

## Landscape Assessment Tables

### Effects to Landscape Elements

Landscape Receptor and Sensitivity	Predicted landscape change and Magnitude of Impact	Significance of effect
<b>Landform</b> <b>Value: Medium</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Low</b>	Reprofilng on site to accommodate the proposed built form. Retention of localised landform around blast furnaces. <b>Medium</b> Magnitude of change.	<b>Slight Adverse</b>
<b>Vegetation cover</b> <b>Value: Low</b> <b>Susceptibility to change: Medium</b> <b>Overall Sensitivity: Medium</b>	Limited loss of areas of regenerating scrub, young woodland and small ponds on brownfield site. No loss of trees or other significant vegetation. <b>Low</b> Magnitude of change.	<b>Slight Adverse</b>
<b>Landuse</b> <b>Value: Low</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Low</b>	Change from open, derelict brownfield land to large scale modern renewable energy plant. Improvements to the quality and condition of the land through development and landscape management. <b>Medium</b> Magnitude of change.	<b>Slight Beneficial</b>
<b>Water bodies/courses</b> <b>Value: Medium</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Medium to low</b>	No notable water bodies/courses altered as a result of the proposal. <b>No change.</b>	<b>No effect</b>
<b>Notable landscape features</b> <b>Value: Low</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Low</b>	No notable landscape features altered as a result of the proposal. <b>No change.</b>	<b>No effect</b>
<b>Footpaths, public rights of way and access</b> <b>Value: High</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Medium</b>	Assuming that the Teesdale Way remains open during the construction period, then no change to access is expected. <b>No change.</b>	<b>No effect</b>
<b>Cultural associations / historic setting</b>	Mitigation has the potential to put in place interpretation and protection of blast furnaces on site. <b>Low</b> magnitude of change.	<b>No effect</b>

Landscape Receptor and Sensitivity	Predicted landscape change and Magnitude of Impact	Significance of effect
<b>Overall pattern, scale and perceptual qualities of the landscape</b> <b>Value: Low</b> <b>Susceptibility to change: Low</b> <b>Overall Sensitivity: Low</b>	Change from derelict brownfield site within large-scale industrial area, in poor unmanaged condition, to large-scale modern purpose built industrial units with managed external areas. <b>Medium</b> magnitude of change.	<b>Slight Beneficial</b>

#### Landscape Effects, Eston Hills Broad Character Area

Eston Hills Broad Character Area	Type of change	Magnitude of Change	Effect
<b>Construction</b>	No direct or indirect loss of any features or elements within this landscape character area.  Visual impacts to views from this area are covered in section 1.7 below.	No Change	No Effect
<b>Operation (Year 0)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect

#### Redcar Flats Broad Character Area

Redcar Flats Broad Character Area	Type of change	Magnitude of Change	Effect
<b>Construction</b>	No direct or indirect loss of any features or elements within this landscape character area.  Visual impacts to views from this area are covered in section 1.7 below.	No Change	No Effect
<b>Operation (Year 0)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect

### East Billingham to Teessmouth Landscape Character Area

East Billingham to Teessmouth Landscape Character Area	Type of Change	Magnitude of Change	Effect
<b>Construction</b>	No direct or indirect loss of any features or elements within this landscape character area.  Visual impacts to views from this area are covered in section 1.7 below.	No Change	No Effect
<b>Operation (Year 0)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect

### Coastal Fringe Landscape Type

Coastal Fringe Landscape Type	Type of Change	Magnitude of Change	Effect
<b>Construction</b>	No direct or indirect loss of any features or elements within this landscape character area.  Visual impacts to views from this area are covered in section 1.7 below.	No Change	No Effect
<b>Operation (Year 0)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect

Estuarine Landscape Type	Type of Change	Magnitude of Change	Effect
<b>Construction</b>	No direct or indirect loss of any features or elements within this landscape character area.  Visual impacts to views from this area are covered in section 1.7 below.	No Change	No Effect
<b>Operation (Year 0)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No direct or indirect loss of any features or elements within this landscape character area.	No Change	No Effect

