



<p>Existing View Distance to site boundary: 5.4km</p>	<p>The location, at 234mAOD, provides a dramatic and expansive panoramic view that attracts numerous recreational users. Topography falls sharply away to the north, foreshortening the foreground and drawing the viewers attention to the middle and far distant landscape. Looking north west, the view is across residential areas at Eston and the eastern margins of Middlesbrough. To the north there are views across Tees Bay and coastal margins at Redcar, including the Teesmouth National Nature Reserve. The Teesside Wind Farm is prominent offshore of Coatham Sands and Butterwick Wind Farm is seen in the distance to the north. Although the far horizon comprises predominately of agricultural fields, low hills and woodland corpses, the scene is dominated by urban and industrial features in the middle distance. Large industrial buildings, tall stacks, pylons and silos are highly prominent. Structures are often light coloured and draw the eye. The proposed site is barely perceptible with the adjoining River Tees appearing as a thin 'sliver', often obscured by intervening features. Overall a view with contrasting characteristics, strongly influenced by urban and industrial features.</p>			
<p>Sensitivity</p>	<p>Value: High A dramatic and varied panoramic view.</p>	<p>Susceptibility: High A popular destination for walkers and other recreational users.</p>	<p>Sensitivity: High</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will barely be perceptible in the view. Heavy lifting cranes will be more prominent with the crane tower structure appearing more visually 'dense' than the open latticed crane arm that extends high above the quayside. At the tallest height the crane arms will be seen below the far landscape horizon and not in the skyline. The temporary storage of two sets of full wind turbine towers will be prominent in the view. The proposed cranes and stored towers will appear significantly taller than neighboring industrial features, however in context of the expansive panoramic scene the scale of change in the view will be limited, with proposed features appearing similar in character and visually integrating with existing, large scale stacks, silos, pylons and buildings that form both a foreground and backdrop to proposed features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings may partially screen views to lower sections of proposed quayside features, although the change in the view will be negligible.</p>		<p>Year 1 Low medium adverse</p>	<p>Year 15 Low medium adverse</p>
<p>Significance of Effect</p>	<p>High sensitivity x Low medium magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor moderate adverse</p>	<p>Minor moderate adverse</p>



<p>Existing View Distance to site boundary: 2.5km</p>	<p>A view from residential properties and open space at Grangetown across a relatively featureless expanse of amenity grassland (former housing). Residential rooftops interspersed with trees along the A66 road form a middle distant horizon. Street lamp columns, tops of existing stacks and pylons are visible and there are large warehouse units to the west but these are not overly intrusive in the skyline. Trees alongside Church Lane form a pleasant backdrop to the west.</p>			
<p>Sensitivity</p>	<p>Value: Low An ordinary urban scene that includes visual detractors.</p>	<p>Susceptibility: High Residential and recreational receptors</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be seen in the skyline above house rooftops and a treed horizon. Upper sections only of the crane tower will be visible with crane arms extending higher into the skyline. Upper sections of stored turbine towers on the quayside will be most prominent in the view. There will be some contrast in the view where proposed features are seen above the treed horizon.</p> <p>In context of the relative distance to site and a scene that includes detracting features, the predicted magnitude of change in the view will be reduced. Proposed tall structures will be quite prominent but appear similar in character to existing urban and industrial features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will have no effect on the view.</p>		<p>Year 1 Medium adverse</p>	<p>Year 15 Medium adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Medium magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Moderate Adverse</p>	<p>Minor Moderate Adverse</p>



<p>Existing View Distance to site boundary: 1.4km</p>	<p>View from a public open space on an elevated knoll of land, partially enclosed by dense vegetation on the banked margins. A viewing platform within the park obtains most open views of the River Tees to the west, although vegetation restricts the view. Views toward the site are also mostly screened by vegetation. Industrial structures can be seen clearly in the sky above the trees, including very tall electricity pylons (approx. 150m AOD) at the river crossing points, dockside cranes, industrial units and the tall gasometer (87m AOD) at the South Bank Gas Ovens site. Dominating the scene is the MPI offshore jack up vessel docked at Normanby Wharf. The jack up legs are approximately 50m in height. The amenity space has a sense of tranquility, although litter, broken bottles and human waste give a strong sense of neglect and abandonment. Ironically, views towards the river are mostly screened by vegetation.</p>			
<p>Sensitivity</p>	<p>Value: Medium A view location of local value. Outward views are restricted and unremarkable.</p>	<p>Susceptibility: High Dog walkers and other recreational users.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be seen in the skyline in a narrow glimpsed view between existing foreground vegetation. The scale of change in the view will be limited with proposed features appearing similar in character and visually integrating with existing urban and industrial features. Seen in context of other docked installation vessels at Normanby Wharf the perceived magnitude of change in the existing view will be further reduced.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will not alter the visual effect on the proposed scheme.</p>		<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Low magnitude of effect = Minor negligible significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Negligible Adverse</p>	<p>Minor Negligible Adverse</p>



