipated that construction activities within the Main Site and Connection Corridors would be visible in the distance. Due to lack of intervening vegetation or landform, the movement of construction vehicles, the use of high-level cranes and the construction the industrial stacks, buildings and other structures would be noticeable. However, the works would be seen in context of the existing large-scale industrial structures surrounding the Tees estuary. The extent of construction visible would affect a very small part of much wider view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 6.3.3 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation year

- 6.3.4 During operation, the Proposed Development is anticipated to be noticeable in the distance. The tall structures such as proposed stacks and flare (assumed to be up to 140m tall as a worst case) and other tall buildings and structures would be experienced in context of other existing large-scale industrial structures within the Tees estuary and be seen against higher ground beyond.
- 6.3.5 The Proposed Development would be experienced as a very small part of a much wider view, and the development would not change the overall composition of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 6.3.6 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

7. Viewpoint 6: Cowpen Bewley

7.1 Visual baseline description

- 7.1.1 This viewpoint is located at the southern edge of Cowpen Bewley along Cowpen Bewley Road at the entrance to a PRow, as shown in Figure 13.7 and 13.13 (PEIR Volume 2).
- 7.1.2 This viewpoint is representative of the following visual receptor groups:
- Residents of the local community of Cowpen Bewley; and
 - Recreational receptors along the edge of the settlement.
- 7.1.3 Residential and recreational receptors experience long distance views over an area of grazing land in the foreground towards industrial buildings and structure around the Tees estuary in the background. In the midground a tall hedgerow screen much of the Tees estuary industry, apart from taller stacks and flues.
- 7.1.4 Pylons in the middle ground dominate the view and punctuate the skyline. The North York Moors are also a defining feature of the distant skyline and form the backdrop of southerly views.

7.2 Sensitivity of visual receptors

Value attached to views

- 7.2.1 Views experienced by residents of Cowpen Bewley and users of the PRow along the settlement edge are of local value. The settlement of Cowpen Bewley and its immediate setting is designated as a Conservation area and there are a number of Listed Buildings along the edge of the settlement. In the far distance detracting features such as tall electricity pylons and overhead lines as well as industrial buildings and stacks can be seen within the Tees estuary. On balance, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 7.2.2 This viewpoint relates to residents of properties at Cowpen Bewley. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.
- 7.2.3 This viewpoint also relates to recreational users of the PRow along the edge of the settlement. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **medium**.

Sensitivity

- 7.2.4 The sensitivity of residential receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views, as residents have a particular interest and appreciation of their view.

- 7.2.5 The sensitivity of these recreational receptors is judged to be **medium** as a result of their medium susceptibility to change and the medium value attributed to views.

7.3 Magnitude of impact and significance of effects

Construction

- 7.3.1 The viewpoint is located c.3.5km from the Proposed Development (Main Site).
- 7.3.2 It is anticipated that only upper construction activities such as the use of cranes and the construction of tall features of the Proposed Development would be visible in the distance due to intervening hedgerows, landform (landfill site) and industrial buildings and structures.
- 7.3.3 The extent of construction visible would be confined to a very small proportion of the view and viewed in the context of existing electricity pylons and overhead powerlines in the midground and large-scale heavy industry within the Tees estuary. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 7.3.4 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 7.3.5 During operation, the Proposed Development is anticipated to be noticeable in the distance. The tall structures such as proposed stacks and flare (up to 140m tall) and other tall buildings and structures would be experienced beyond the tall pylons and overhead powerlines and in context of other existing large-scale industrial structures within the Tees estuary.
- 7.3.6 The Proposed Development would be experienced as a very small part of the view but the development would not change the overall composition and character of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 7.3.7 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

8. Viewpoint 7: Saltholme RSPB Nature Reserve

8.1 Visual baseline description

- 8.1.1 This viewpoint is located along the footpaths south of the RSPB visitor centre, as shown in Figure 13.7 and 13.14 (PEIR Volume 2).
- 8.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors within Saltholme RSPB Nature Reserve.
- 8.1.3 Visitors to the Saltholme RSPB Nature Reserve experience expansive views over intact wetland vegetation. These views are largely characterised by reedbeds, wet grasslands and open pools, which extend from the foreground into the middle distance and can be observed from a network of footpaths, boardwalks and viewing platforms, within the Nature Reserve. The background of the views is regularly punctuated by industrial buildings and structures including tall stacks, cooling towers and pylons, as well as the mound of the nearby landfill site. The North York Moors adds visual interest to the distant skyline in the east and south.

8.2 Sensitivity of visual receptors

Value attached to views

- 8.2.1 Views from Saltholme RSPB Reserve are of regional value to visitors who are there for the enjoyment of the nature reserve. In the distance detracting features such as industrial buildings and stacks as well as pylons and overhead powerlines can be seen. On balance, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 8.2.2 This viewpoint also relates to recreational visitors to the RSPB. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 8.2.3 The sensitivity of the recreational receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views as visitors have a particular interest and appreciation of the countryside view.

