

APPENDIX 10: LANDSCAPE AND VISUAL
APPENDIX 10.1: METHODOLOGY

Table 1: Sensitivity of Townscape Receptors



	Designations and Conservation Interests/Associations Townscapes recognised and valued for their quality and / or cultural associations / recreational value	Townscape Value Characteristics and features as recognised in published townscape character assessments or policy	Townscape Condition Degree to which the townscape is intact and legible & its scenic quality	Townscape Susceptibility The ability of a defined townscape to accommodate the specific proposed development without undue negative consequences	
<p>High</p> 	<p>National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)</p>	<p>Features which are dominant within the townscape and are fundamental to defining the distinct townscape character of an area.</p>	<p>Distinct townscape structure with strong pattern and intact features.</p>	<p>The townscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.</p>	<p>High</p> 
	<p>Local importance (e.g. Conservation Areas, Special Townscape Areas / Features)</p>	<p>Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated townscapes.</p>	<p>Few detractors or uncharacteristic features or elements present.</p>	<p>The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.</p>	
	<p>No Designation</p>	<p>Distinctive individual or rare features.</p>	<p>Townscape exhibits recognisable structure and characteristic patterns. Some detracting features present.</p>	<p>The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.</p>	
<p>Low</p>		<p>Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.</p>	<p>Degraded townscape structure with fragmented pattern and poor legibility of character.</p>		<p>Low</p>
		<p>Features or elements that are uncharacteristic and detract from the townscape character of an area.</p>	<p>Detracting features notable within the townscape.</p>		



Table 2: Sensitivity of Townscape Receptors

	Value (attached to views)	Visual Susceptibility The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations	
<p>High</p>  <p>Low</p>	<p>Recognised national / Important Viewpoints, including those identified within and protected by policy.</p> <p>These viewpoints may be tourist destinations and marked on maps.</p> <p>Designed views, including from within historic townscapes.</p> <p>Users of nationally recognized routes e.g. National Cycle Network, National Trails.</p> <p>Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views.</p> <p>Views from within locally designated townscapes e.g. Conservation Areas and local planning policy.</p> <p>Views from local routes identified on maps</p> <p>Permissive routes, not recognised by policy or identified on maps.</p> <p>No designations present</p>	<p>People visiting recognised viewpoints with views towards the development.</p> <p>People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.</p> <p>People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus.</p> <p>Users of Public Rights of Way and Access Land with intermittent views towards the development.</p> <p>People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting.</p> <p>People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.</p>	<p>High</p>  <p>Low</p>



Table 3: Magnitude of Effect of Townscape Receptors

	Scale identifies the degree of change which would arise from the development	Geographical Extent of effect indicates the geographic area over which the effects will be felt	Duration and Reversibility of effect identifies the time period over which the change to the receptor would arise as a result of the development.
Major	Highly noticeable change, affecting most key characteristics and dominating the experience of the Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive, affecting the majority or all the character area / receptor.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Partial, affecting a moderate amount of the character area / receptor.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the character area / receptor to a minor extent.	
Negligible / None	Negligible to no perceptible change	Barely perceptible changes to the character area/receptor.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

