

DORMAN POINT ENVIRONMENTAL STATEMENT

VOLUME 3: TECHNICAL APPENDICES
APPENDICES TO CHAPTER L
(LANDSCAPE AND VISUAL IMPACT)

Dorman Point, South Tees

Volume 3: Appendices

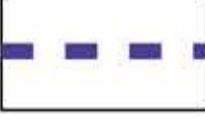


Chapter L: LVIA

December 2020


Appendix L1: Landscape Character Zone Plan



KEY

-  STUDY BOUNDARY AREA
-  SITE BOUNDARY
-  EXCLUSION ZONES WITHIN SITE BOUNDARY

LANDSCAPE CHARACTER ZONES (LCZ)

-  LCZ 1 - INDUSTRIAL
Industry, Manufacturing and Plant
-  LCZ 2 - URBAN
Housing, Retail and Commercial
-  LCZ 3 - INTERTIDAL ESTUARY
-  LCZ 4 - SOUTH GARE AND COATHAM SANDS
-  LCZ 5 - COATHAM MARSH
-  LCZ 6 - ESTON HILLS
-  LCZ 7 - SALTHOLME WETLANDS
-  LCZ 8 - RURAL
Open countryside, farmland, golf courses
-  LCZ 9 - URBAN GREEN SPACE
Open green space, playing fields, parks, recreation grounds

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NOTES

To be read in conjunction with:
Environmental Statement Chapter M -
Landscape and Visual Impact
Assessment

A JF DM 26.06.2020
DRAWING FRAME ADDED

FIRST ISSUE JF DM 28.05.2020

Lichfields UK
on behalf of
South Tees Development Corporation

BDP.

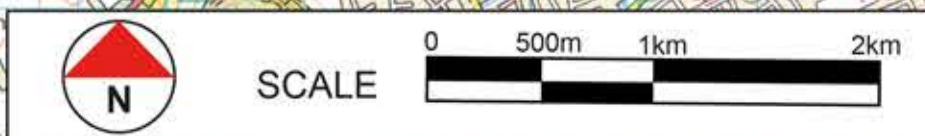
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South Industrial Zone
South Tees Environmental Statement

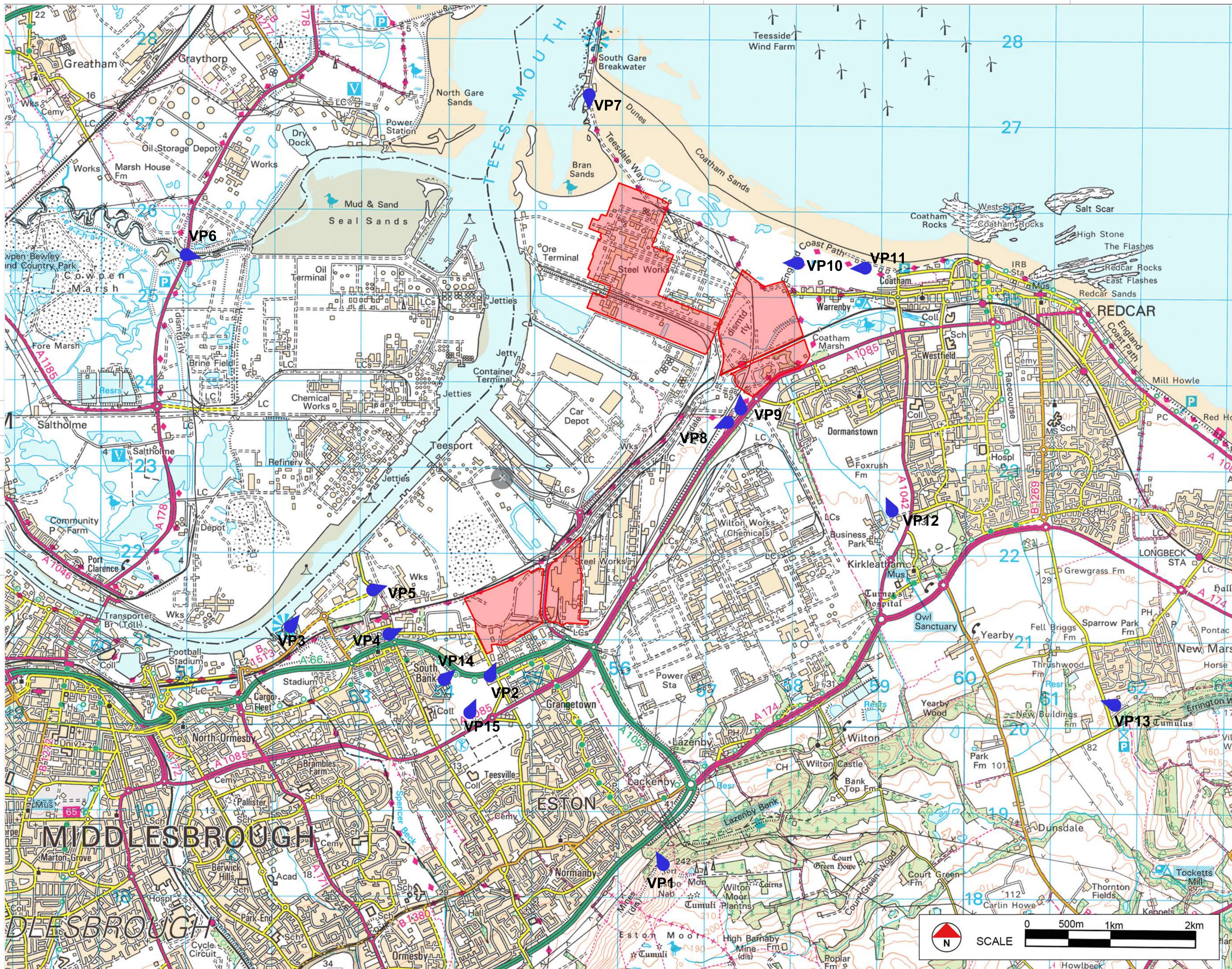
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LANDSCAPE CHARACTER
ZONE PLAN

00(9)-L002





Appendix L2: Viewpoint Location Plan



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- KEY**
-  **VP** Viewpoint location and direction
 -  Site Boundary

FIRST ISSUE
 DESIGN / DESCRIPTION DRAWN CHECKED DATE

BDP.

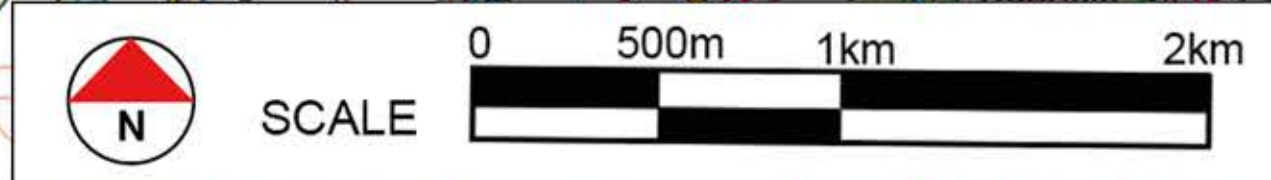
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South Industrial Zone
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VIEWPOINT LOCATION
 PLAN

00(9)-L001



SCALE @ A1
 AS SHOWN
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Appendix L3: Technical Methodology for AVR

Appendix X

Visualisations Methodology (DRaW UK Limited)

Visualisations Methodology

Introduction

The technical visualisations contained within this report provide a simulated representation of the proposed development in the context of its surrounding landscape setting. They combine a photographic view of the existing site overlaid with computer generated imagery of the proposed development.

The resulting visualisations assist the reader in visualising the development proposals within the existing landscape. The level of detail presented can vary depending on the purpose of the visualisations, type of development and the design stage.

Both the viewpoint photography and visualisations were undertaken in accordance with the Landscape Institute's Technical Guidance Note 06/19, '*Visual Representation of Development Proposals*', 17 September 2019 (the guidance).

The visualisations comply with Type 4, AVR Level 1 of the guidance and provide an accurate impression of the geographical location, scale, and massing of the development.

Equipment and Data Sources

As required by the guidance for Type 4 visualisations, the following equipment was utilised:

- **Camera & lens:** Nikon D600 digital SLR – CMOS full frame sensor (24.3 megapixel image sensor, 35.9 x 24.0mm), fixed 50mm focal length lens;
- **Tripod:** Levelled tripod with camera height set to 1.6m;
- **Panoramic head:** Graduated panoramic head, mounted to tripod and set to 15° increments;
- **Handheld GPS:** Etrex 10 GPS or camera mounted device, used to obtain accurate camera location and (if required) obtain coordinates for existing reference features within the view; and
- **Locational Data:** High resolution LIDAR data, Google Earth Pro and site topographical data were used to obtain locational and height information for existing features.

Photography

For each viewpoint the camera was set up to ensure that it was level and with the lens 1.6m above ground level. The geographical location of the camera was then recorded using a handheld GPS device, and all relevant viewpoint details were recorded (i.e. time, date and location etc).

Panoramas were created by 'stitching' together a series of overlapping single frame photographs. These were stitched using either planar or cylindrical projection subject to the required final image size. The process was undertaken using Adobe Photoshop to create a single panorama image to the desired horizontal field of view. Where necessary, post production processing was undertaken to the image to correct any colour imbalances and contrast issues etc.

Digital Modelling and Generating 3D View

A computer-generated model of the proposal was constructed using Autodesk 3ds Max software in accordance with the development parameters plan. The model was located in the precise geographical location of the proposed development.

The model comprises a series of 9 rectangular buildings projected up to a height of 46m AOD. No detailed design proposals were available for the buildings, as a result it was not possible to generate renders to accurately represent the proposed materials, colours and details of each individual building. The resulting visualisations therefore comply with AVR Level 1. To assist in the identification of the various proposed buildings, each building has been rendered in a different colour. The colours used are purely for identification purposes only and do not form part of the development proposals. An inset key plan is also provided to assist further in the identification of each building unit.

Existing key reference features visible within the viewpoint photography are then added to the model (e.g. buildings, structures, street lighting, overhead transmission towers silos and fences etc). High resolution LIDAR data and site topographic survey data were utilised to obtain height and geographical data for the features modelled. These features form a network of target points for verification and positioning of the model.

The camera position, height, and specific camera settings were then added to the model for each viewpoint location. Using specialist processes within 3ds Max the view from each viewpoint was accurately generated to match the camera and settings used at the time of the photography.

The resulting views were rendered and exported to show the proposed development and target points for each viewpoint.

Combining Existing Photography and 3D View

Using Adobe Photoshop, the 3ds Max render outputs were imported and overlaid on top of the baseline panorama (or single frame) photography. The target points within the model were then aligned to the existing features that they represent within the photography (e.g. corners of structures, chimneys etc.). A sufficient number of target points were modelled from each viewpoint location to ensure that a good and verifiable calibration with the photography was achieved (typically between 7 and 12 points).

