



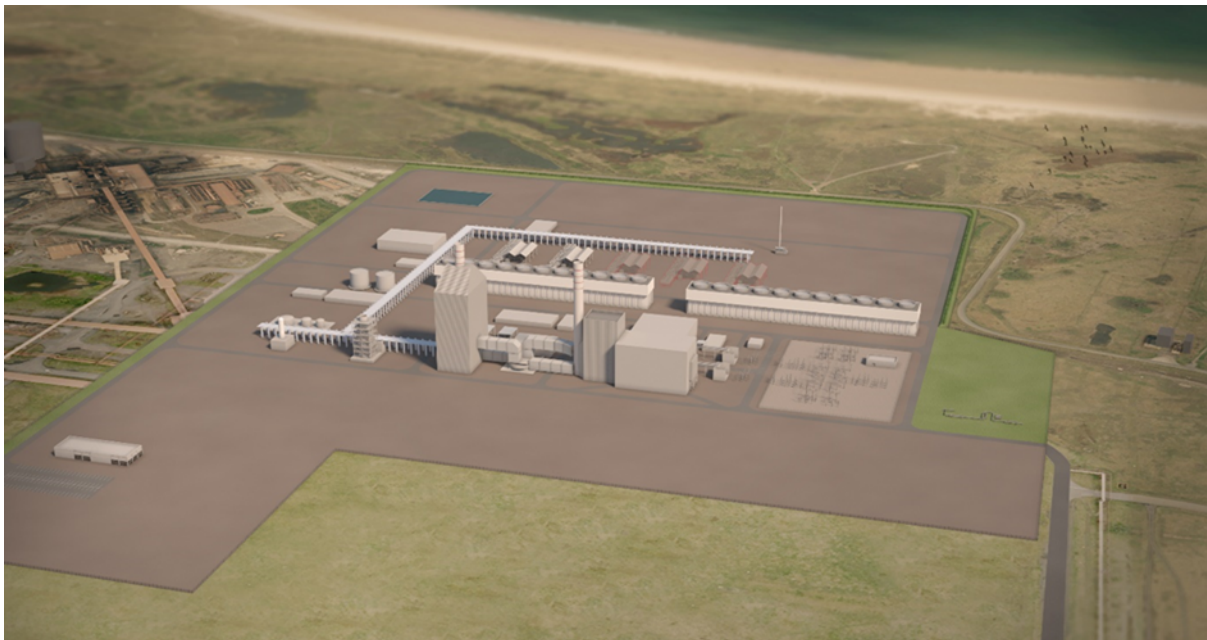
# Net Zero Teesside – Environmental Statement

Planning Inspectorate Reference: EN010103

## Volume III – Appendices

### Appendix 17C: Potential Viewpoints

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended)



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## 17C.Potential Viewpoints

17.1.1 The viewpoints included in Table 17C-1 below were identified as potential viewpoints to be taken forward for consideration in the landscape and visual impact assessment for the Proposed Development, these are identified by their Potential Viewpoint ID. Those viewpoints that have subsequently been selected for assessment are identified by the Representative Viewpoint Numbers 1 to 15 in Table 17C-1. Those distances provided in Table 17C-1 were accurate at the time the viewpoints were identified. The PCC Site and Site boundary have continued to be further refined as the design and assessment of the Proposed Development progressed. The final distances of the viewpoints from the PCC Site are set out in Chapter 17: Landscape and Visual Amenity (ES Volume I, Document Ref. 6.2).