#### Coastal Fringe Landscape Type

Residential Areas	Type of change	Magnitude of Change	Effect
<b>Construction</b>	Very small indirect change due to construction traffic travelling through this character area.	Low magnitude of change.	Slight Adverse Effect
<b>Operation (Year 0)</b>	No perceptible change in character of the area on completion.	No Change	No Effect
<b>Potential mitigation</b>	Management of traffic movements and controls on operational hours during the construction period to ensure residential areas are protected as far as possible.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	On completion, there will be no perceptible change as the residential areas are influenced heavily by long established industrial uses to the north and east.	No Change	No Effect

#### Industrial Areas

Industrial Areas	Type of change	Magnitude of Change	Effect
<b>Construction</b>	Direct changes due to construction traffic and activities located on site for the duration of the construction period, experienced on a very	Medium magnitude of change.	Slight Adverse Effect

Industrial Areas	Type of change	Magnitude of Change	Effect
	localised area.		
<b>Operation (Year 0)</b>	Improvement to the quality and condition of the landscape here, due to replacement of the derelict brownfield area with a high quality, purpose built modern building which will be maintained. Localised change only.	Medium magnitude of change.	Slight Beneficial Effect
<b>Potential mitigation</b>	Careful consideration of façade treatment, layout and siting of buildings and colour of cladding during detailed design to achieve the best possible design for the site.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Localised improvement to the quality and condition of the landscape here, due to replacement of the derelict brownfield area with a high quality, purpose built modern building which will be maintained.	Medium magnitude of change.	Slight Beneficial Effect

## Viewpoint Assessment Tables

VP1 Footpath to Stainsby Hall Farm, Stainsby.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	There is no view of the site from this location. It is presumed that there will be no view of the proposed construction activities. No view.	No change.	Negligible.
<b>Operation (Year 0)</b>	There is no view of the site from this location. It is presumed that there will be no view of the proposed facility on construction activities. No view.	No change.	Negligible.
<b>Potential mitigation</b>	N/A.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	No view.	No change.	Negligible.

VP2 Permissive Bridleway off Fishponds Road, B1269.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-distance views from bridleway across rural land to industrial development visible above the existing tree line. Views of cranes visible above existing vegetation. These will form only a small part of the view, and are seen within the context of existing vertical infrastructure and large scale works units.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Mid-distance views from bridleway across rural land to industrial development visible above the existing tree line. Views to the top of flue and chimney stack, visible above existing vegetation. Partially screened views to boiler house due to existing vegetation. These will form only a small part of the view, and are seen within the context of existing vertical infrastructure and large scale works units.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with</b>	Mid-distance views from bridleway across rural land to industrial	Low.	Slight

VP2 Permissive Bridleway off Fishponds Road, B1269.	Type of change	Magnitude of Change	Significance of Effect
<b>mitigation: Operation (Year 15, summer)</b>	development visible above the existing tree line. Views to the top of flue and chimney stack, just visible above existing vegetation with boiler house now screened by vegetation as it matures. These will form only a small part of the view, and are seen within the context of existing vertical infrastructure and large scale works units.		Adverse.

VP3 Kirkleatham Lane, A1042	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-distance views of cranes visible above existing industrial buildings on the skyline. These will form only a small part of the view, and are seen within the context of existing vertical infrastructure and large scale works units.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Mid-distance views of chimney stack and flue visible above existing industrial buildings on the skyline. These will form only a small part of the view, and are seen within the context of existing vertical infrastructure. Boiler house likely to be screened by existing works units.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Potential mitigation planting associated with the proposed residential development at the site within the foreground of the view could further screen views from Kirkleatham Lane.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Views from Kirkeleatham Lane are likely to be screened in the long term by proposed residential development in the foreground of the existing view.	Negligible.	Negligible.

VP4 Amenity Green Space, Howcroft Avenue, Dormanstown	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear views of cranes visible above vegetation on the skyline. These will form only a small part of the view, and from a limited section of the footpath route, which has existing vertical infrastructure present.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Clear views of Chimney stack and flue visible above vegetation on the skyline. These will form only a small part of the view, which has existing vertical infrastructure present.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Partial views of Chimney stack and flue as vegetation within the green space matures and provides further screening.	Negligible.	Negligible.