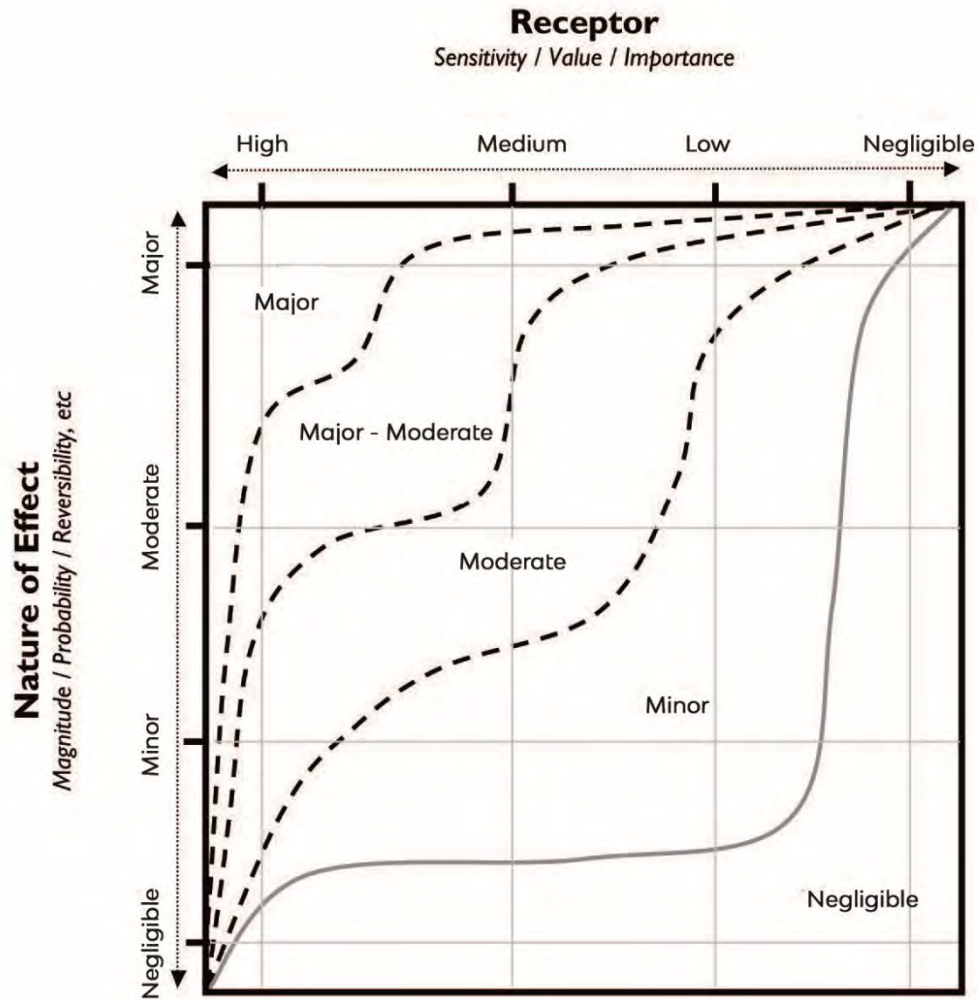


Table 4: Magnitude of Effect of Visual Receptors

	Scale identifies the degree of change which would arise from the development	Geographical Extent Wide, and/or within close proximity, and/or open views.	Duration and Reversibility identifies the time period over which the change to the receptor would arise as a result of the development.
Major	Intensive/dominant or major alteration to key elements of the baseline view.	Changes perceived over wide area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial/noticeable or minor alteration to key elements of the baseline view.	Changes perceived by receptors over moderate to localised area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements of the baseline view.		
Negligible / None	Barely perceptible or no change to the baseline view.	Changes perceived by receptors over a localised or isolated extent e.g., a single viewpoint.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.



Table 5: Townscape and Visual Significance Matrix (derived from IEMA 2011¹)



¹ IEMA (2011) Special Report – The State of Environmental Impact Assessment Practice in the UK



APPENDIX 10.2: LPA CORRESPONDENCE

From: [Adrian Miller](#)
To: [Charlie Davies](#)
Subject: RE: R/2022/0675/SCP PD Ports, Teesport Application Advice
Date: 06 March 2023 13:59:09
Attachments: [image002.png](#)
[image003.png](#)

Good afternoon Charlie

I have reviewed the information provided in respect of the LVIA and have no comments at this stage, the general methodology is considered appropriate. In terms of the viewpoints suggested, these appear appropriate and representative given the nature of the development and the site location. If the viewpoints change as a result of your visit I would be happy to review .

Kind regards
Adrian Miller

From: Charlie Davies <charlie.davies@tylergrange.co.uk>
Sent: 01 March 2023 16:48
To: Adrian Miller <Adrian.Miller@redcar-cleveland.gov.uk>
Subject: RE: R/2022/0675/SCP PD Ports, Teesport Application Advice

WARNING: This email came from outside of the organisation. Do not provide login or password details. Always be cautious opening links and attachments wherever the email appears to come from. If you have any doubts about this email, contact ICT.

Afternoon Adrian

Tyler Grange Group Limited have been instructed to provide a Townscape and Visual Impact Assessment (TVIA) as a Chapter of the Environmental Statement (ES) at PD Ports, Teesside. We would like to confirm our proposed methodology, Study Area and Viewpoints that will be considered as part of the assessment of the Site with yourself.

We will provide a Townscape and Visual Impact Assessment (TVIA) to accompany the application, this will be undertaken in accordance with GLVIA3 and I attach a copy of our standard TVIA criteria tables, for your review.

The Site boundary, Zone of Theoretical Visibility (ZTV) and the proposed Viewpoints are shown on plan 15684_P05 (attached). The plan shows the Area of Search of up to 5km, with a 2km Study Area. Following a site visit the area of search will be refined to establish a suitable Area of Study.

We have identified 11 representative Photoviewpoint locations that include local residents, users of public rights of way and local roads. The viewpoints also allow for views from a range of orientations and distances to be considered, to allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development, including distant views from Eston Nab (approximately 5km to the south).