**Table 17C-1: Potential Viewpoints**

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
A	1	Albion Terrace, Hartlepool	Residential and Recreational Users	452933, 533502	View south across Hartlepool Bay. Hartlepool seafront is visible to the right of the view, with the Redcar Blast Furnace centre of the view. The view is open and expansive with the North Sea to the left, featuring wind farms positioned offshore.  Distance: approximately 9 km from the PCC Site.
B	-	Brenda Road	Road Users	451035, 530025	View south-east along Brenda Road. Road is flanked by industrial buildings to the west with trees and a bank lining the east side of the road. Distance: approximately 7.5 km from the PCC Site. Discounted due to lack of view due to intervening vegetation.
C	2	The Cliff, Seaton Carew	Residential, Recreational and Road Users	452473, 530118	View south-east along A178 within Seaton Carew Conservation Area. The view is open and expansive with the North Sea to the left. Distance: approximately 6.7 km from the PCC Site.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
D	-	De Haviland Way	Residential and Road Users	452358, 528865	<p>The Sports Domes' are visible to the right of the foreground. The midground features the Teesmouth National Nature Reserve. Small screening vegetation lining the A178 is visible in the centre of the view. Distance: approximately 5.7 km from the PCC Site.</p> <p>Discounted as impact on residential receptor will be assessed within viewpoint 2 (C) and PRow receptors within viewpoint 3 (G).</p>
E	-	Unnamed Road	Recreational and Road Users	448624, 527735	<p>Open view across gently undulating agricultural land. Greatham situated to the left of the view sits on slightly higher ground, foreshortening views beyond. Detractors such as pylons dissect the landscape horizontally in the foreground. Distance: approximately 9 km from the PCC Site. Discounted due to lack of view due to landform and intervening vegetation.</p>
F	-	Marsh House Lane	Residential	449730, 527238	<p>View taken from the south edge of Greatham. Detractors including pylons dissect the agricultural landscape in the foreground. Industrial stacks lying north of the River Tees are visible with South Gare detectable beyond. Distance: approximately 7.5 km from the PCC Site.</p> <p>Discounted due to lack of view of proposed Site.</p>
G	3	East Coast Path	Recreational Users	452488, 527854	<p>Open and expansive view across Tees Mouth. Detractors related to Hartlepool Power Station are visible to the right of the view partially screened by intervening vegetation. The land is slightly undulating to the left due to the sand dunes. The steel works are visible in the background view. Distance: approximately 5 km from the PCC Site.</p>
H	-	North Gare Car Park	Recreational Users	453285, 528163	<p>Teesside Nature Reserve is visible in the foreground view. The steel works are visible in the background view beyond the River Tees. Distance: approximately 4 km from the PCC Site. Discounted as impact on recreational receptor will be assessed within viewpoint 3 (G).</p>