Once the proposed render is correctly located and aligned over the photography, various tools within Photoshop are utilised to integrate the existing and proposed images by creating 'masks' to bring existing features into the foreground etc. The resulting merged imagery is then exported at full resolution together with the corresponding existing photograph / panorama.


Printing and Viewing

The exported verified views and corresponding existing photography were then presented on A1 sheets in accordance with the requirements set out in the guidance and typically enlarged by 125% to provide an accurate binocular relationship between the presented image and reality. The resulting sheets should be printed and viewed at comfortable arm's length.

Appendix L4: AVR Images



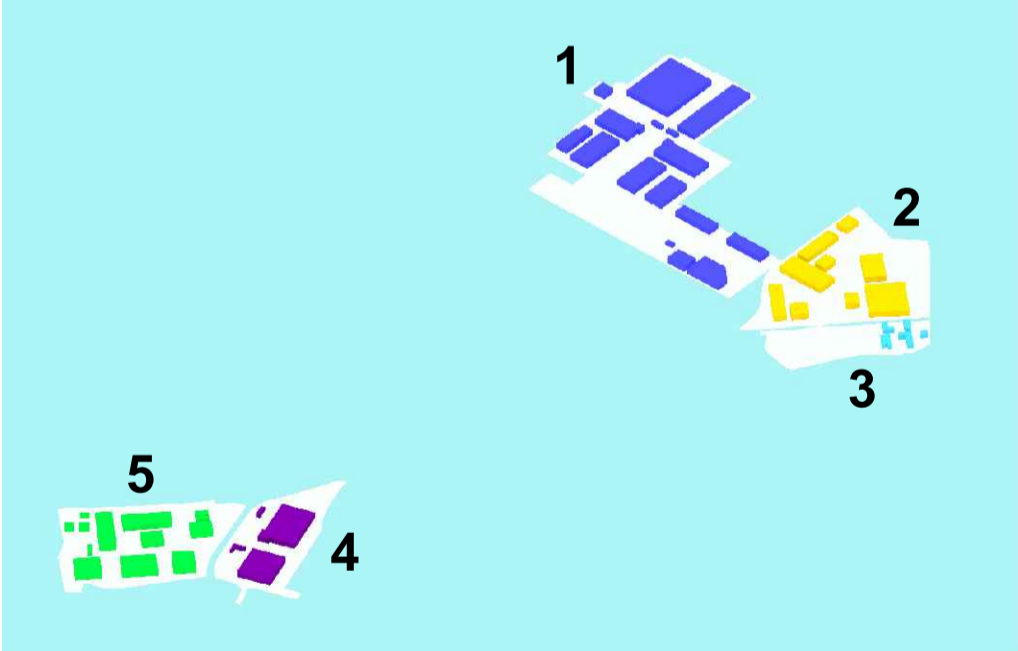
Existing View

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 1: Looking north from Eston Nab</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 12:46pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E456844, N518321 Elevation: 241mAOD Camera height above ground level: 1.6m Direction to centre of site: 354° Distance to site boundary: 5.4km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 1: Existing View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 19/06/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP1-A</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 19/06/2020	Created by AS	Reviewer MCE	Drawing Nr: VP1-A				Rev 00
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Verified view of the proposed development parameter buildings

Key to proposed development sites:




- 1. The Foundry
- 2. Long Acres
- 3. Steel House
- 4. Lackenby
- 5. Dorman Point

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8222871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint Viewpoint 1: Looking north from Eston Nab</p>	<p>Photograph Parameters Time & date of photograph: 12:46pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation Grid reference: E456844, N518321 Elevation: 241m AOD Camera height above ground level: 1.6m Direction to centre of site: 354° Distance to site boundary: 5.4km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 1: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 25/06/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP1-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 25/06/2020	Created by AS	Reviewer MCE	Drawing Nr: VP1-B				Rev 00
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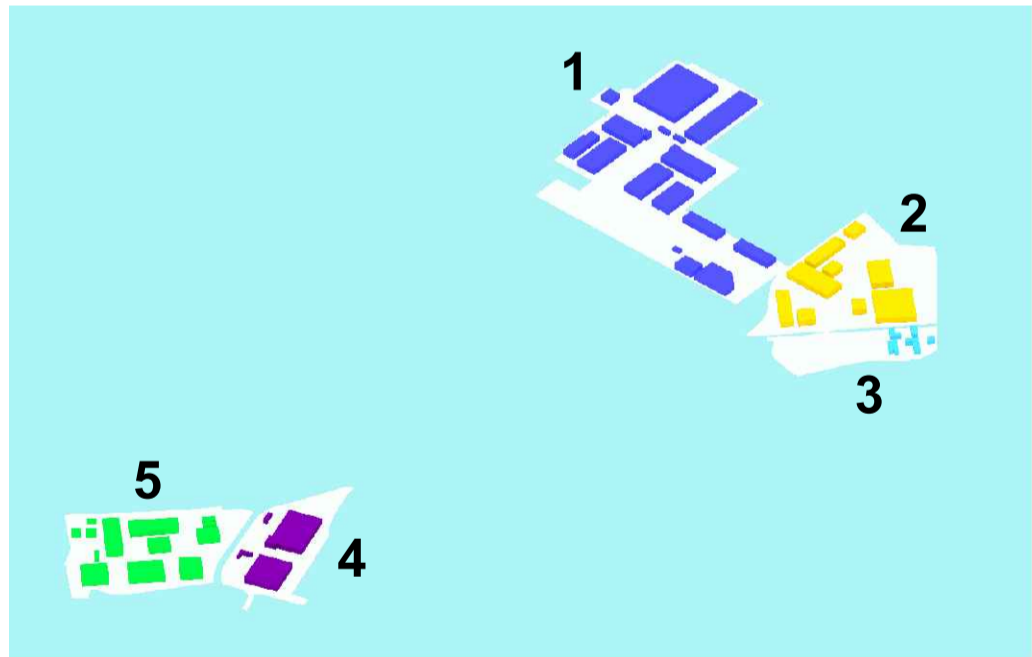
Existing View

 <p>DRaw Design & Assessment</p>	<p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	Viewpoint	Photograph Parameters	Camera Location and Orientation	Notes	Client	Title																				
		<p>Viewpoint 2: Looking north from the junction of A66 and Church Lane, Grangetown</p>	<p>Time & date of photograph: 11:17am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Grid reference: E454555, N520578 Elevation: 12mAOD Camera height above ground level: 1.6m Direction to centre of site: 35° Distance to site boundary: 3.6km</p>	<ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Lichfields</p>	<p>Viewpoint 2: Existing View</p>																				
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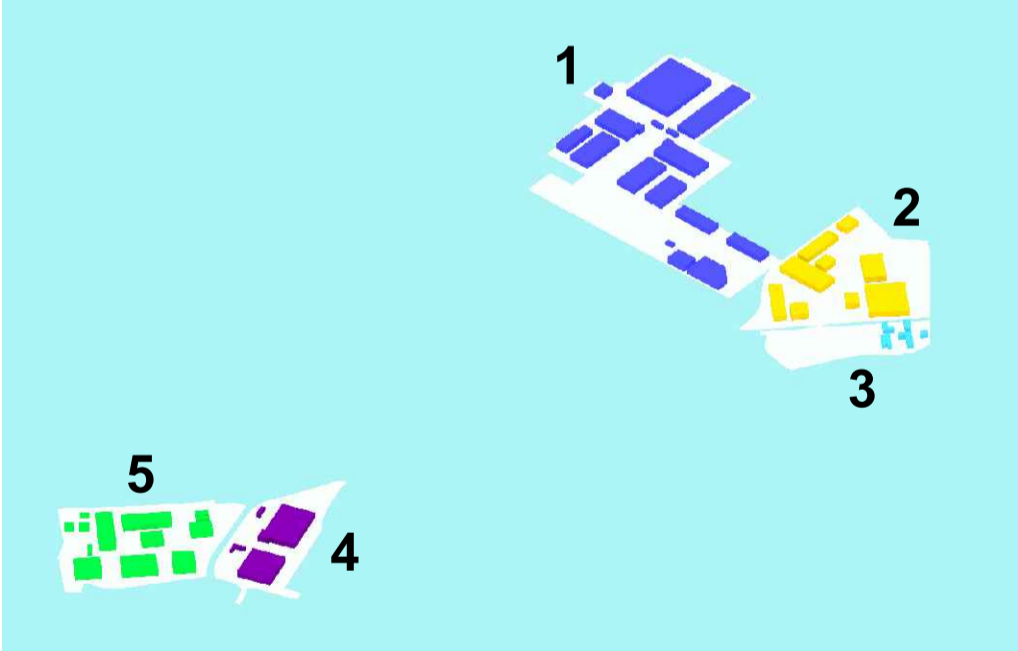
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 <p>DRaW Design & Assessment</p> <p><small>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 3: Looking north east from Cargo Fleet River View Park</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 10:10am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E452163, N521118 Elevation: 17mAOD Camera height above ground level: 1.6m Direction to centre of site: 64° Distance to site boundary: 5km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 3: Existing View</p>						
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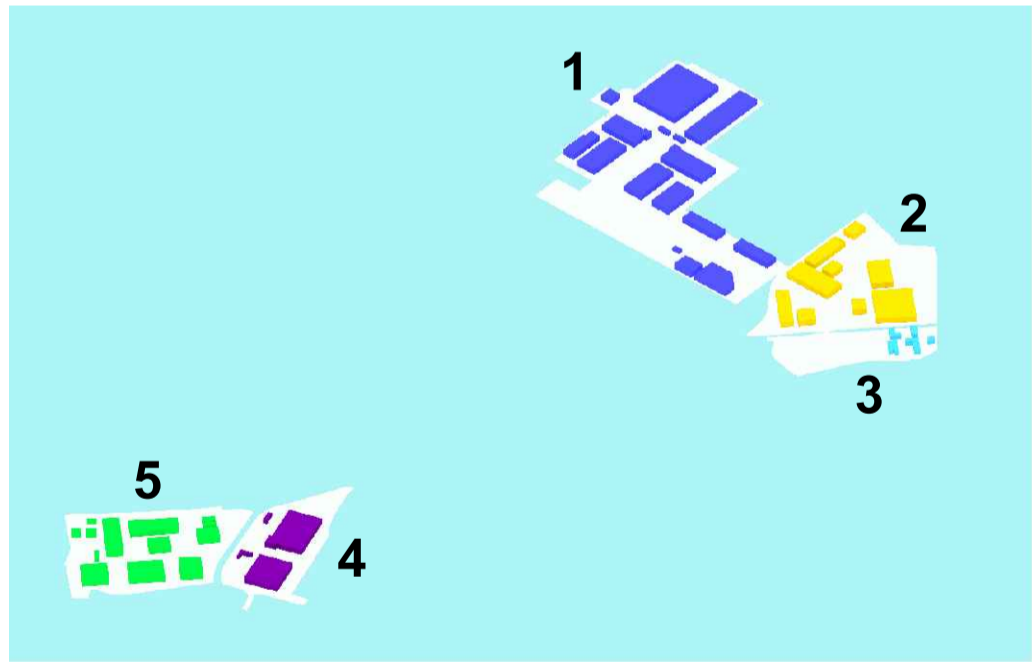
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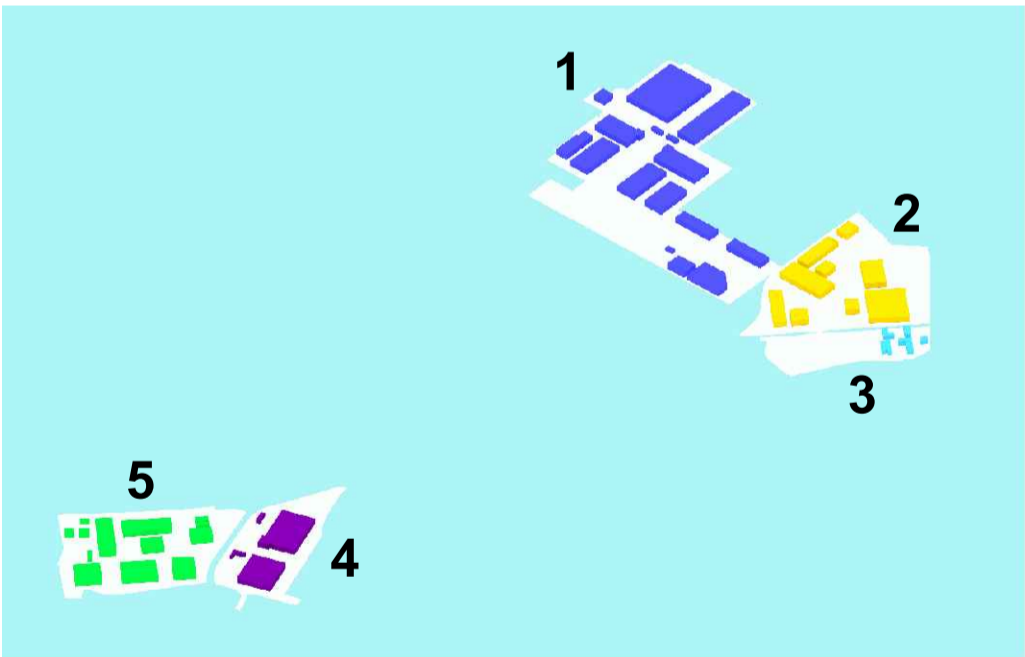
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 <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 5: Looking east along Smith's Dock Road from junction with Dockside Road</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 2:36pm, 1/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E453163, N521574 Elevation: 8mAOD Camera height above ground level: 1.6m Direction to centre of site: 63° Distance to site boundary: 3.9km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 5: Existing View</p>															
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<p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 5: Looking east along Smith's Dock Road from junction with Dockside Road</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 2:36pm, 1/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E453163, N521574 Elevation: 8mAOD Camera height above ground level: 1.6m Direction to centre of site: 63° Distance to site boundary: 3.9km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 5: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr. VP5-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr. VP5-B				Rev 00
	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE											
Drawing Nr. VP5-B				Rev 00												