<p>Existing View Distance to site boundary: 860m</p>	<p>The location represents views experienced by commuters using the station and also by recreational footpath users on the England Coast Path / Teesdale Way (locally referred to as the Black Path between Middlesbrough and Redcar) which follows the southern railway boundary. The view is entirely dominated by tall electricity pylons (including the tallest carrying OH cables across the River Tees), tall industrial buildings, a gasometer and Dorman Long Tower and stack at the former steelworks. Scrub vegetation and rank grassland provide greenery but does little to allay the sense of neglect, 'dereliction' and heavily industrial character of the scene.</p>			
<p>Sensitivity</p>	<p>Value: Low Poor urban industrial scene with numerous visual detractors.</p>	<p>Susceptibility: Medium Pedestrians using the Black Path for which views are not the primary concern.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be seen in the skyline between the existing gasometer and foreground pylon although appear much lower than those foreground elements. The scale of change in the view will be limited with proposed features appearing similar in character and visually integrating with existing urban and industrial features, particularly the very tall electricity pylons.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will potentially screen most of the view to the heavy lifting crane and stored components on the southerly section of the proposed quay. Longer term removal of the Dorman Long tower and coke works will considerably alter the future skyline although electricity pylons will continue to be significant visual detractors.</p>		<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Low magnitude of effect = Minor significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Adverse</p>	<p>Minor Adverse</p>



<p>Existing View Distance to site boundary: 500m</p>	<p>View from the junction of an industrial road network that leads to existing riverside commerce and South Bank train station. The junction will also form an access to the proposed South Industrial Zone development. Electricity pylons (including the very tall pylons at the river crossing point) and large gasometer dominate the horizon. Dockside cranes are seen high in the skyline to the south west. There are sporadic but frequent heavy lorry movements along the road and a background noise of industrial activity. The view towards the proposed scheme is through palisade security fencing and foreshortened by scrubby vegetation in the foreground. A relatively bleak view of ordinary to poor quality.</p>			
<p>Sensitivity</p>	<p>Value: Low A poor industrial scene with numerous visual detractors.</p>	<p>Susceptibility: Low A view experienced by road users and roadside pedestrians.</p>	<p>Sensitivity: Low</p>	
<p>Magnitude of Effect</p>	<p>The proposed quayside facility and associated features will be seen to the left of the central tall pylon. The close range view across a relatively flat and open area of land will allow views to low level activity and stockpiled components on the quayside and adjoining storage areas. Heavy lifting cranes and full height turbine towers will be highly prominent, seen high in the skyline and appearing more dominant than neighbouring pylons. Docked installation vessels along the quayside will also be seen against the skyline. Proposed features will remain in character with the existing and emerging industrial scene but the scale of tall cranes and stored wind farm components will be both dominant and dramatic features in the view.</p> <p><i>Future baseline:</i> development of the SIZ landside site and introduction of large scale buildings in the foreground will foreshorten the existing view to the south of the proposed scheme (to right of the central pylon seen in the image above) but will have the effect of focusing views north, towards proposed tall quayside features.</p>		<p>Year 1 Medium high adverse</p>	<p>Year 15 Medium high adverse</p>
<p>Significance of Effect</p>	<p>Low sensitivity x Medium high magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor moderate adverse</p>	<p>Minor moderate adverse</p>