8.3 Magnitude of impact and significance of effects

Construction (winter)

- 8.3.1 The viewpoint is located c.1.5km from the Main Site of the Proposed Development and about 600m from the Connection Corridors.
- 8.3.2 Low level activities within the Main Site and the Connection Corridors would be largely screened and filtered by intervening vegetation and some industrial structures. Only some low level activities, vehicle movement, vegetation clearance, compounds and stockpiles would be visible in the mid ground (Connection Corridors) and in the distance (Main Site). Upper parts of the construction activities such as the movement of tall cranes and the construction of tall features such as stacks, buildings and other structures would be noticeable in the distance. The activities would be seen in context of existing overhead lines and tall electricity pylons as well as the existing surrounding large scale heavy industry within the Tees estuary. The extent of construction visible would affect a noticeable part of the panoramic view due to the scale of the cranes and proposed structures and the relatively close proximity of the receptor. The impact would be short term and reversible. The magnitude of change would therefore be **medium**.
- 8.3.3 The high sensitivity of these receptors, assessed against the medium magnitude of change would result in temporary **moderate adverse** effects, which is considered **significant**.

Existence and operation

- 8.3.4 During operation, it is anticipated that most of the lower parts of the Proposed Development would be largely screened and filtered by intervening vegetation and some industrial structures. Glimpses of some pipelines within the Connection Corridors might be visible through the vegetation in the middle distance. Middle and upper parts of the Proposed Development, including stacks and flare (up to 140m tall), tall buildings and other structures would be noticeable beyond the overhead lines and tall pylons in the distance. The Proposed Development would be seen in context of other existing large-scale industrial structures around the Tees estuary. The Proposed Development would be experienced as a noticeable part of the panoramic view due to the scale of the proposed structures and the relatively close proximity of the receptor. The impact would be long term and reversible. The magnitude of change would therefore be **medium**.
- 8.3.5 The high sensitivity of these receptors, assessed against the medium magnitude of change would result in temporary **moderate adverse** effects, which is considered **significant**.

9. Viewpoint 8: Port Clarence

9.1 Visual baseline description

- 9.1.1 This viewpoint is located at the western edge of the small settlement of Port Clarence, as shown in Figure 13.7 and 13.15 (PEIR Volume 2).
- 9.1.2 This viewpoint is representative of the following visual receptor groups:
- Residents of this local communities; and
 - Recreational users of the nearby allotments and Open Space.
- 9.1.3 Residential and recreational receptors at Port Clarence generally experience open, flat grassland interspersed with scrub and trees, and fencing in the fore- and midground of the view. Glimpses of large industrial buildings, stacks, and of pylons, together with the man-made mound of a landfill site and distant trees and hedgerows contribute to a varied skyline.

9.2 Sensitivity of visual receptors

Value attached to views

- 9.2.1 Views from Port Clarence are of community value to residents and users of the Open Space. In the distance features such as industrial buildings and stacks, pylons and overhead powerlines as well as the mound of the nearby landfill site are detracting from the quality of the visual environment. On balance, the value attached to the views is judged to be **medium**.

Susceptibility to change

- 9.2.2 This viewpoint relates to residents at Port Clarence. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.
- 9.2.3 This viewpoint also relates to recreational users of the Open Space and allotments at Port Clarence. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **medium**.

Sensitivity

- 9.2.4 The sensitivity of residential receptors is judged to be **high** as a result of their high susceptibility to change and the medium value attributed to views, as residents have a particular interest and appreciation of their view.
- 9.2.5 The sensitivity of recreational receptors at this location is judged to be **medium** as a result of their medium susceptibility to change and the medium value attributed to views.

9.3 Magnitude of impact and significance of effects

Construction

- 9.3.1 The viewpoint is located c.2.5km from the Main Site of the Proposed Development and about 900m from the nearest part of the Connection Corridors.
- 9.3.2 Low level activities within the Main Site and the Connection Corridors would be largely screened and filtered by intervening vegetation, industrial structures. Only some low level activities, vehicle movement, vegetation clearance, compounds and stockpiles would be visible in the mid ground (Connection Corridors) and in the distance (Main Site). Upper parts of the construction activities such as the movement of tall cranes and the construction of tall features such as stacks, buildings and other structures would be noticeable in the distance. The activities would be seen in context of existing overhead lines and tall electricity pylons as well as the existing surrounding large scale heavy industry within the Tees estuary. The extent of construction visible would affect a small part of much wider view. The impact would be short term and reversible. The magnitude of change would therefore be **low**.
- 9.3.3 The high sensitivity of these receptors, assessed against the low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 9.3.4 During operation, it is anticipated that most of the lower parts of the Proposed Development would be largely screened and filtered by intervening vegetation and some industrial structures. Glimpses of some pipelines within the Connection Corridors might be visible through the vegetation in the middle distance. Middle and upper parts of the Proposed Development, including stacks and flare (up to 140m tall), tall buildings and other structures would be noticeable beyond the overhead lines and tall pylons in the distance. The Proposed Development would be seen in context of other existing large-scale industrial structures around the Tees estuary. The Proposed Development would be experienced as a small part of a much wider view. However, the Proposed Development would not change the overall composition and character of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **low**.
- 9.3.5 The high sensitivity of these receptors, assessed against the low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