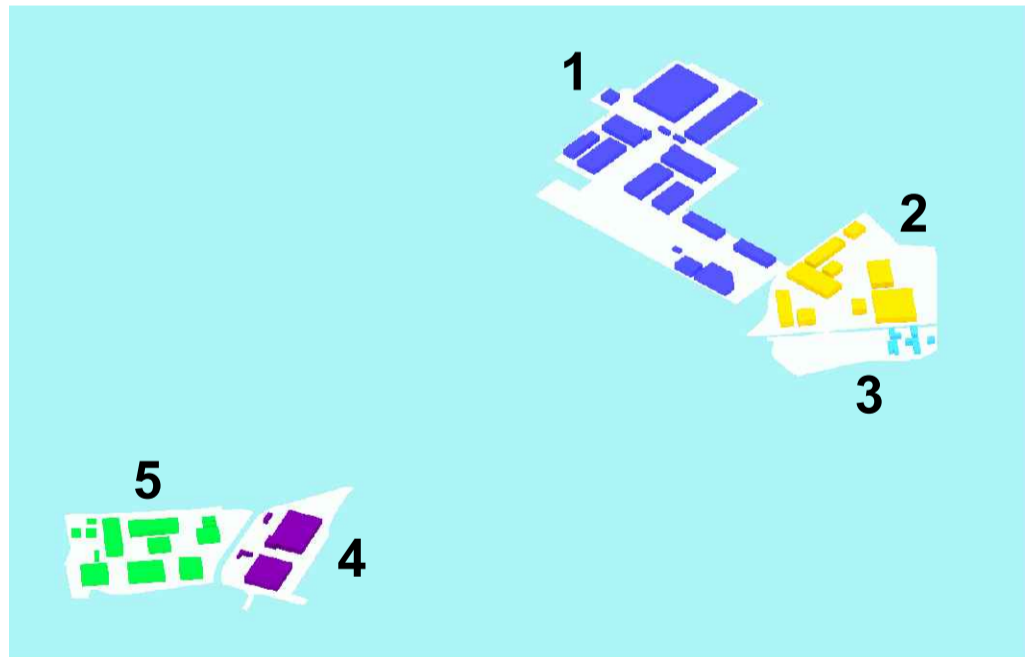
Existing View

 <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 6: Looking south east from the A178 Seaton Carew Road bridge crossing of Greatham Creek</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 3:32pm, 1/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E450954, N525421 Elevation: 4m AOD Camera height above ground level: 1.6m Direction to centre of site: 113° Distance to site boundary: 5.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 6: Existing View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP6-A</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP6-A				Rev 00
	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE											
Drawing Nr: VP6-A				Rev 00												




Verified view of the proposed development parameter buildings

Key to proposed development sites:




- 1. The Foundry
- 2. Long Acres
- 3. Steel House
- 4. Lackenby
- 5. Dorman Point

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint Viewpoint 6: Looking south east from the A178 Seaton Carew Road bridge crossing of Greatham Creek</p>	<p>Photograph Parameters Time & date of photograph: 3:32pm, 10/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation Grid reference: E450954, N525421 Elevation: 5mAOD Camera height above ground level: 1.6m Direction to centre of site: 113° Distance to site boundary: 5.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 6: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP6-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP6-B				Rev 00
	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE											
Drawing Nr: VP6-B				Rev 00												



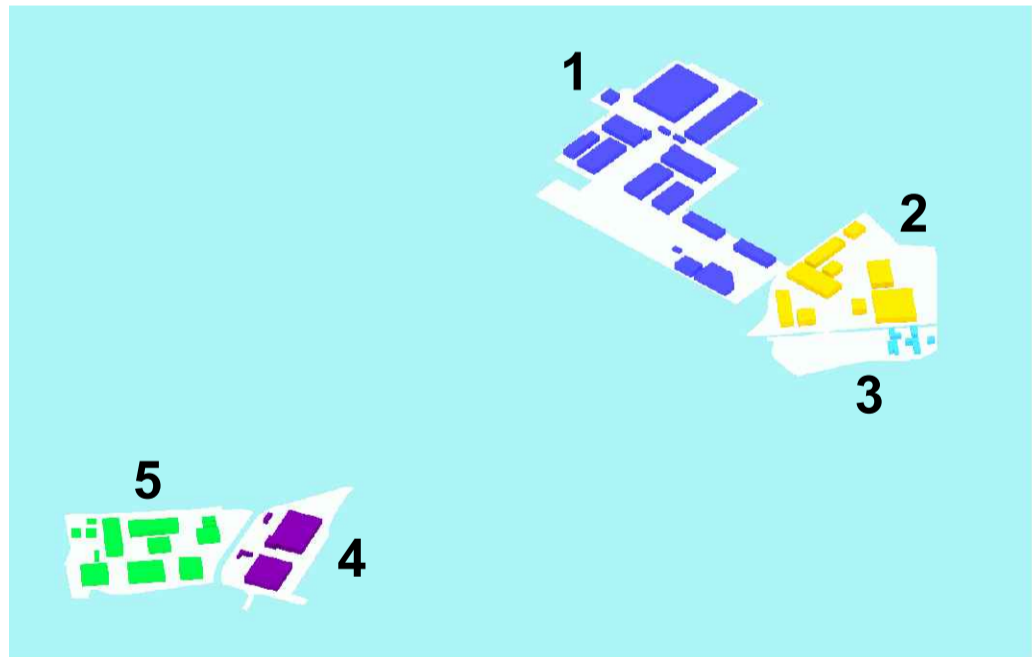
Existing View

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 7: Looking south west from Coatham Marsh Local Nature Reserve</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 3:43pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E455619, N527373 Elevation: 7mAOD Camera height above ground level: 1.6m Direction to centre of site: 170° Distance to site boundary: 3.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 7: Existing View</p>						
	<p>Project</p> <p>South Tees, Redcar</p>	<table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>10/12/2020</td> <td>AS</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP7-A</p>	Size	Scale	Date	Created by	Reviewer	A1	NTS	10/12/2020	AS	MCE
Size	Scale	Date	Created by	Reviewer								
A1	NTS	10/12/2020	AS	MCE								




Verified view of the proposed development parameter buildings

Key to proposed development sites:




- 1. The Foundry
- 2. Long Acres
- 3. Steel House
- 4. Lackenby
- 5. Dorman Point

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8222871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint Viewpoint 7: Looking south west from Coatham Marsh Local Nature Reserve</p>	<p>Photograph Parameters Time & date of photograph: 3:43pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation Grid reference: E455619, N527373 Elevation: 7mAOD Camera height above ground level: 1.6m Direction to centre of site: 170° Distance to site boundary: 3.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 7: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP7-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP7-B				Rev 00
	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE											
Drawing Nr: VP7-B				Rev 00												