<p>Existing View Distance to site boundary: 4.8km</p>	<p>A coastal view location with dramatic and varied character often visited by walkers and sightseers. Wide open skies with views east to sand dunes on the Teesside and Cleveland Coast and Teesside Wind Farm. Views towards the site are across Paddy's Hole marina and expansive Tees Mouth estuary. Saltholme Nature Reserve at Bran Sands and Teesmouth National Nature Reserve on North Gare Sands are important nature conservation sites in the middle distance. Cabins and huts around the marina are eclectic, ramshackled and characterful. Wooded slopes of Lazenby Bank form a distant horizon south but the scene to the south west is dominated by an unbroken horizon of industrial and dockside development. The skyline is punctuated by a myriad of stacks, chimneys, silos, gasometers and pylons. Tall dockside lifting cranes (approx. 75m in height) at Redcar Wharf are a dominant feature in the middle distance, seen high in the skyline.</p>			
<p>Sensitivity</p>	<p>Value: Medium A dramatic industrial scene of diverse character.</p>	<p>Susceptibility: High A range of recreational users experiencing the contrasting scenery.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will be screened by intervening features. Heavy lifting cranes will be prominent seen high above the quayside in the skyline. The temporary storage of two sets of full wind turbine towers will also be prominent in the distant view with upper sections of installation vessels also visible. Both the cranes and stored towers will appear lower in the skyline than the lifting cranes at Redcar Wharf.</p> <p>The proposed cranes and stored towers will appear significantly taller than most neighboring industrial features, however in context of the distant view and expansive panoramic scene, the overall perceived scale of change in the view will be limited. Proposed features will appear similar in character and visually integrate with existing, dense clustering of numerous stacks, silos, pylons and buildings seen across the central horizon that form both a foreground and backdrop to proposed features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will not alter the visual effect on the proposed scheme.</p>		<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Low magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor negligible adverse</p>	<p>Minor negligible adverse</p>



<p>Existing View Distance to site boundary: 4.5km</p>	<p>Frequented by walkers, cyclists and bird watchers. The location is in close proximity to a section of the Teesdale Way / England Cast Path where it crosses the reserve. Man made landforms support scrub, grassland and bare soil substrates. A wide panoramic scene with vast open skies. Wooded slopes of Lazenby Bank form an elevated distant horizon south but the scene is dominated by a horizon of industrial development and a skyline punctuated by stacks, chimneys, silos, gasometers and pylons. Cooling towers and flare stacks are seen at the Wilton International site to the south. Large towers, conveyors and silos at the former steelworks dominate the skyline to the west and the tall brick Steel House building is prominent to the south west. Large pale blue clad buildings at the Northumbrian Water site are prominent in the central area of the view.</p>			
<p>Sensitivity</p>	<p>Value: Medium A visually diverse, naturally regenerating scrubland contrasting with an industrial backdrop.</p>	<p>Susceptibility: High A range of recreational users experiencing the scenery but often with an inward focus on the nature reserve, ponds and scrubland.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and lower sections of heavy lifting cranes will be screened by intervening features. Temporary storage of two sets of full wind turbine towers will be visible in the skyline, with lower sections partially screened by buildings at the Northumbrian Water site. Crane arms and stored towers will appear relatively higher in the skyline compared to existing neighbouring features. In context of the distant view and expansive panoramic scene, the overall perceived scale of change in the view will be limited. Proposed features will appear similar in character and visually integrate with existing, dense clustering of numerous stacks, silos, pylons and buildings seen across the central horizon that form both a foreground and backdrop to proposed features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will not alter the visual effect on the proposed scheme.</p>		<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Low magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor negligible adverse</p>	<p>Minor negligible adverse</p>



<p>Existing View Distance to site boundary: 2.5km</p>	<p>A view from the highways path along the busy A1085 Trunk Road and looking towards a retail park. The location is near a main pedestrian access to recreational open space associated with the Eston Leisure Centre located to the south. A discordant view towards a retail parking area and large retail outlets. Tall lamp columns and highway signage project high into the skyline. Planting within the car park partially screens distant views towards the site although the large gasometer, Dorman Long tower, steel works chimney stack and pylons are clearly visible above the vegetation belt.</p>			
<p>Sensitivity</p>	<p>Value: Low A generally poor urban scene with numerous visual detractors.</p>	<p>Susceptibility: Low A view experienced by road users and roadside pedestrians.</p>	<p>Sensitivity: Low</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes will be prominent with the crane tower structure appearing more visually 'dense' than the open latticed crane arm that extends high into the skyline. The temporary storage of two sets of full wind turbine towers will also be prominent in the view. Given the foreground context the scale of change in the view will be limited with proposed features appearing similar in character and visually integrating with existing urban and industrial features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will partially further screen views to lower sections of proposed features, although the change in the view will be of limited visual benefit. Longer term removal of the Dorman Long tower and coke works will beneficially alter the future skyline although other visual detractors will remain prominent in the view.</p>		<p>Year 1 Low medium adverse</p>	<p>Year 15 Low medium adverse</p>
<p>Significance of Effect</p>	<p>Low sensitivity x Low medium magnitude of effect = Minor negligible significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Negligible Adverse</p>	<p>Minor Negligible Adverse</p>