VP5 Bridleway off Hobson Avenue	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Barely perceptible glimpse views through gaps in vegetation to the cranes on site. Views are focussed at an oblique angle to the development.	Negligible.	Negligible.
<b>Operation (Year 0)</b>	Barely perceptible glimpse views through gaps in vegetation to the taller elements of the facility, the chimney stack and flue. Views are focussed at an oblique angle to the development. Proposed buildings will be screened by intervening works units.	Negligible.	Negligible.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation</b>	Negligible change in view as vegetation along the bridleway matures.	Negligible.	Negligible.



VP5 Bridleway off Hobson Avenue (Year 15, summer)	Type of change	Magnitude of Change	Significance of Effect

VP6 Tees Dock Road	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear views from elevated location looking along the railway line. Cranes clearly visible alongside pylons and masts. Noticeable change in the view from isolated locations along the road.	Medium.	Slight to moderate Adverse.
<b>Operation (Year 0)</b>	Clear views from elevated location looking along the railway line. Chimney stack, flue and boiler house clearly visible alongside pylons and masts. Noticeable change in the view from isolated locations along the road.	Medium.	Slight to moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear views from elevated location looking along the railway line. Chimney stack, flue and boiler house clearly visible alongside pylons and masts. Noticeable change in the view from isolated locations along the road.	Medium.	Slight to moderate Adverse.

VP7a Access point to Teesdale Way (also known as the Black Path) Footpath	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear views from elevated location looking along the Teesdale Way. Cranes clearly visible alongside pylons. Noticeable change in the view.	Medium.	Slight to moderate Adverse.

VP7a Access point to Teesdale Way (also known as the Black Path) Footpath	Type of change	Magnitude of Change	Significance of Effect
<b>Operation (Year 0)</b>	Clear views from elevated location looking along the Teesdale Way. Chimney stack, flue and boiler house clearly visible alongside pylons. Noticeable change in the view.	Medium.	Slight to moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear views from elevated location looking along the Teesdale Way. Chimney stack, flue and boiler house clearly visible alongside pylons. Noticeable change in the view.	Medium.	Slight to moderate Adverse.

VP7b Teesdale Way Footpath	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear and close-range views to the facility as it is developed up to the site boundary with the route. Cranes, construction traffic and hoarding around the site degrade the visual amenity from this location.	Medium.	Slight to moderate Adverse.
<b>Operation (Year 0)</b>	Clear and close-range views to the completed facility. Modern purpose built buildings and maintained external environment improve the quality of the visual amenity from a short stretch of this route.	Medium.	Slight to moderate Adverse.
<b>Potential mitigation</b>	Consideration of siting of built elements as far from the north boundary of the site as possible to reduce the influence of very tall structures on the amenity of the route. Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear and close-range views to the completed facility. Modern purpose built buildings and maintained external environment improve the quality of the visual amenity from a short stretch of this route.	Medium.	Slight to moderate Adverse.

VP8 Eston Road, Grangetown	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear and close range views to construction site replace views to derelict and degraded brownfield area. Cranes and construction traffic clearly visible.	Medium.	Slight to moderate Adverse.
<b>Operation (Year 0)</b>	Clear and close range views to modern purpose built industrial unit replace views to derelict and degraded brownfield area. All element of the facility will be clearly visible, with foreground mounding and biodiversity areas to set the building into context as seen from this viewpoint.	Medium.	Slight to moderate Adverse.
<b>Potential mitigation</b>	Consideration of siting of built elements as far from the west boundary of the site as possible to reduce the influence of very tall structures on the amenity of the road. Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear and close range views to modern purpose built industrial unit replace views to derelict and degraded brownfield area. All element of the facility will be clearly visible, with foreground mounding and biodiversity areas to set the building into context as seen from this viewpoint.	Medium.	Slight to moderate Adverse.

VP9 River Tees Viewpoint	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-distance views of cranes visible above existing vegetation within the viewpoint space. These will form a small part of the view, and are seen within the context of existing vertical infrastructure and large scale works units.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Mid-distance views of chimney stack and flue visible above existing existing vegetation on the skyline. These will form a small part of the view, and are seen within the context of existing vertical infrastructure. Boiler house likely to be screened by existing works units and vegetation.	Low.	Slight Adverse.