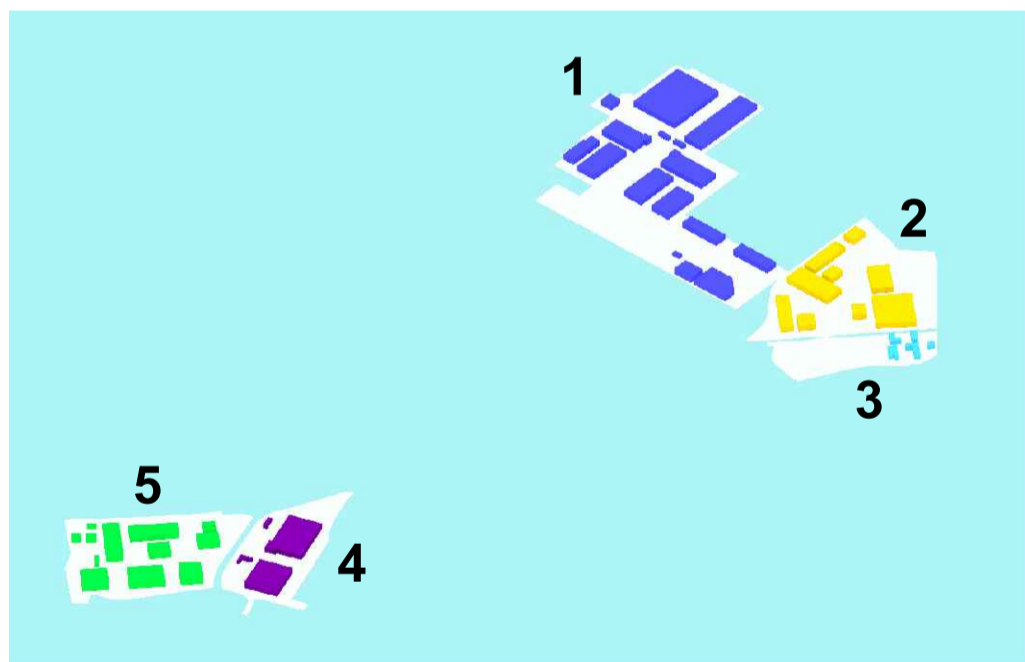
Existing View

 <p>DRaw Design & Assessment</p> <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	Viewpoint	Photograph Parameters	Camera Location and Orientation	Notes	Client	Title			
	<p>Viewpoint 8: Looking south west from the A1085 Trunk Road</p>	<p>Time & date of photograph: 12:54pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Grid reference: E457333, N523573 Elevation: 9m AOD Camera height above ground level: 1.6m Direction to centre of site: 246° Distance to site boundary: 0.8km</p>	<ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	Lichfields	Viewpoint 8: Existing View			
	Project	Size	Scale	Date	Created by	Reviewer	Drawing Nr.		Rev
South Tees, Redcar	A1	NTS	10/12/2020	AS	MCE	VP8-A		00	




Verified view of the proposed development parameter buildings

Key to proposed development sites:




- 1. The Foundry
- 2. Long Acres
- 3. Steel House
- 4. Lackenby
- 5. Dorman Point

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8222871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint Viewpoint 8: Looking south west from the A1085 Trunk Road</p>	<p>Photograph Parameters Time & date of photograph: 12:54pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation Grid reference: E457333, N523573 Elevation: 9mAOD Camera height above ground level: 1.6m Direction to centre of site: 246° Distance to site boundary: 0.8km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 8: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP8-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP8-B				Rev 00
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Drawing Nr: VP8-B				Rev 00												



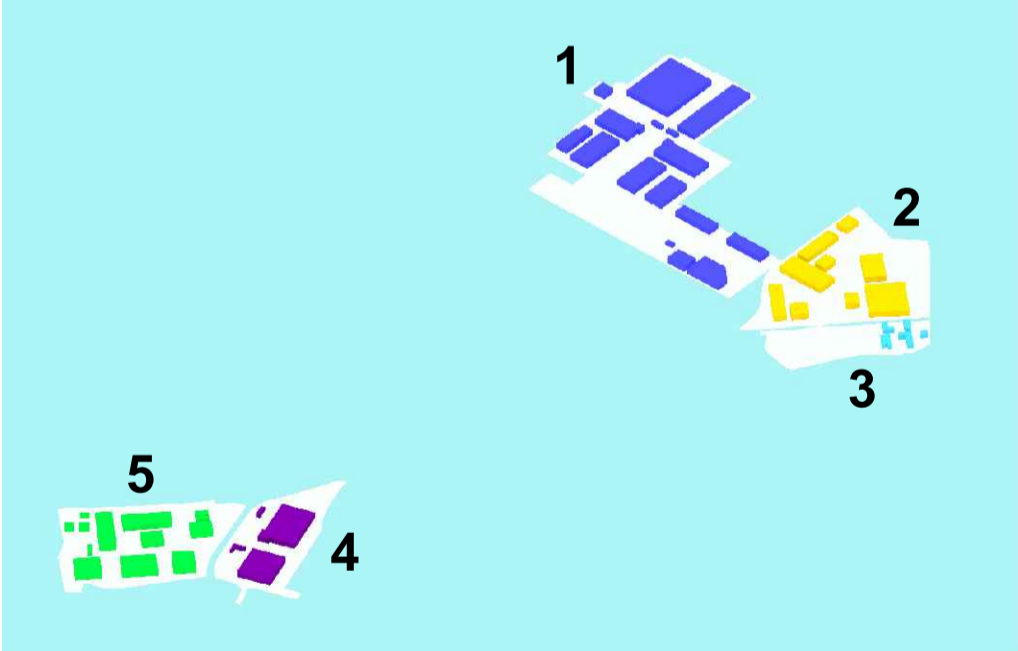
Existing View

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 9: Looking north from the A1085 Trunk Road</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 12:54pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E457333 N523573 Elevation: 9m AOD Camera height above ground level: 1.6m Direction to centre of site: 246° Distance to site boundary: 0.8km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 9: Existing View</p>								
	<p>Project</p> <p>South Tees, Redcar</p>	<table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>10/12/2020</td> <td>AS</td> <td>MCE</td> </tr> </table>	Size	Scale	Date	Created by	Reviewer	A1	NTS	10/12/2020	AS	MCE	<p>Drawing Nr:</p> <p>VP9-A</p>	<p>Rev</p> <p>00</p>
	Size	Scale	Date	Created by	Reviewer									
A1	NTS	10/12/2020	AS	MCE										



Verified view of the proposed development parameter buildings

Key to proposed development sites:




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<p>DRaw Design & Assessment</p> <p><small>DRAW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 9: Looking north from the A1085 Trunk Road</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 12:54pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E457333, N523573 Elevation: 9m AOD Camera height above ground level: 1.6m Direction to centre of site: 246° Distance to site boundary: 0.8km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 9: Verified View</p>						
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Size	Scale	Date	Created by	Reviewer								
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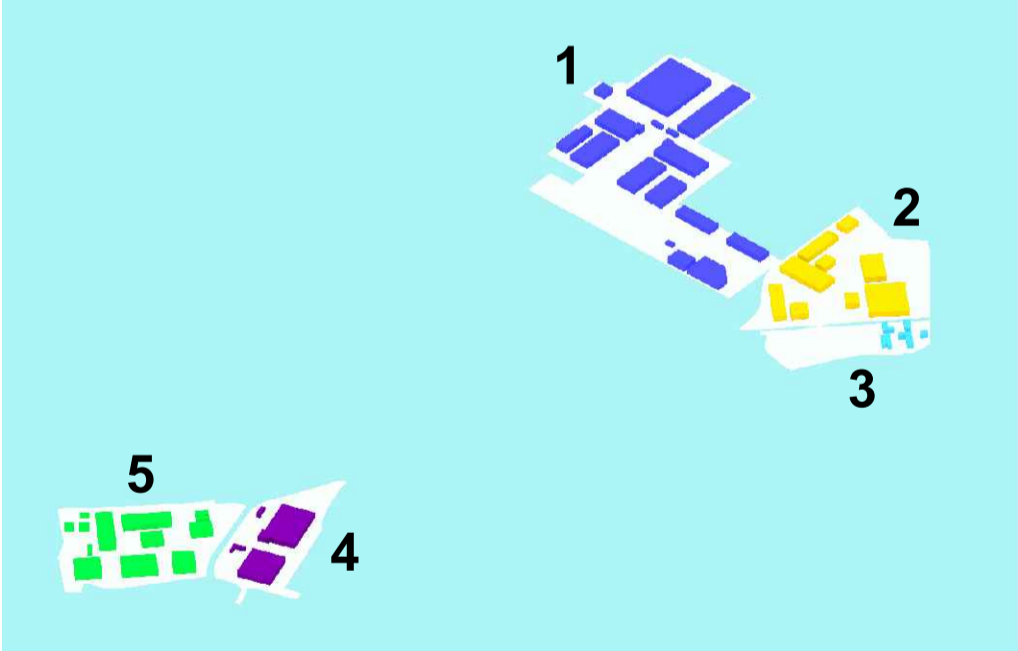
Existing View

 <p>DRaw Design & Assessment</p> <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 10: Looking west from the England Coast Path on Cleveland Golf Club course</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 11:46am, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 65.2°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E458044, N525408 Elevation: 3m AOD Camera height above ground level: 1.6m Direction to centre of site: 217° Distance to site boundary: 2.3km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 10: Existing View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP10-A</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP10-A				Rev 00
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Verified view of the proposed development parameter buildings

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 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 10: Looking west from the England Coast Path on Cleveland Golf Club course</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 11:46am, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 65.2°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E458044, N525408 Elevation: 3m AOD Camera height above ground level: 1.6m Direction to centre of site: 217° Distance to site boundary: 2.3km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 10: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP10-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP10-B				Rev 00
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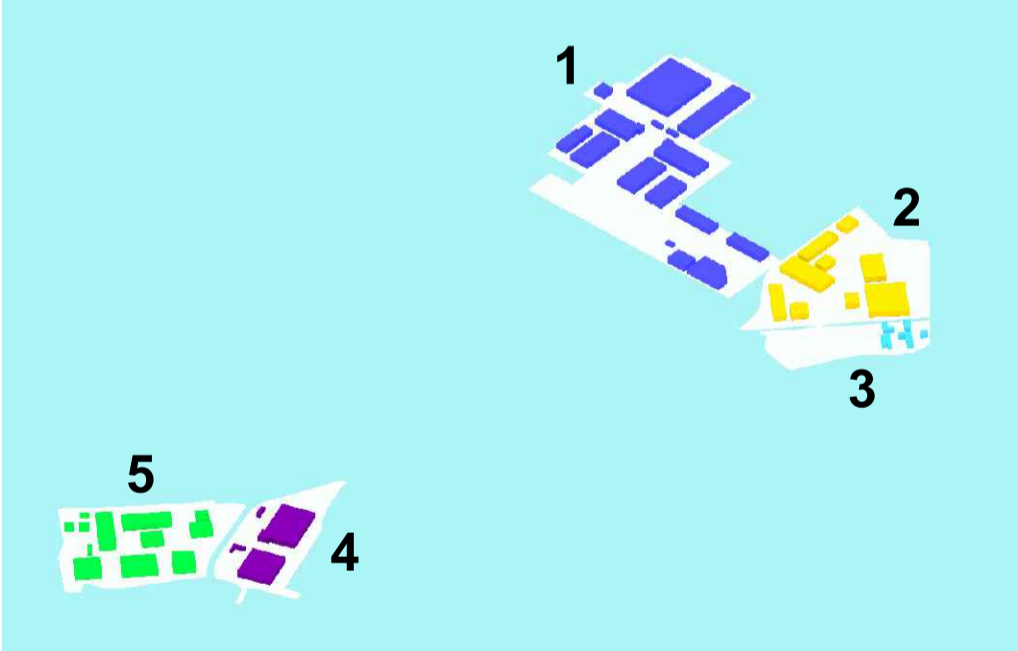
Existing View