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
I	-	East Coast Path	Recreational Users	453483, 527352	View south within Seaton Carew golf club. The sand dunes line the left of the view restricting views to the east. The turbines of Teesside offshore wind farm are visible above the dunes. The steel works are visible in the background view. Distance: approximately 4.5 km from the PCC Site.  Discounted as impact on recreational receptor will be assessed within viewpoint 3 (G).
J	5	South Gare Breakwater	Recreational Users	455638, 527828	View south off South Gare pier. The steel works are prominent in the mid ground of the view. South Gare and Coatham Dunes are visible to the right. Distance: approximately 2.7 m from the PCC Site.
K	-	A1185	Road Users and Residential	447097, 525806	Enclosed view due to vegetation lining the A1185. Opening within vegetation allows for views across arable farmland. Overhead power lines transect the farmland forming detractors within the view. Distance: approximately 10 km from the PCC Site.  Discounted due to lack of view due to intervening vegetation.
L	-	Marsh House Avenue	Road Users	446596, 523594	View from an elevated position on railway over bridge. Residential housing and intervening vegetation dominate the view. Distance: approximately 10 km from the PCC Site.  Discounted due to lack of view due to extent of built form and vegetation.
M	-	A1046 - Haverton Hill Road	Road Users	447402, 521705	View north along Haverton Hill Road. This view is of an industrial landscape with warehouses on the left. The industry lining the River Tees and Eston Hills beyond are visible to the right. Pylons and electricity lines are also visible to the right of this view. Distance: approximately 10 km from the PCC Site.  Discounted due to lack of view due to extent of built form and vegetation.
N	7	England Coastal Path - Warrenby	Recreational Users	458610, 525421	Long range views afforded from this view. The steel works are clearly visible from this location. Coatham Sand Dunes restricts views of the coast beyond. Distance: approximately 1.7 km from the PCC Site.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
O	8	Redcar Seafront	Residential and Recreational	459886, 525465	Long distant views from Redcar promenade. Seascape flanks the east of this view with offshore wind farms visible in the mid-ground. Terraced residential housing foreshortens the view the west. The existing steel works are clearly visible in the background view. Distance: approximately 3 km from the PCC Site.
P	9	Coatham Marsh Nature Reserve	Recreational Users	459168, 524686	View north-east, within Coatham Marsh Nature Reserve. Industrial units of Warrenby are visible in the midground. The steel works are visible in the background of the view. The industrial development that lines the Trunk Road and residential properties within Dormanstown are visible to the right of the view. Distance: approximately 2.4 km from the PCC Site.
Q	-	Vulcan Street	Road Users, Pedestrians	449978, 521077	View north from Vulcan Street to the River Tees. Port Clarence can be seen through opening of a boundary wall allowing for views across the River Tees. Middlesbrough Transporter Bridge, a high and imposing structure, dominates this view. Distance: approximately 8.2 km from the PCC Site.  Discounted due to lack of view to PCC Site and Connection Corridors due to extent of built form.
R	-	Brough Road	Road Users	450849, 520095	View from Brough Road where it bridges the A66. Stacks are visible above intervening vegetation and industrial buildings are apparent in the midground. Residential areas flank the south side of the A66 with industry lining the north. Distance: approximately 8.1 km from the PCC Site.  Discounted due to lack of view due to extent of built form, vegetation and distance.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
S	-	A1042, Kirkleatham Lane	Residential	459335, 522772	<p>View from the access road of a housing development where 550 homes are currently being built. Agricultural land lies in the foreground. Building associated with industry lining the south side of the River Tees are visible in the background view.</p> <p>Distance: approximately 3.3 km from the PCC Site.</p> <p>Discounted due to lack of view to PCC Site due to extent intervening vegetation.</p>
T	-	Maplewood Drive	Road Users	453435, 519585	<p>View along Maplewood Drive. Industrial buildings lining Trunk Road are visible to the north. Vegetation lining the road restricts views beyond.</p> <p>Distance: approximately 6.8 km from the PCC Site.</p> <p>Discounted due to lack of view due to extent of built form, vegetation and distance.</p>
U	15	Birchington Avenue	Residential	455495, 520024	<p>Open view taken along Birchington Avenue in an eastly direction. Foreground contains the asphalt carriageway and grassed roundabout. Trees and street lighting lining the carriageway are evident in the foreground and grassed earthed landform is visible immediately beyond. The middle ground consists of open playing fields and residential properties are visible to the right of the view. A dense woodland block forms the background view. A plume and pylons are visible above the vegetation. Eston Moor is visible to the right of the view.</p> <p>Distance: approximately 6.9 km from the PCC Site, approximately 0.5 km from the Connection Corridors.</p> <p>Discounted due to change in the Application Boundary since PEIR.</p>
V	13	A1042, Kirkleatham Lane	Road Users	459164, 521539	<p>View from A1042, northwards from the edge of the Kirkleatham Conservation Area. Vegetation partially screens views. Flat agricultural and pastoral land dominates the foreground to the north and south. Industrial skyline is clearly visible from this location through a gap in vegetation bordering the A1042.</p> <p>Distance: approximately 4.5 km from the PCC Site, approximately 0.5 km from the Connection Corridors.</p> <p>Discounted due to change in the Application Boundary since PEIR.</p>