VP9 River Tees Viewpoint	Type of change	Magnitude of Change	Significance of Effect
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Views are likely to be fully screened in the long term as vegetation at the viewpoint matures and prevents views.	Negligible.	Slight Adverse.

VP10 Footway adjacent to A66 Bolckow Road/Whitworth Road, Grangetown	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Close-range glimpse views of cranes visible above existing works units through gaps in built form and at road junctions. These will form a small part of the view and are seen within the context of existing vertical infrastructure and large scale works units.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Close-range glimpse views of chimney stack, flue and boiler house visible above existing works units through gaps in built form and at road junctions. These will form a small part of the view and will be seen within the context of existing vertical infrastructure and existing works units. Boiler house will be partially screened by existing works units along much of the A66.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Close-range glimpse views of chimney stack, flue and boiler house visible above existing works units through gaps in built form and at road junctions. These will form a small part of the view and will be seen within the context of existing vertical infrastructure and existing works units. Boiler house will be partially screened by existing works units along much of the A66.	Low.	Slight Adverse.

VP11 Junction of Normanby Road/Poplar Grove	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Close-range views of cranes visible above existing vegetation. These will form a small part of the view and are seen within the context of existing vertical infrastructure and large scale works units. Glimpse views through gaps in residential built form only from much of Normanby Road. Clear views northeast from within the open space.	Medium.	Moderate Adverse.
<b>Operation (Year 0)</b>	Close-range views of chimney stack, flue and boiler house visible above existing works units through gaps in built form such as across this recreational space. These will form a small part of the view and will be seen within the context of existing vertical infrastructure and existing works units. Boiler house will be partially screened by existing residential built form along much of Normanby Road. Clear open views from within the open space facing northeast.	Medium.	Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Close-range views of chimney stack, flue and boiler house visible above existing works units through gaps in built form such as across this recreational space. These will form a small part of the view and will be seen within the context of existing vertical infrastructure and existing works units. Boiler house will be partially screened by existing residential built form along much of Normanby Road. Clear open views from within the open space facing northeast. Possible increase in screening of views over time as intervening vegetation matures.	Medium.	Moderate Adverse.

VP12 A1085 Trunk Road from the bridge over Church Lane	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear and open views from this elevated location, towards the site with cranes visible above intervening vegetation and works units. Seen within the context of existing works units, chimneys and other vertical infrastructure. Views to the site from much of the A1085 will be screened by existing built form.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Clear and open views from this elevated location, towards the site with flue, Chimney stack and boiler house visible above intervening vegetation and works units. Seen within the context of existing works units, chimneys and other vertical infrastructure. Views to the site from much of the A1085 will be screened by existing built form.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear and open views from this elevated location, towards the site with flue, Chimney stack and boiler house visible above intervening vegetation and works units. Seen within the context of existing works units, chimneys and other vertical infrastructure. Views to the site from much of the A1085 will be screened by existing built form. Possible increase in screening of views over time as intervening vegetation matures.	Low.	Slight Adverse.

VP13 Local footpath through Eston Recreation Area, off Church Lane.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Glimpse views to cranes visible at the site to the north just above the existing line of vegetation. This will form a very small part of the view.	Low.	Slight to Moderate Adverse.

VP13 Local footpath through Eston Recreation Area, off Church Lane.	Type of change	Magnitude of Change	Significance of Effect
<b>Operation (Year 0)</b>	Possible glimpse views to flue, chimney stack and boiler house elements of the facility, seen through the existing vegetation around the park. During summer months when trees are in leaf there will be barely perceptible views from this location.	Low.	Slight to Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Possible glimpse views to flue, chimney stack and boiler house elements of the facility, seen through the existing vegetation around the park. During summer months when trees are in leaf there will be barely perceptible views from this location. Screening will increase as the intervening vegetation matures.	Low.	Slight to Moderate Adverse.