10. Viewpoint 9: South Gare viewpoint

10.1 Visual baseline description

- 10.1.1 This viewpoint is located at South Gare, as shown in Figure 13.7 and 13.16 (PEIR Volume 2).
- 10.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors at a viewpoint at South Gare breakwater along the Teesdale Way as well as boat users within the Tees estuary.
- 10.1.3 Visitors to the Teesdale Way viewpoint experience expansive views across the Tees Estuary and Tees Bay beyond. The open water is a key feature of this view as it extends from the rocky beaches in the foreground. On the opposite side of the bay, industrial buildings and structures fringing open sands are defining features of the background.

10.2 Sensitivity of visual receptors

Value attached to views

- 10.2.1 The views are from the viewpoint at South Gare breakwater along the Teesdale Way long-distance walking route and the waterway. The views are of regional value to visitors who are there for the enjoyment of the seaside. The viewpoint lies within an area locally designated area as 'Sensitive Landscapes'. Within the Redcar & Cleveland Local Development Framework Sensitive Landscapes are describe as having a '*high 'strength of character''* which is susceptible to change. There are many detracting features in the distance, such as Hartlepool Nuclear Power Station, industrial buildings, chimneys and stacks within the Tees estuary as well as cranes associated with the shipping along the estuary. The tall temporary towers of future wind turbines are visible at Able Seaton Port behind the Hartlepool Nuclear Power Station. On balance, the value attached to the views is judged to be **high**.

Susceptibility to change

- 10.2.2 This viewpoint relates to recreational users at South Gare. With reference to the criteria set out in Appendix 13A (PEIR Volume 3), their susceptibility to change is assessed as **high**.

Sensitivity

- 10.2.3 The sensitivity of recreational receptors is judged to be **high** as a result of their high susceptibility to change and the high value attributed to views.

10.3 Magnitude of impact and significance of effects

Construction (winter)

- 10.3.1 The viewpoint is located c.4.3km from the Proposed Development (Main Site).
- 10.3.2 It is anticipated that only upper construction activities such as the use of cranes and the construction of tall features of the Proposed Development such as the tall stacks, buildings and other structures would be visible due to intervening buildings and structures within the oil terminal to the north of the Proposed Development. Low-level operations would be largely screened and not noticeable at this distance.
- 10.3.3 The extent of construction visible would be confined to a very small proportion of much wider views and viewed in the context of existing large-scale heavy industry within the Tees estuary. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 10.3.4 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 10.3.5 During operation, the Proposed Development is anticipated to be barely noticeable in the distance. The tall structures such as proposed stacks and flare (up to 140m tall) and other tall buildings and structures would be experienced beyond the structures of the existing oil terminal and in context of other existing large-scale industrial structures within the Tees estuary.
- 10.3.6 The Proposed Development would be experienced as a very small part of a much wider view but the development would not change the overall composition and character of the landscape within the view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 10.3.7 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

11. Viewpoint 10: Eston Nab

11.1 Visual baseline description

- 11.1.1 This viewpoint is located at Eston Nab, a hill south-east of Middlesbrough, as shown in Figure 13.7 and 13.17 (PEIR Volume 2).
- 11.1.2 This viewpoint is representative of the following visual receptor groups:
- Recreational receptors enjoying views from PRowWs and the viewpoint at Eston Nab.
- 11.1.3 Visitors to the Eston Nab experience an elevated, panoramic and far-ranging view across Teesside. Views are typically characterised by the moor in the foreground with the suburbs of Middlesbrough and small arable fields and pastures in the middle distance. Heavy industry is noticeable along the River Tees, seemingly blending with the surrounding settlement. The elevated position also allows for longer distance views over the sea and the shoreline towards Hartlepool in the background.