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
W	-	PRoW Lazenby Bank	Recreational Users	457353, 519120	Enclosed views with vegetation screening views northwards. Distance: approximately 6 km from the PCC Site, approximately 1 km from the Connection Corridors.  Discounted due to lack of view due to extent of vegetation and distance.
X	-	PRoW Wilton	Recreational Users	459200, 520296	Enclosed, elevated view with vegetation screening views to the north. Distance: approximately 5.6 km from the PCC Site, approximately 1 km from the Connection Corridors.  Discounted due to lack of view due to extent of vegetation and distance.
Y	-	Sandy Lane	Recreational Users	461723, 520022	Open and expansive view with Errington Wood to the east, bounded by Sandy Lane. This elevated position provides long distant views of Teesside's industrial skyline. Open agricultural land dominates the fore and mid-ground to the west, south and north. Distance: approximately 7.1 km from the PCC Site.  Discounted due to restricted view to the PCC Site and lack of view of the Connection Corridors.
Z	11	Longbeck Lane	Residential, Road Users	461856, 521012	Elevated view taken from Longbeck Lane adjacent to residential properties. A wide gap in the hedgerow running parallel to Longbeck carriageway allows for wide open views of arable farmland. The industrial skyline including Wilton Works, Seal Sands and the steel works are prominent features in the background view. The North Sea is visible in the far distance. Rising land beyond the industrial buildings forms the horizon. Distance: approximately 6.7 km from the PCC Site.
A1	12	Carpark off A1085 Coast Road, Marske by the sea	Recreational and Road Users	463156, 523188	Wide open view taken from the carpark off A1085 Coast Road. The view is dominated by dunes and grassland in the foreground and middle ground with Maske by the Sea beach and North Sea to the right of the viewpoint. The residential properties at the edge of Redcar are visible in the midground with tall industrial structures including the steel works visible beyond. Distance: approximately 6.4 km from the PCC Site.



Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
B1	10	Eston Nab	Recreational Users	456899, 518348	Elevated wide expansive view taken from Eston Nab. Woodland on the steep sloping landform forms the foreground. Open agricultural fields are apparent beyond the A174 in the mid ground. Residential settlement and the industrial landscape dominate the view. The offshore windfarm is apparent within the North Sea to the right of the view. Distance: approximately 6.7 km from the PCC Site.
PRoW					
C1	14	Grange Estate, Lazenby	Residential	457294, 519998	Framed view along residential street. Residential properties dominate the view in the foreground. Rising landform and woodland block foreshorten the view in the midground. Upper sections of industrial buildings are visible in the background view to the left above the woodland. Representative of close-range views towards the Connection Corridors to the south.  Discounted due to change in the Application Boundary since PEIR.
F1	-	England Coastal Path	Recreational Users	450620, 524262	Long distance open view from England Coastal Path adjacent to the entrance to the RSPB Saltholme. Foreground consists of flat agricultural land. Telecommunication poles and lines transect the flat landscape in the midground. A network of pylons and industrial structures provide detracting features in the mid to background view. Eston Moor forms the backdrop to the right of the view. Distance: approximately 6.7 km from the PCC Site.  Discounted as impact on recreational receptor will be assessed within viewpoint 6.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Grid Reference of Viewpoint	Description of View
G1	6	Cowpden Bewley Woodland Country Park	Recreational Users	448591, 525700	Long distance, elevated, open view from within Cowpden Bewley Country Park. Mudflats, areas of standing water and localised areas of tree planting form the mid ground. The River Tees is visible towards the background of the view. The background is dominated by industrial structures associated with Teesside, including the former SSI Site which are visible against the skyline. Representative of long-distance views from the west. Distance: approximately 8.9 km from the PCC Site.
I1	-	Majuba Road	Residential and Road Users	459190, 525129	Framed view taken at the edge of the Coatham Conservation Area along Majuba Road adjacent to Cleveland Golf Club. Foreground consists of undulating land associated with the golf course. The golf club is visible to the right of the view. Coatham Sand Dunes and Redcar Beach Caravan Park are visible in the midground. The blast furnace is a prominent feature in the background view. Distance: approximately 2.2 km from the PCC Site  Discounted as recreational receptor will be assessed within viewpoint 7 and 8.