VP14 B1380, High Street, Lakenby.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear open mid-range views from this elevated road location. Cranes at the site during construction will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their electricity lines, which dominate this view. The change will be minimal, although will be perceptible.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Clear open mid-range views from this elevated road location. The chimney stack and flue will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their electricity lines, which dominate this view. The boiler house will be visible and seen in the context of existing large scale works units. The change will be minimal, although will be perceptible.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual		

VP14 B1380, High Street, Lakenby.	Type of change	Magnitude of Change	Significance of Effect
	impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear open mid-range views from this elevated road location. The chimney stack and flue will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their electricity lines, which dominate this view. The boiler house will be visible and seen in the context of existing large scale works units. The change will be minimal, although will be perceptible. Screening of this view may result as the roadside hedge matures.	Low.	Slight Adverse.

VP15 NCN Route 1, Lackenby	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Glimpse mid-range views through gaps in the hedge vegetation. Cranes at the site during construction will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their electricity lines, which dominate this view. The change will be minimal, although will be perceptible.	Low.	Slight to Moderate Adverse.
<b>Operation (Year 0)</b>	Glimpse mid-range views through gaps in the hedge vegetation. The chimney stack and flue will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their electricity lines, which dominate this view. The boiler house will be visible and seen in the context of existing large scale works units. The change will be noticeable although not out of character with the existing visual context.	Low.	Slight to Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Glimpse mid-range views through gaps in the hedge vegetation. The chimney stack and flue will be seen in amongst the vertical infrastructure of existing chimney stacks and pylons towers and their	Low.	Slight to Moderate Adverse.



VP15 NCN Route 1, Lackenby	Type of change	Magnitude of Change	Significance of Effect
	electricity lines, which dominate this view. The boiler house will be visible and seen in the context of existing large scale works units. The change will be noticeable although not out of character with the existing visual context. As hedge vegetation matures, view could become screened if gaps are fill in.		

VP16 Bridleway within Eston Hills, off Lazenby Bank Road.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Glimpse mid-range views from elevated bridleway through gaps in vegetation. Cranes at the site will be visible during construction and may break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons.	Low.	Slight to Moderate Adverse.
<b>Operation (Year 0)</b>	Glimpse mid-range views from elevated bridleway through gaps in vegetation. Chimney stack and flue will be visible at the at the site and may break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons. The boiler house will be visible as a mass within the view, similar to the those at adjacent works units and will be break the skyline. The change will be slight but noticeable from this location.	Low.	Slight to Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Glimpse mid-range views from elevated bridleway through gaps in vegetation. Chimney stack and flue will be visible at the at the site and may break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons. The boiler house will be visible as a mass within the view, similar to the those at adjacent works units and will be break the skyline. The change will be	Low.	Slight to Moderate Adverse.

VP16 Bridleway within Eston Hills, off Lazenby Bank Road.	Type of change	Magnitude of Change	Significance of Effect
	slight but noticeable from this location. As intervening woodland vegetation matures, view could become screened in the long term.		

VP17 Tees Link National Trail footpath 122/21/3 Eston Hills.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Frequent glimpse mid-range views from elevated location on this National Trail through gaps in and over vegetation. Cranes at the site will be visible during construction and may break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons. This will form a very small part of the view, but will be noticeable from this vantage point.	Low.	Slight to Moderate Adverse.
<b>Operation (Year 0)</b>	Frequent glimpse mid-range views from elevated location on this National Trail through gaps in and over vegetation. Chimney stack, flue and boiler house will be visible at the at the site but will not break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons, and the existing large mass of existing works units throughout the industrial landscape. The change will be slight but noticeable from this location.	Low.	Slight to Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Frequent glimpse mid-range views from elevated location on this National Trail through gaps in and over vegetation. Chimney stack, flue and boiler house will be visible at the at the site but will not break the skyline. These will be seen in the context of existing vertical infrastructure of chimneys and pylons, and the large mass of existing	Low.	Slight to Moderate Adverse.

VP17 Tees Link National Trail footpath 122/21/3 Eston Hills.	Type of change	Magnitude of Change	Significance of Effect
	works units throughout the industrial landscape. The change will be slight but noticeable from this location. As intervening hillside vegetation matures, views could become screened in the long term.		