 <p>DRaW Design & Assessment</p> <p><small>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 11: Looking west from the England Coast Path adjacent to Cleveland Golf Club course</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 12:21pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E458683, N525385 Elevation: 2m AOD Camera height above ground level: 1.6m Direction to centre of site: 226° Distance to site boundary: 2.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 11: Existing View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP11-A</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP11-A				Rev 00
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Verified view of the proposed development parameter buildings

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 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 11: Looking west from the England Coast Path adjacent to Cleveland Golf Club course</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 12:21pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E458683, N525385 Elevation: 5mAOD Camera height above ground level: 1.6m Direction to centre of site: 226° Distance to site boundary: 2.7km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 11: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP11-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP11-B				Rev 00
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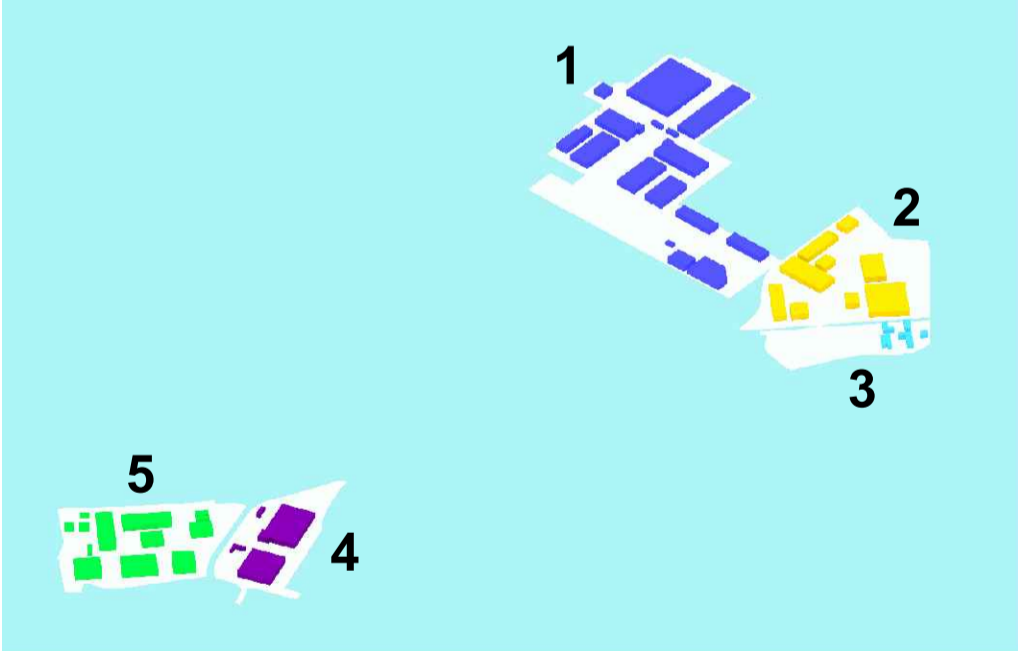
Existing View

 <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	Viewpoint	Photograph Parameters	Camera Location and Orientation	Notes	Client	Title			
	<p>Viewpoint 12: Looking north west from Troisdorf Way, Kirkleatham</p>	<p>Time & date of photograph: 1:38pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Grid reference: E459175, N522461 Elevation: 13mAOD Camera height above ground level: 1.6m Direction to centre of site: 283° Distance to site boundary: 3km</p>	<ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	Lichfields	Viewpoint 12: Existing View			
	Project	Size	Scale	Date	Created by	Reviewer	Drawing Nr.		Rev
South Tees, Redcar	A1	NTS	10/12/2020	AS	MCE	VP12-A		00	




Verified view of the proposed development parameter buildings

Key to proposed development sites:




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- 4. Lackenby
- 5. Dorman Point

 <p>DRaW Design & Assessment</p> <p><small>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 12: Looking north west from Troisdorf Way, Kirkleatham</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 1:38pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E459175, N522461 Elevation: 13m AOD Camera height above ground level: 1.6m Direction to centre of site: 283° Distance to site boundary: 3km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 12: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP12-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP12-B				Rev 00
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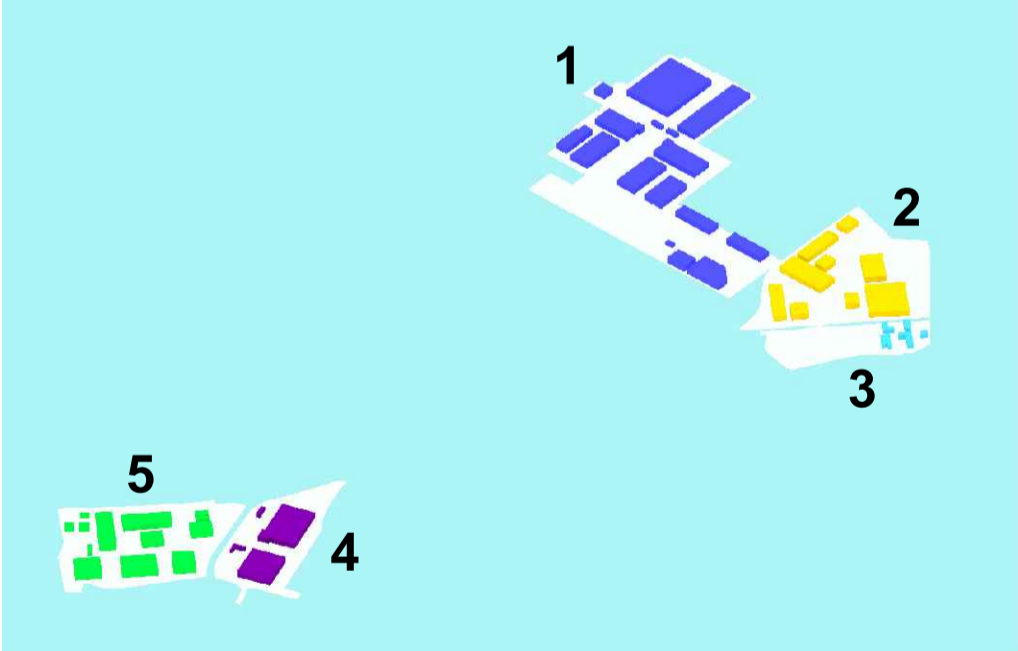
Existing View

 <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p>	<p>Viewpoint</p> <p>Viewpoint 13: Looking north west from Errington Wood, New Marske</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 1:09pm, 23/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E461794, N520196 Elevation: 101m AOD Camera height above ground level: 1.6m Direction to centre of site: 299° Distance to site boundary: 6.4km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 150% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 13: Existing View</p>											
	<p>Project</p> <p>South Tees, Redcar</p>	<table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>10/12/2020</td> <td>AS</td> <td>MCE</td> </tr> </table>	Size	Scale	Date	Created by	Reviewer	A1	NTS	10/12/2020	AS	MCE	<table border="1"> <tr> <td>Drawing Nr.</td> <td>Rev</td> </tr> <tr> <td>VP13-A</td> <td>00</td> </tr> </table>	Drawing Nr.	Rev	VP13-A	00
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VP13-A	00																




Verified view of the proposed development parameter buildings

Key to proposed development sites:




- 1. The Foundry
- 2. Long Acres
- 3. Steel House
- 4. Lackenby
- 5. Dorman Point

 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8222871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 13: Looking north west from Errington Wood, New Marske</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 1:09pm, 23/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E461794, N520196 Elevation: 100mAOD Camera height above ground level: 1.6m Direction to centre of site: 299° Distance to site boundary: 6.4km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 150% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 13: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP13-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP13-B				Rev 00
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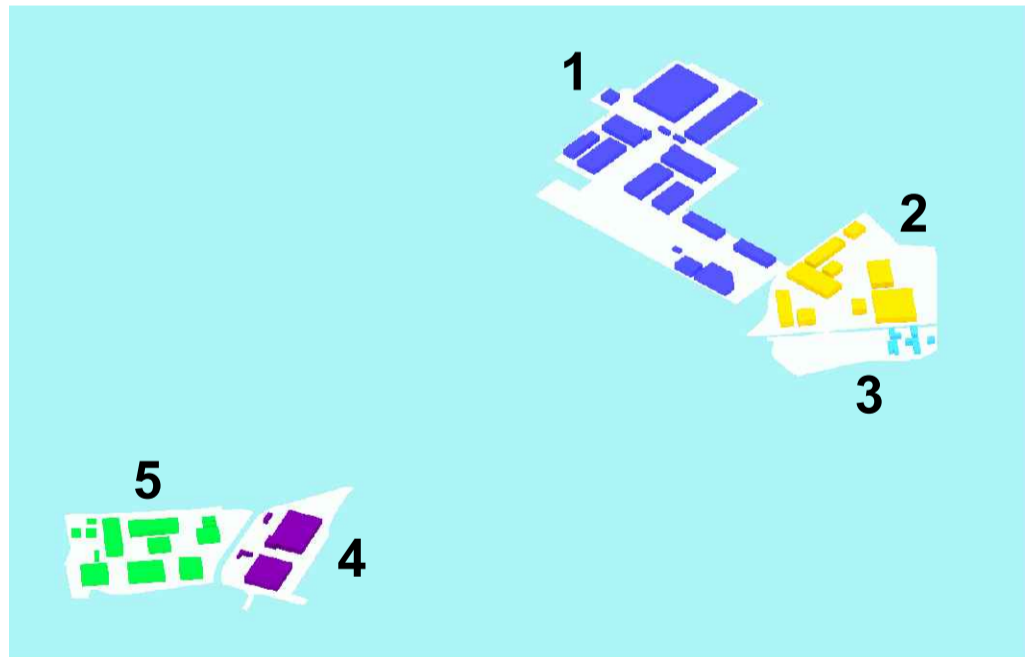
Existing View

 <p>DRaw Design & Assessment</p> <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 14: Looking north east from Uvedale Road, South Bank</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 2:17pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E453944, N520515 Elevation: 10mAOD Camera height above ground level: 1.6m Direction to centre of site: 42° Distance to site boundary: 4.1km</p>	<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client</p> <p>Lichfields</p>	<p>Title</p> <p>Viewpoint 14: Existing View</p>								
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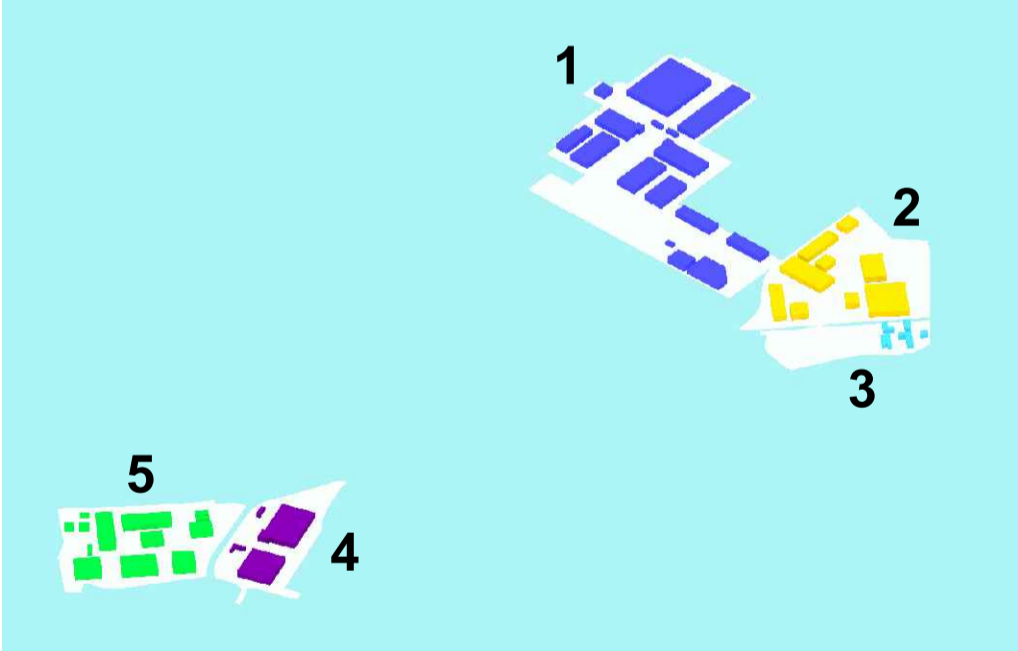
Existing View