<p>Existing View Distance to site boundary: 2.1km</p>	<p>A view from residential properties and open space at South Bank across a relatively featureless expanse of amenity grassland with occasional mature trees breaking the skyline. Litter and areas of rank grassland lend an air of neglect. Residential rooftops interspersed with trees form a middle distant horizon and contrast starkly with a scattered arrangement of highly intrusive industrial structures (large gasometer, Dorman Long tower, steel works chimney stack and pylons) that clutter the skyline.</p>			
<p>Sensitivity</p>	<p>Value: Low An ordinary urban scene with numerous visual detractors.</p>	<p>Susceptibility: High Residential and recreational receptors.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be seen in the skyline between the existing gasometer and brick chimney stack on the South Bank Coke Ovens site. Upper sections of the crane tower will clearly be visible in the skyline although appear lower in the view than other tall industrial features. The crane arms will extend high into the skyline, appearing taller than existing pylons although the comparatively slender, latticed structures will be less visually prominent than the tower sections. Stored turbine towers on the quayside will be highly prominent in the view, the combined effect appearing as two solid 'blocks' projecting high into the skyline and appearing taller than the existing gasometer and Dorman Long tower. In context of the existing scene and visually discordant skyline the scale of change in the view will be reduced, with proposed features appearing similar in character and visually integrating with existing urban and industrial features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will have negligible effect on the view to the proposed scheme. Longer term removal of the Dorman Long tower and coke works will considerably alter the future skyline although electricity pylons will continue to be significant visual detractors.</p>		<p>Year 1 Low medium adverse</p>	<p>Year 15 Low medium adverse</p>
<p>Significance of Effect</p>	<p>Medium sensitivity x Low medium magnitude of effect = Minor significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Adverse</p>	<p>Minor Adverse</p>



<p>Existing View Distance to site boundary: 1.3km</p>	<p>A view from the highway junction with the busy A66 road looking towards the Gate 2 entrance of the South Tees Business Parks. A highly discordant view with tall lamp columns and highway signage projecting into the skyline and the large gasometer, Dorman Long tower and tall pylons highly prominent in the cluttered urban scene. There are residential properties in proximity to this location, however, views towards the site are substantially filtered by intervening features, often further limited by property orientation.</p>			
<p>Sensitivity</p>	<p>Value: Low An unremarkable, poor urban scene with numerous visual detractors.</p>	<p>Susceptibility: Low A view experienced predominantly by road users and roadside pedestrians.</p>	<p>Sensitivity: Low</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be seen in the skyline either side of the gasometer. The southern most stored turbine towers on the quayside will be most prominent although seen alongside existing tall pylons and partially screened by foreground features. In context of the existing, visually discordant skyline, the scale of change in the view will be limited. Proposed features will appear similar in character and visually integrate with existing urban and industrial features.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will further partially screen lower sections of stored turbine towers in the southern quayside area. Longer term removal of the Dorman Long tower and coke works will considerably alter the future skyline with proposed cranes and turbine towers appearing more visually 'isolated' in the skyline and more prominent, although tall electricity pylons will also remain prominent visual detractors.</p>		<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>Low sensitivity x Low magnitude of effect = Negligible significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Negligible Adverse</p>	<p>Negligible Adverse</p>