VP18 OS Triangulation point, Eston Nab	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Clear, open, uninterrupted views from this panoramic viewpoint. Views to cranes and construction traffic on site will be just visible from this mid-distance viewpoint, seen within the context of the existing industrial landscape. The change will be from a derelict brownfield site to construction site within the industrial landscape.	Medium.	Moderate Adverse.
<b>Operation (Year 0)</b>	Clear, open, uninterrupted views from this panoramic viewpoint. Views to flue, chimney stack, boiler house and all ancillary buildings on site will be just visible from this mid-distance viewpoint, seen within the context of the existing industrial landscape. The change will be from a derelict brownfield site to a modern purpose built facility within the industrial landscape. The facility will not break the skyline from this elevated vantage point.	Medium.	Moderate Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Clear, open, uninterrupted views from this panoramic viewpoint. Views to flue, chimney stack, boiler house and all ancillary buildings on site will be just visible from this mid-distance viewpoint, seen within the context of the existing industrial landscape. The change will be from a derelict brownfield site to a modern purpose built facility within the industrial landscape. The facility will not break the skyline	Medium.	Moderate Adverse.

VP18 OS Triangulation point, Eston Nab	Type of change	Magnitude of Change	Significance of Effect
	from this elevated vantage point. This viewpoint is likely to remain open and panoramic in the long term.		

VP19 A1185, Seal Sands Road, Stockton-on- Tees.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-range views from this slightly elevated road location north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of cranes at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The change will be negligible from this location.	Negligible.	Negligible.
<b>Operation (Year 0)</b>	Mid-range views from slightly elevated road location north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location.	Negligible.	Negligible.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Mid-range views from slightly elevated road location north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location.	Negligible.	Negligible.

VP20a English Coast Path adjacent to A178, Seaton Carew Road	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-range views from this National Trail north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of cranes on the skyline at the site will be seen in the context of existing vertical infrastructure such as pylons cranes and towers. The change will be perceptible but very small from this location.	Low.	Slight Adverse.
<b>Operation (Year 0)</b>	Mid-range views from this National Trail north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack on the skyline at the site will be seen in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house may be visible above intervening vegetation however will be seen in the context of the existing units present in the view. The change will be perceptible but very small from this location.	Low.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Mid-range views from this National Trail north of the Tees, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack on the skyline at the site will be seen in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house may be screened in the view as intervening vegetation matures over time. The change will be perceptible but very small from this location.	Low.	Slight Adverse.

VP20b Viewpoint within Cowpen Bewley Woodland Park, Stockton-on-Tees. Or 20b	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Long range views from this National Trail across open coastal areas within the Teesmouth National Nature Reserve, with industrial development clearly visible across the mid-section of the view. The addition of cranes at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers and partially screened by intervening built form. The change will be negligible from this location.	Negligible.	Negligible.
<b>Operation (Year 0)</b>	Long range views from this National Trail across open coastal areas within the Teesmouth National Nature Reserve, with industrial development clearly visible across the mid-section of the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers and partially screened by intervening built form. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location.	Negligible.	Negligible.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Long range views from this National Trail across open coastal areas within the Teesmouth National Nature Reserve, with industrial development clearly visible across the mid-section of the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers and partially screened by intervening built form. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location.	Negligible.	Negligible.

VP21 Viewpoint within Cowpen Bewley Woodland Park, Stockton-on-Tees.	Type of change	Magnitude of Change	Significance of Effect
<b>Construction</b>	Mid-range views from this elevated location within a woodland park, across open rural areas and with industrial development clearly visible in the view. The addition of cranes at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The change will be negligible from this location.	Negligible.	Slight Adverse.
<b>Operation (Year 0)</b>	Mid-range views from this elevated location within a woodland park, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location.	Negligible.	Slight Adverse.
<b>Potential mitigation</b>	Consideration of cladding and facade treatment of most visible parts of the facility to minimise visual impacts of tall structures.		
<b>Residual effects with mitigation: Operation (Year 15, summer)</b>	Mid-range views from this elevated location within a woodland park, across open rural areas and with industrial development clearly visible in the view. The addition of the proposed flue and chimney stack at the site will be barely perceptible in the context of existing vertical infrastructure such as pylons cranes and towers. The boiler house will be barely perceptible within the existing industrial landscape, if at all. The change will be negligible from this location. As vegetation the woodland park matures views may become screened in the long term.	Slight Adverse.	Slight Adverse.