11.2 Sensitivity of visual receptors

Value attached to views

- 11.2.1 The views are from the defined viewpoint at the elevated location at Eston Nab. The views are of regional value to visitors who are there for the enjoyment of long distance views. The viewpoint lies within an area locally designated as 'Sensitive Landscapes'. Within the Redcar & Cleveland Local Development Framework Sensitive Landscapes are describe as having a '*high 'strength of character'*' which is susceptible to change.
- 11.2.2 There are also a number of Scheduled Monument on the elevated ground of Eston Nab. Within close proximity of the viewpoint and the largest Scheduled Monument on the hill lies 'Eston Nab hill fort, palisaded settlement and beacon'. This has been described by Historic England as a very well preserved hillfort and the only surviving hillfort within the county of Cleveland. '*Evidence relating to the Bronze Age environment around the monument and of the wider landscape will also survive. The importance of this monument is enhanced by the survival of contemporary settlements and funerary monuments in the vicinity; such evidence provides a clear indication of the extent of Bronze Age settlement and activity in the area and has the potential to increase greatly our knowledge of Bronze Age society. 'In addition to the hillfort and the many bowl barrows along the hill there is also a Bronze Age ring cairn which was used as a ritual monument.*
- 11.2.3 There are many detracting features in the distance, such as Hartlepool Nuclear Power Station, industrial buildings, chimneys and stacks within the Tees estuary as well as cranes associated with the shipping along the estuary. The tall temporary towers of future wind turbines are visible at Able Seaton Port behind

Hartlepool Nuclear Power Station. On balance, the value attached to the views is judged to be **high**.

Susceptibility to change

- 11.2.4 The susceptibility of visual receptors is judged to be **high** with reference to the criteria set out in Appendix 13A (PEIR Volume 3).

Sensitivity

- 11.2.5 The sensitivity of the recreational receptors is judged to be **high** as a result of their high susceptibility to change and the high value attributed to.

11.3 Magnitude of impact and significance of effects

Construction (winter)

- 11.3.1 The viewpoint is located c.6km from the Main Site of the Proposed Development and about 4km from the nearest Connection Corridor.
- 11.3.2 During construction it is anticipated that construction activities within the Main Site and Connection Corridors would be barely noticeable due to intervening industrial structures and the distance of the view. Any works would be seen in context of the existing large-scale heavy industry of the Tees estuary. The extent of construction visible would affect a very small proportion of the much wider view. The construction activities would not change the overall composition of the landscape within the view. The impact would be short term and reversible. The magnitude of change would therefore be **very low**.
- 11.3.3 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

Existence and operation

- 11.3.4 During operation, the Proposed Development is anticipated to be barely noticeable in the distance. The tall structures such as proposed stacks and flare (up to 140m tall) and other tall buildings and structures would be experienced as a very small incremental addition to the heavy industry of the Tees estuary. Therefore, the Proposed Development would not change the overall composition and character of the landscape within the view. The Proposed Development would be experienced as a very small part of a much wider view. The impact would be long term and reversible. The magnitude of change would therefore be **very low**.
- 11.3.5 The high sensitivity of these receptors, assessed against the very low magnitude of change would result in temporary **minor adverse** effects, which is considered **not significant**.

12. Visual effects schedule

Viewpoint number	Visual receptor	Value attached to view	Susceptibility to change	Sensitivity of visual receptor	Construction (year(s))		Year of existence and operation	
					Magnitude of impact	Significance of effect	Magnitude of impact	Significance of effect
1 Hartlepool seafront	Residents of local communities	High	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
	Recreational	High	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
2 Seaton Carew, Seaton Sands	Residents of local communities	Medium	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
	Recreational	Medium	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
3 North Gare Sands	Recreational	Medium	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
4 Seal Sands car park, hide	Recreational	Medium	High	High	Medium	Moderate adverse (significant)	Medium	Moderate adverse (significant)

Viewpoint number	Visual receptor	Value attached to view	Susceptibility to change	Sensitivity of visual receptor	Construction (year(s))		Year of existence and operation	
					Magnitude of impact	Significance of effect	Magnitude of impact	Significance of effect
5 Cowpen Bewley Woodland Park	Recreational	Medium	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
6 Cowpen Bewley	Residents of local communities	Medium	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
	Recreational	Medium	Medium	Medium	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)
7 Saltholme RSPB	Recreational	Medium	High	High	Medium	Moderate adverse (significant)	Medium	Moderate adverse (significant)
8 Port Clarence	Residents of local communities	Medium	High	High	Low	Minor adverse (not significant)	Low	Minor adverse (not significant)
	Recreational	Medium	Medium	Medium	Low	Minor adverse (not significant)	Low	Minor adverse (not significant)
9 South Gare	Recreational	High	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)

Viewpoint number	Visual receptor	Value attached to view	Susceptibility to change	Sensitivity of visual receptor	Construction (year(s))		Year of existence and operation	
					Magnitude of impact	Significance of effect	Magnitude of impact	Significance of effect
10 Eston Nab	Recreational	High	High	High	Very low	Minor adverse (not significant)	Very low	Minor adverse (not significant)



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