 <p>DRaw Design & Assessment</p>	<p>Viewpoint</p> <p>Viewpoint 15: Looking north east from superstore car park off the A1085 Trunk Road</p>		<p>Photograph Parameters</p> <p>Time & date of photograph: 2:00pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>		<p>Camera Location and Orientation</p> <p>Grid reference: E454335, N520125 Elevation: 10mAOD Camera height above ground level: 1.6m Direction to centre of site: 34° Distance to site boundary: 4.2km</p>		<p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i> 		<p>Client</p> <p>Lichfields</p>		<p>Title</p> <p>Viewpoint 15: Existing View</p>	
	<p>Project</p> <p>South Tees, Redcar</p>		<p>Size</p> <p>A1</p>		<p>Scale</p> <p>NTS</p>		<p>Date</p> <p>10/12/2020</p>		<p>Created by</p> <p>AS</p>		<p>Reviewer</p> <p>MCE</p>	
			<p>Drawing Nr:</p> <p>VP15-A</p>						<p>Rev</p> <p>00</p>			




Verified view of the proposed development parameter buildings

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 <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p>	<p>Viewpoint</p> <p>Viewpoint 15: Looking north east from superstore car park off the A1085 Trunk Road</p>	<p>Photograph Parameters</p> <p>Time & date of photograph: 2:00pm, 01/12/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p>	<p>Camera Location and Orientation</p> <p>Grid reference: E454335, N520125 Elevation: 10mAOD Camera height above ground level: 1.6m Direction to centre of site: 34° Distance to site boundary: 4.2km</p>	<p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 100% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i> 	<p>Client Lichfields</p> <p>Project South Tees, Redcar</p>	<p>Title Viewpoint 15: Verified View</p> <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 10/12/2020</td> <td>Created by AS</td> <td>Reviewer MCE</td> </tr> <tr> <td colspan="4">Drawing Nr: VP15-B</td> <td>Rev 00</td> </tr> </table>	Size A1	Scale NTS	Date 10/12/2020	Created by AS	Reviewer MCE	Drawing Nr: VP15-B				Rev 00
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Drawing Nr: VP15-B				Rev 00												

Appendix L5: Email Correspondence with RCBC on the Scope of Assessment

From: David Pedlow <David.Pedlow@redcar-cleveland.gov.uk>
Sent: 26 November 2020 13:55
To: Mackay, Duncan <Duncan.Mackay@bdp.com>
Cc: Katie Brown <katie.brown@lichfields.uk>; Kate McGill <kate.mcgill@lichfields.uk>; Heather Overhead <heather.overhead@lichfields.uk>
Subject: RE: Teesworks Outline Planning Applications - Landscape and Visual Impact Assessment

Good afternoon Duncan

Sorry for the delay in coming back to you on this things are very busy at the minute.

I have had an opportunity to review the viewpoints. As you have stated the viewpoints have been selected on a similar basis to the previous application at Southbank. I have no objection to the views that have been selected I believe these give a range of views both from close to the various sites as well as the long distance views requested previously. I appreciate that you have no doubt progressed based on the information provided to me and I have no further requests to add to this.

The approach being take with regard to the potential cumulative impacts from the development is one that is considered appropriate. I have been having various discussions with Neil and Katie regarding this and have a separate action to reply on this, but with regard to LVIA's I have no further comments to make.

If you feel you need to discuss anything further please let me know, however given existing diary commitments this is likely to be Monday morning now.

I hope the above allows you to continue with the preparation of the LVIA's to feed into the relevant EIA's.

Kind Regards

David Pedlow MRTPI
Principal Planning Officer
Redcar & Cleveland Borough Council

Redcar & Cleveland House
Kirkleatham Street
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Yorkshire
TS10 1RT
Tel: 01287 612546
Email: david.pedlow@redcar-cleveland.gov.uk
Website: <http://www.redcar-cleveland.gov.uk>

Follow us on Twitter: [@redcarcleveland](https://twitter.com/redcarcleveland)
Like us on Facebook: facebook.com/redcarcleveland

Government Security Markings
NOT CLASSIFIED
No confidential information contained.



From: Mackay, Duncan [<mailto:Duncan.Mackay@bdp.com>]

Sent: 16 November 2020 13:52

To: David Pedlow <David.Pedlow@redcar-cleveland.gov.uk>

Cc: Katie Brown <katie.brown@lichfields.uk>; Kate McGill <kate.mcgill@lichfields.uk>; Heather Overhead <heather.overhead@lichfields.uk>

Subject: Teesworks Outline Planning Applications - Landscape and Visual Impact Assessment

David,

I understand from Katie Brown at Lichfield that pre-application consultation for the 5no. outline planning applications and EIAs for Teesworks has started.

My colleague Jenny Ferguson and I prepared the LVIA and EIA chapter for the previous outline planning application. We will be preparing 5no. LVIA and EIA chapters to support the current planning applications. As RCBC do not have a landscape officer, I thought it best to consult with you directly as per the previous application.

Please find attached the proposed viewpoints for the LVIA. We propose to illustrate the parameter models for all five applications on a single set of views (though not every parameter model will be visible on every view) and assess the relevant views within each individual ES. This approach has the advantage of giving the most comprehensive, worst case scenario for cumulative impacts.

The methodology for the LVIA will be the same as the previous application, which was acceptable based on consultation comments

The views have been selected on a similar basis to the previous LVIA, with longer range views as per your comments.

I would be grateful if you could comment on the proposed views. If it would be convenient to have a call to discuss the LVIA and the proposed approach please feel free to suggest a suitable time.

Kind regards

Duncan Mackay
Associate Planner

BDP

Postal address:

11 Ducie Street, PO Box 85, Piccadilly Basin
Manchester M60 3JA, United Kingdom

Location postcode for sat nav purposes: M1 2JB

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Appendix L6: Viewpoint Descriptions

Sensitive Visual Receptors

No.	View location	Direction of View	Reasons
Vp1	Eston Nab Hill	N-W	Representative of views from public footpath and the highest vantage point in the area of the site
Vp2	Junction of A66 and Church Lane, Grangetown	N-E	Representative of views from residential properties, and footpath and road users on A66 and Church Lane
Vp3	Cargo Fleet River View Park	N-E	Representative views from public vantage point and river estuary
Vp4	South Bank Train Station	E (Panoramic)	Representative of views from the pedestrian rail bridge crossing
Vp5	Junction of Smith's Dock Road and Dockside Road	E	Representative of views from road junction and proposed access point to industrial development on the South Bank.
Vp6	Seal Sands	S-E	Representative views from Seal Sands to Steel Works site
Vp7	South Gare peninsula	S	Representative of views from South Gare & Coatham Sands SSSI and fishing huts
Vp8	Footway from Trunk Road	S-W	Representative views from footway of trunk road to development sites
Vp9	Footway from Trunk Road	N	Representative views from footway of trunk road to development sites
Vp10	Coastal Path	S-W	Representative view from footpath to Steelworks site
Vp11	Coastal Path	S-W	Representative view from footpath to Steelworks site
Vp12	Public footpath extending off Troisdorf Way at Kirkleatham Business Park, west of Redcar	N-W	Representative views from public footpath and new residential development currently under construction
Vp13	Errington Woods, New Marske,	W	Representative of views from public footpath, woodland, and New Marske residential area
Vp14	Footpath leading from Uvedale Road, South Bank	N	Representative of views from residential housing, recreation space and footpaths
Vp15	Retail car park (Tesco Extra)	N-E	Representative view from public retail development and public footpaths

The following tables identify the nature of the Accurate Visual Representations (AVRs) to be produced for each view identified as a Sensitive Visual Receptor, such as day and night time representation, and whether the proposed development will be represented by AVR01 (Wireline) or an AVR03 (full render).

Representative Viewpoint 1 Eston Nab Hill
Orientation / Location
Figure VP1-A in Appendix L4 illustrates the baseline view from this viewpoint.
Viewpoint 1 is a specific viewpoint of known value and is a long-distance, wide-angle view circa 5km south of the Teesworks masterplan area. The view is across several residential town areas, as well as commercial, retail and industrial developments closer to the Teesworks area.
LCZ
LCZ 6: Eston Hills
Description

This location is from within a designated landscape area, and woodland Country Park, popular for walking, mountain biking, and observing wildlife. At its highest point, 'Eston Nab' is a local landmark and popular vantage point in the area, with long-range views of Middlesbrough, Redcar, and the coastline. There is obvious scenic context to the view and value attached to the view, as is typical of long-range vantage points of this nature.

The visual setting of the Teesworks area from this viewpoint is within an area of industrialisation, with large scale structures and manmade features of this character area dominating the skyline. Within the Teesworks area, the existing structures of the Doman Long tower, gas cylinder and disused blast furnace are visible on the skyline.

Large mounds of reclaimed materials are visible features on brownfield land within the Teesworks area in the left hand side of the view and create visual topographic changes.

Urban developments of comparable building height are scattered throughout the panoramic view, including tall residential tower blocks in Middlesbrough. Closer to the foreground, rising steam coming from Wilton Works Power Plant and cooling tower creates a distinct focal point in the immediate view. Dockside cranes, electricity pylons, chimney stacks, and wind turbines add vertical structure to the skyline. Beyond the estuary to the north, the skyline features North Tees works industrial site.

There is a varied visual experience for the viewer of manmade built features, in contrast to more rural landscape views in the middle ground views, where distinct field patterns are visible. The overall landscape view features a juxtaposition of interwoven rural farmland, urban town development, and industrial development. Seascape views of the coastline to the east and glimpses of the estuary and River Tees add to the value of the experience for the viewer.

Based on the descriptions above the value of the view is therefore considered to be High and the susceptibility of the site to change is considered to be High.