<p>Existing View Distance to site boundary: 8.7km</p>	<p>An attractive elevated view to the north and west across a foreground of rolling arable fields defined by dense, tall hedgerows and woodland. The location is a highly popular destination for recreational pursuits. Rising ground at Lazenby Bank defines the western horizon sweeping down towards the Tees lowland plain and Durham magnesian limestone plateau landscapes stretching into the far north west. The coastline off Redcar is visible to the north with lines of prominent wind turbines at the Teesside offshore wind farm seen above the horizon. The Teesside industrial zones, tall stacks and buildings, remain prominent features in the distance. Cooling towers and flare stacks are seen at the Wilton International site to the west. Tall stacks at the former steel works site to the north can be seen above the distant horizon west of Hartlepool.</p> <p>Most existing industrial features seen within the Tees valley sit below the distant land horizon, with the exception of off shore wind turbines, taller stacks at the former steel works site and very tall pylons at the River Tees crossing.</p>			
<p>Sensitivity</p>	<p>Value: High A dramatic and varied view.</p>	<p>Susceptibility: High A popular destination for walkers and other recreational users.</p>	<p>Sensitivity: High</p>	
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Proposed crane towers will be seen slightly above the distant landed horizon with more delicate crane arm structures projecting higher into the skyline. Tall, temporarily stored full wind turbine towers will be most visually prominent, appearing as two blocks rising above the distant horizon line and noticeably taller than other industrial features.</p> <p>Proposed taller features will be seen at some distance and in context of an elevated, expansive view that encompasses a more dominant foreground of fields, hedgerows and woodland. The proposed scheme will incur a limited scale of change in the view with proposed features appearing similar in character and visually integrating with existing urban and industrial features that form a concentrated swathe of development through the middle and far distance scene.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will further screen lower sections of cranes and stored components, although have negligible beneficial effects to views of taller proposed features.</p>		<p>Year 1 Low medium adverse</p>	<p>Year 15 Low medium adverse</p>
<p>Significance of Effect</p>	<p>High sensitivity x Low medium magnitude of effect = Minor moderate significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>		<p>Minor Moderate Adverse</p>	<p>Minor Moderate Adverse</p>



<p>Existing View Distance to site boundary: 3.2km</p>	<p>The Tees Transporter Bridge is a regional landmark with high cultural heritage associations and value. The viewing area is a popular sightseer destination with a spectacular close range view towards the bridge, standing at approximately 68m high. The bridge dominates the foreground scene and is visually set off by the expanse of the River Tees and reflective waters. The setting of the bridge is industrial, there are large warehouse units on the opposite bank and in the surrounding area. Views under the bridge to the east are relatively open in character, across land areas on the north bank of the River Tees. The white clad Teesside Bio Mass building and stack are prominent in the skyline seen with the scrubby riverside bank. Silos and flare stacks can be seen at the Clarence Distillation Works site, the large gasometer at the South Bank Coke Ovens site and tall pylons at the river crossing point. The wooded slopes of Lazenby Bank form a distant horizon glimpsed to the east.</p>				
<p>Sensitivity</p>	<p>Value: High A popular viewpoint with a dramatic close range view of a local landmark and heritage asset.</p>	<p>Susceptibility: High A popular destination for sightseers.</p>	<p>Sensitivity: High</p>		
<p>Magnitude of Effect</p>	<p><i>Operational stage:</i> the proposed quayside and associated ground level activity will not be visible. Heavy lifting cranes and temporary storage of two sets of full wind turbine towers will be visible, set behind the middle distance Teesside Bio Mass building that will substantially screen the northernmost crane and quayside components. Crane towers will appear lower than the biomass building. The steel lattice crane arms will extend higher into the skyline, although these visually 'lighter' structures will appear less prominent. Given the relative distance to the site and juxtaposition with the Teesside Bio Mass building the proposed scheme will not incur significant adverse visual effects from this location, with proposed features appearing similar in character and visually integrating with existing industrial features. The focus of the viewer is the view of the Tees Transporter Bridge and the existing character of those views will not be significantly affected.</p> <p><i>Future baseline:</i> development of the SIZ landside site and associated large scale buildings will have negligible effect on the view to the proposed scheme. Proposed buildings will be seen slightly above the horizon extending to the right of the view.</p>			<p>Year 1 Low adverse</p>	<p>Year 15 Low adverse</p>
<p>Significance of Effect</p>	<p>High sensitivity x Low magnitude of effect = Minor significance of effect. Effects will be permanent during the operation of the proposed quayside and its use in support of the renewable energy industry.</p>			<p>Minor adverse</p>	<p>Minor adverse</p>