Footpath receptors where the view is likely to be focussed towards the proposed development site are considered to have a High sensitivity to visual changes.

Footpath User	Susceptibility	High	Value	High	Visual Sensitivity	High
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Representative Viewpoint 2 Junction of A66 and Church Lane, Grangetown

Orientation / Location

Figure VP2-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 2 is representative of views looking north from the junction of A66 and Church Lane, entrance to South Tees Business Park and entrance to a small residential development, Elgin Avenue. The view is taken from close proximity to the southern parts of the Teesworks area, across the A66.

LCZ

LCZ 2: Urban

Description

The foreground of this close range view comprises the A66 and Church Lane junction. This is a busy and well used junction, along a primary route. Church Lane is used by road users of the local residential area of Grangetown.

Immediately ahead and central to the view is the 'Gate 3' entrance to South Tees Business Park. Large warehouse style buildings and tall cylindrical infrastructure for commercial use and recycling plant are set back from the road edge, however these create a dominant visual feature within this view. A soft landscape buffer of tree planting partially screens this development from road and pavement level views. The relatively open view along Eston Road to the north is framed by the green infrastructure and vertical highway infrastructure of lighting and signposts. Large industrial buildings can be seen to a lesser extent in the distance.

This is an undesignated view and doesn't include any notable landmark features. There is no obvious scenic context to the view or value attached to the view, however the visual setting also is not considered to be degraded. The value of the view is therefore considered to be Low.

This viewpoint is representative of views experienced by road users, who will experience the view as glimpsed and transitory in nature. Road users are considered to have a Low susceptibility to change.

In this location, views from the small area of residential properties are not orientated towards the proposed development sites, or within close proximity to the proposed developments. Other existing development context is of a similar nature and scale to the proposed development. For this location the susceptibility is therefore Low-Medium.

Based on the descriptions above, both road and residential receptors is considered to have a low sensitivity to change Low.

Road User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low
Residential	Susceptibility	Low-Medium	Value	Low	Visual Sensitivity	Low

Representative Viewpoint 3 Cargo Fleet River View Park

Orientation / Location

Figure VP3-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 3 is representative of views from Cargo Fleet River view park and public amenity space looking to the east. This viewpoint lies in close proximity to the Teesworks area to the south west.

LCZ

LCZ 9: Urban Green Space

Description

The foreground of the view is dominated by open green space, and beyond that, the dockside lifting rigs and platform structures dominate and focus attention from the field of wider views.

In the distant view the gas cylinder can be seen, which is a prominent feature within the southern part of the Teesworks area. Additional warehouse buildings of the Teesport Commerce Park in the mid-range view.

Tree planting defines the boundary of this urban green space, which softens the appearance of the infrastructure beyond, and partially screens urban development from the vantage point identified in this park.

The space is maintained to a low-medium standard, which reduces the quality and perceptual value and aesthetic value of this park. The recreation users of this park are primarily dog-walkers and those people with an interest in the estuary views and open aspect of the site.

There is a recognised vantage point of the estuary from this location, however views are not focussed towards proposed developments in the Teesworks area, but rather on the wider estuary vista. The viewpoint is representative of views experienced by pedestrians on footpath, who will experience the view as part of other recreational activities. Based on this description, the visual sensitivity of receptors is considered to be Low.

The scenic context to the view or value attached to the view is medium, however the visual setting is considered to be degraded. The overall value of the view is therefore considered to be Low to Medium.

For this location, susceptibility to change is considered Low as it could accommodate a degree of changed based on the existing infrastructure context.

Footpath User	Susceptibility	Low	Value	Low-Medium	Visual Sensitivity	Low
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Representative Viewpoint 4 South Bank Train Station

Orientation / Location

Figure VP4-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 4 is representative of panoramic views looking east from the South Bank train station footbridge, towards the Teesworks area.

LCZ

LCZ 1: Industrial

Description

South Bank Train Station provides a low frequency of use service to the area known as South Bank. It is publicly accessible from the south. The footbridge connects to the Teesdale Way PRoW, locally as the Black Path, which is part of a longer National Trail from Middlesbrough to Redcar. This viewpoint is representative of pedestrian views from the train station footbridge.

The Dorman Long tower, Coke Ovens, and chimney stack is prominent in the centre of the view, and are the dominant visual features on the skyline. Other scattered built infrastructure creates additional focal features, including large grey warehouse units immediately to the south of the train line, as well as very tall electricity Pylons, both in the far distance and nearby. Exposed views of the train line extend into the distance where it runs through the Teesworks area to Redcar, with clear views of the station platform in the foreground of the view. Glimpses of the gas cylinder can be seen in the left hand side of the view however views to this are limited by vegetation in the foreground.

Potential views of the proposed developments would be at sequential points along a route, and the view is not the immediate focus for train station users, therefore visual sensitivity is considered to be Low.

Given the infrequency of use, and the nature and scale of infrastructure elements, the value of the view is therefore considered to be Low-Medium.

This location could accommodate a degree of change, based on existing infrastructure context. Therefore the susceptibility is considered Low.

Footpath User	Susceptibility	Low	Value	Low-Medium	Visual Sensitivity	Low
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Representative Viewpoint 5 Junction of Smith's Dock Road and Dockside Road

Orientation / Location

Figure VP5-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 5 is representative of close range views from the junction of Smiths Dock Road and Dockside Road, looking east. This viewpoint is adjacent to the Teesworks area.

LCZ

LCZ 1: Industrial

Description

This view includes road users and pedestrian receptors, and this location is also intended to form a new entrance point into the proposed development site. The existing road is primarily used by local traffic, gaining access to other areas of engineering, manufacturing and dockside services.

The existing gas cylinder on the corner of the South Bank site is prominent in the centre of the view. The South Bank industrial area is segregated from the pedestrian footway on Smith's Dock Road by a tall steel palisade fence in the foreground of the view. The Dorman Long tower and coke ovens associated with former steel works can be seen in the background and in the far distance, the escarpment of the Eston Hills provides the backdrop to the scene. Other scattered built infrastructure create additional focal features, including very tall electricity pylons both in the mid ground and into the distance. In the far left hand side of the view, a small area of green space can be seen in the foreground, separated from the road and footway by a low wooden perimeter fence. Views down Smith's Dock Road provide views towards the South Bank Station although a bend in the road obstruct a clear view through to the train line.

This is an undesignated view. There is no obvious scenic context to the view or value attached to the view, the visual setting and characteristics are of low quality. The value of the view is therefore considered to be Low with a Low susceptibility to change.

This viewpoint is representative of views experienced by road users, who will experience a view as glimpsed and transitory in nature. Road users are considered to have Low visual sensitivity.

Road User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low
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Representative Viewpoint 6 Seal Sands

Orientation / Location

VP6-A in Appendix L4 illustrates the baseline view from this point.

Viewpoint 6 is representative of footpath user views from north of the Tees Estuary looking in a south easterly direction across the estuary to the Teesworks site.

LCZ

LCZ3: Intertidal Estuary

Description

Seal Sands is a local nature reserve of Special Scientific Interest. Although not readily accessible itself due to treacherous conditions toward the estuary, the Hartlepool Local Plan identifies

several significant views around the estuary and Greatham Creek and the selected viewpoint is from Greatham Creek Bridge which is identified in the Hartlepool Landscape Assessment as a major viewpoint. For this reason, the value of the view is considered to be High.

The view from Greatham Creek Bridge is a long-range view toward the Teesworks area, with the foreground encompassing the estuary and intertidal zone, and the Seal Sands chemical works in the mid-ground on the left hand side of the view. The background of the view picks up views of existing industrial development in the wider South Tees area, including structures associated with the former Redcar Steel Works, Teesport, and South Bank. Longer-range views to the Eston Hills can be seen in the distance.

Due to the distance separating the viewpoint from the Teesworks area, and nature of pre-existing development, the susceptibility to change is considered to be Medium. Given that the key receptors for this viewpoint are footpath users, potentially seeking views across Teesmouth and the estuary, visual receptors are considered to have High sensitivity.

Footpath User	Susceptibility	Medium	Value	High	Visual Sensitivity	High
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Representative Viewpoint 7 South Gare peninsula

Orientation / Location

Figure VP7-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 7 is a specific viewpoint location of known value. This is a long-distance, wide angle view, north of the Teesworks area. The view is across the Tees Estuary and Teesworks.

LCZ

LCZ4: South Gare and Coatham Sands

Description

This location is from within a designated landscape area and coastal setting, popular for recreational walking and for visitors. The peninsula is a popular vantage point in the area, with a panoramic view of the North Sea, and offshore windfarm, as well as the wider views of the Estuary, the industrial development in the far distance and of the prominent Eston Hills and wooded escarpments.

There is obvious scenic context to the view and value attached to the view. The viewpoint identified is one of a number of scenic views from this location. It is in a landscape setting valued for wildlife, cultural and historical references, and this influences the type of visitors to this viewpoint.

The context of the view includes the sand dunes and harbour in the foreground, adding value to the coastal visual characteristics and quality. Behind the sand dunes in the mid ground view is the large imposing structure of Redcar steel works, with cylinders and structures which interrupt skyline and the green plateau of the Eston Hills on the horizon. The dockside cranes create a manmade focal point at the Estuary mouth. In the far distance the North and South Tees industrial sites visual combine to create a continuous skyline of towers, chimneys and large scale warehouse style buildings.

Green infrastructure consists of naturally colonised low growing vegetation, which adds to the visual appeal of the viewpoint, helping to soften the appearance of the low lying huts within the harbour. Large mounds of reclaimed materials are visible features within the development site, and create visual topographic changes.

There is a varied visual experience for the viewer of manmade built features, and natural coastal landscape and seascape.

Based on the descriptions above the value of the view is therefore considered to be High.

Footpath receptors are not focussed solely on the proposed development site but on the wider vista, and the context and foreground of the proposed development site is of heavy industry, however this reads as one collective entity other than a few distinguishable buildings in the intermediate view, therefore sensitivity to visual change is considered to be Medium. The susceptibility to visual change is considered to be Low.

Footpath User	Susceptibility	Low	Value	High	Visual Sensitivity	Medium
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Representative Viewpoint 8 Footway from Trunk Road

Orientation / Location

Figure VP8-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 8 is representative of views from road and footpath users on the A1085 Trunk Road, looking to the south west. The viewpoint sits on the eastern edge of the Teesworks site, slightly north of the Wilton Works chemical plant and west of Dormanstown.

LCZ

LCZ1: Industrial

Description

The A1085 Trunk Road provides a key route from Middlesbrough to Redcar and runs along the eastern boundary of the Teesworks area, and the viewpoint is taken from a point at which the Trunk Road intersects a public footpath. This is a representative view for users if the Trunk Road and footway at a point where the highway cutting ends adjacent to the pipe bridge and railway crossing.

The view looks down the Trunk Road to the south west and the carriageway of the road and parallel footpath is the dominant feature within the view. The road is lined with grassing and vegetation on both sides, and the two carriageways are separated by a strip of grassed land. Street lamps along the road and pylons both in the mid-ground and the distance provide the vertical context to the view. In the background, glimpses of industrial development in Lackenby and the southern parts of the Teesworks area can be seen. In the right hand side of the view, grassy mounds provide the foreground to a mid-range view of a tall white fence along the railway bridge.

This is not a designated view and contains no notable features or views and is therefore considered to be of Low value.

Due to the industrial nature of surrounding development and the distance from the proposed development sites, susceptibility of the viewpoint to change is considered to be Low.

This is not a viewpoint of particular interest to footpath users, and road users will only have fleeting views of a transitory nature. For this reason, both road and footpath receptors are considered to have Low visual sensitivity.

Road User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low
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Footpath User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low
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Representative Viewpoint 9 Footway from Trunk Road						
Orientation / Location						
Figure VP9-A in Appendix L4 illustrates the baseline view from this viewpoint.						
Viewpoint 9 is representative of views from road and footpath users on the A1085 Trunk Road, looking to the north. The viewpoint sits on the eastern edge of the Teesworks site, slightly north of the Wilton Works chemical plant and west of Dormanstown.						
LCZ						
LCZ1: Industrial						
Description						
The A1085 Trunk Road provides a key route from Middlesbrough to Redcar and runs along the eastern boundary of the Teesworks area, and the viewpoint is taken from a point at which the Trunk Road intersects a public footpath. This is a representative view for users if the Trunk Road and footway at a point where the highway cutting ends adjacent to the pipe bridge and railway crossing.						
In the foreground a white gas pipe bridge and industrial machinery sit in the centre of the view. In the mid ground of the view, the tall white fence along the railway bridge is a prominent feature in the view, sitting on the horizon line. Beyond this, tall pylons and the highest points of some industrial structures in the northern parts of the Teesworks area are scattered in the skyline. The top of Steel House can be seen but views to this are partially obstructed by vegetation lining the trunk road.						
This is not a designated view and contains no notable features or views and is therefore considered to be of Low value.						
Due to the industrial nature of surrounding development and the distance from the proposed development sites, susceptibility of the viewpoint to change is considered to be Low.						
This is not a viewpoint of particular interest to footpath users, and road users will only have fleeting views of a transitory nature. For this reason, both road and footpath receptors are considered to have Low visual sensitivity.						
Road User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low
Footpath User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low

Representative Viewpoint 10 Coastal Path						
Orientation / Location						
LCZ8: Rural						
LCZ						
Figure VP10-A in Appendix L4 illustrates the baseline view from this viewpoint.						
Viewpoint 10 is representative of views from footpath users of the England Coastal Path, just north of Coatham Marsh and Warranby. The viewpoint is located approximately 1km to the east of the northern parts of the Teesworks area.						

Description						
<p>This viewpoint is on the Tees Coastal Path is a well-used right of way. The viewpoint captures the interface between the coastal dune system and the Industrial Character Zone.</p> <p>In the distance, the viewpoint prominently features the former blast furnace and associated structures, although the majority of the view is occupied by open and low-lying grassland. The escarpment of the Eston Hills can be seen on the horizon in the far distance.</p> <p>Due to the open and exposed nature of the long range views and location on a popular Public Right of Way, the value of the view is considered to be Medium. Given the existing industrial development close to the proposed development sites, the susceptibility of the viewpoint to change is considered to be Low to Medium.</p> <p>The receptor's visual sensitivity to change is considered to be High as this is a popular walking location where people may admire the view for recreational purposes.</p>						
Footpath User	Susceptibility	Low-Medium	Value	Medium	Visual Sensitivity	High

Representative Viewpoint 11 Coastal Path						
Orientation / Location						
<p>Figure VP11-A in Appendix L4 illustrates the baseline view from this viewpoint.</p> <p>Viewpoint 11 is representative of views from footpath users of the England Coastal Path, just north of Coatham Marsh and Warranby. The viewpoint is located approximately 1km to the east of the northern parts of the Teesworks area, slightly closer to the coast and to Coatham than Viewpoint 10.</p>						
LCZ						
LCZ8: Rural						
Description						
<p>This viewpoint is on the Tees Coastal Path is a well-used right of way. The viewpoint captures the interface between the coastal dune system and the Industrial Character Zone. The viewpoint prominently features the former blast furnace and associated structures, though views of these are interspersed with promontories within the dune system. Topographic changes in the landscape obstruct views to Steel House.</p> <p>Due to the open and exposed nature of the long range views and location on a popular Public Right of Way, the value of the view is considered to be Medium. Given the existing industrial development close to the proposed development sites, the susceptibility of the viewpoint to change is considered to be Low to Medium.</p> <p>The receptor's visual sensitivity to change is considered to be High as this is a popular walking location where people may admire the view for recreational purposes.</p>						
Footpath User	Susceptibility	Low-Medium	Value	Medium	Visual Sensitivity	High

Representative Viewpoint 12 Public footpath extending off Troisdorf Way (Kirkleatham)						
Orientation / Location						
<p>Figure VP12-A in in Appendix L4 illustrates the baseline view from this viewpoint.</p>						

Viewpoint 12 is representative of views from footpath users in Kirkleatham, looking across rural land towards the Teesworks area. The viewpoint is taken from approximately 3.5km south east of the Redcar Blast Furnace.						
LCZ						
LCZ2: Urban						
Description						
This viewpoint is taken from a Public Right of Way close to Kirkleatham Business Park and is representative of pedestrian views across open rural land to the proposed development sites.						
The view is characterised by open grassland in the foreground. In the far distance, the Redcar Blast Furnace and tall industrial buildings associated with the former Redcar Steel Works are just visible on the skyline. In the mid-ground, the construction of a new residential area west of Redcar is visible. In the left hand side of the view, the end of Troisdorf Way and buildings associated with Kirkleatham Business Park populate the frame.						
This is not a designated view and contains no notable features or views and is therefore considered to be of Low value.						
Due to the significant distance between the viewpoint and the proposed development site, as well as the nature of the existing development in view, the susceptibility to change is considered to be Low. For this reason, the receptor's visual sensitivity to change is considered to be Low.						
Footpath User	Susceptibility	Low	Value	Low	Visual Sensitivity	Low

Representative Viewpoint 13 Errington Woods, New Marske						
Orientation / Location						
Figure VP13-A in Appendix L4 illustrates the baseline view from this viewpoint.						
Viewpoint 13 is representative and long-range views from Errington Woods, circa 6.5km east of the Teesworks area. The view looks west across open farmland towards the proposed development sites.						
LCZ						
LCZ6: Eston Hills						
Description						
This location is from the northern edge of Errington Woods, which has Local Nature Reserve status, and is a publically accessible popular walking destination. Long range views to the north and east are possible from the car park and footpaths on the edge of the wood.						
This area of woodland is popular for walking and wildlife and is a high vantage point for wider scenic views of surrounding landscape. Visual receptors will be footpath users.						
The visual context in the foreground and mid-ground is of rural farmland, with fields defined by rows of maintained native hedgerows, with upper escarpments containing copses of trees and gorse planting. The residential development of New Marske sits in a low lying area at the base of the escarpment immediately to the north of the viewpoint, and is not particularly visible due to the topography changes of the land.						
In the long distance view the industrial site out South tees can be seen to the west and the urban development of Redcar to the east, appearing as a fairly consistent line of built development beyond the farmland. Appearing as a fine grain of buildings, towers, and structures on the skyline,						

some individual components are distinguishable, primarily tall cooling towers with steam rising, and some taller chimney stacks and tower structures.

The setting of the proposed development Site from this viewpoint is within an area of industrialisation in the far distance. Feature structures within the Teesworks area such as the Dorman Long Tower and Redcar Blast Furnace are not easily distinguishable from this distance.

There is obvious scenic context and value attached to the view.

Based on the descriptions above the value of the view is therefore considered to be High.

Footpath receptors where the view is likely to be focussed towards the proposed development sites are considered to have a Medium to High sensitivity to visual changes, given the distance away. The view is considered to have a Medium to High susceptibility to visual changes.

Footpath User	Susceptibility	Medium-High	Value	High	Visual Sensitivity	Medium-High
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Representative Viewpoint 14 Footpath leading from Uvedale Road, South Bank

Orientation / Location

Figure VP14-A in Appendix L4 illustrates the baseline view from this viewpoint.

Viewpoint 14 is representative of views from residential housing and public open green space within Southbank. The view is from a public footpath leading from Uvedale Road, just south of the Teesworks area, looking north to the proposed development sites.

LCZ

LC22: Urban

Description

This viewpoint location is on the northern edge of public open green space within a neighbourhood development of Southbank, which is a playing field for informal uses, such as football or Frisbee. The view looks out over some open space which dominates the foreground. This provides a sense of openness for the residential receptors and respite from the dense urban landscape.

In the far distance, industrial infrastructure can be seen within the proposed development Site, including the tall gas cylinder, Dorman Long tower and steel works chimney stack, given an obvious urban and industrial context to the playing fields and adjacent landscape. Tall electricity pylons form a detracting feature within the distant view. This infrastructure breaks up the skyline. Housing roofs and chimneys are also a visible feature of the skyline.

This is an undesignated view and doesn't include any landmark features. There is no obvious scenic context to the view or value attached to the view. The view is more incidental to the recreational use in this location, however from ground floors of the properties the view will be more of a static view. The visual setting has some elements of degradation. The value is therefore considered to be Low-Medium. Because the view is oriented towards the proposed development sites, the susceptibility to change is considered to be High. The residential receptors are considered to have a Medium sensitivity to visual changes.

Residential	Susceptibility	High	Value	Low-Medium	Visual Sensitivity	Medium
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Representative Viewpoint 15 Retail car park (Tesco Extra), South Bank

Orientation / Location						
Figure VP15-A in Appendix L4 illustrates the baseline view from this viewpoint.						
Viewpoint 15 is representative of views from the public retail facility and footpath users close to the A1085 Trunk Road looking north to the Teesworks area.						
LCZ						
LCZ2: Urban						
Description						
The viewpoint location is from the outer edge of the retail car park, from which the proposed development sites are visible to the north.						
The view is predominantly of open space with some trees and vegetation in the distance, partially blocking views to the Teesworks area. In the far distance, the gas cylinder, Dorman Long tower, and steelworks chimney stack are dominant features on the skyline.						
This is an undesignated view and doesn't include any notable landmark features. It is not known or recognised for its scenic qualities, context or amenity value, however the visual setting also cannot be considered to be degraded. Overall, the value of the view is considered to be Low.						
This viewpoint is representative of views experienced by pedestrians, cyclists, and shoppers, who will experience the view as glimpsed and transitory in nature. The attention of people in this location is likely to be focussed on the road or on the shopping experience rather than the view. They are therefore considered to have a Low sensitivity to change.						
Based on the descriptions above the susceptibility of the view to change is therefore considered to be Low-Medium.						
Footpath User	Susceptibility	Low-Medium	Value	Low	Visual Sensitivity	Low