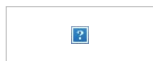
As the 'Redcar and Cleveland LDF Landscape Character SPD (2010)' shows the Site as being located within an 'urban' area (i.e. not within an identified Broad Landscape Area or Sensitive Landscape), we will assess the townscape effects resulting from the proposed development on the following receptors:

- The Site; and
- The surrounding urban townscape character.

We trust that you find this approach acceptable and proportional to the development however, if you have any feedback we would appreciate a prompt reply as we intend to visit Site early next week.

Kind regards

Charlie



Charlie Davies
Senior Landscape Consultant

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Arboriculture · Ecology · Landscape Planning

Please Note: Tyler Grange has now adopted a 4-day week, from 1st December 2022, the entire business is taking Fridays as an additional non-working day. Creating a healthier future for TG, our community and the world. Our FAQs and emergency contact procedure can be found [here](#). If you require access to existing project information, please complete [this Collaborate with Tyler Grange form](#).

Our team work flexibly, so please do not rush to respond to this email if it's not convenient.

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From: Adrian Miller <Adrian.Miller@redcar-cleveland.gov.uk>
Sent: Tuesday, February 21, 2023 11:09 AM
To: Charlie Davies <charlie.davies@tylergrange.co.uk>
Subject: RE: PD Ports, Teesport Application Advice

Green Lithium so that would be me, I have agreed to deal with this development. Happy to look at draft viewpoints in due course, the norm is a 5km distance with maybe one or two longer views from higher ground to the south

Regards
Adrian

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APPENDIX 10.3: SENSITIVITY OF RECEPTORS

Value of Landscape Receptors

Criterion from TGN 02/21 Value Guidance	The Site	Surrounding Urban Townscape Character
<p>Landscape Condition (quality) A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.</p>	<p>The Site is largely undeveloped following clearing of built form from its historical refinery uses. The Site comprises container storage and parking areas, surrounded by similar industrial uses and a railway network. Due to the import/export nature of the ports, security features are prominent within the Site: steel palisade fencing and gates surrounding the majority of the Site, with access gates and additional containers being utilised as office spaces.</p> <p>Some degraded areas of Type 1/MOT and scrub land used for informal parking are present within the south eastern edge of the Site along with an earthen bund. Elsewhere, within the Site tarmac and hard standing predominate.. There are no trees or vegetation present within the Site.</p> <p>These are typical features of the surrounding urban context, with consistent industrial development uses that are representative of the surrounding urban fabric.</p> <p>Low Value.</p>	<p>The surrounding area comprises industrial uses relating to the estuary/port and raw material processing. To the south lies the main River Tees port with surrounding terminals and containers. Beyond this to the south west lies the concrete processing facility, whilst to the north east lies Asda and Tesco Distribution centres with British Steel and Northumbrian Water beyond.</p> <p>The British Steel plant to the south east of the Site comprises a large number of original processing facilities on a north to south axis.</p> <p>A network of roads segregate the urban context surrounding the Site, with many following the historic alignments since the land was reclaimed during the 1950s (perpendicular to the River Tees estuary located approx. 800m to the north west of the Site).</p> <p>These are typical features of the wider Middlesbrough and Redcar area, extending further east towards Lazenby, west towards the centre of Middlesbrough and north towards Hartlepool.</p> <p>Low Value</p>
<p>Perceptual (scenic quality) The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual sense).</p>	<p>The Site is not assessed of being of any scenic quality. Loud noises and odours are by-products of the industrial framework in which the Site is located, and is not visually appealing.</p> <p>Low Value</p>	<p>Loud noises and smells are by-products of the industrial area surrounding the Site, and is not visually appealing.</p> <p>Low Value</p>
<p>Distinctiveness (rarity and representativeness) Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.</p>	<p>With the Site's former land use being marsh land that was reclaimed during the 1950s, the land use has always been of industrial use, largely relating to raw material processing and port/dock use , which are not considered particularly important or rare.</p> <p>Low Value</p>	<p>With the surrounding urban area's former land use being marsh land that was reclaimed during the 1950s, the land use has always been of industrial uses, largely relating to raw material processing and port/dock use.</p> <p>Low Value</p>



<p>Natural Heritage The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.</p>	<p>There is no known evidence of ecological, geological, geomorphical or physiological interest within the Site.</p> <p>Low Value</p>	<p>The Teesmouth River Tees Estuary SSSI is approximately 500m to the west of the Site. For further information see the Heritage Statement and Chapter 7 Air Quality for more information.</p> <p>Medium Value</p>
<p>Cultural Heritage Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.</p>	<p>There are no clear archaeological, historical or cultural links with the Site.</p> <p>Low Value</p>	<p>There are no known archaeological, historical or cultural links with the surrounding urban framework, with the area's history consistent with industrial uses.</p> <p>Low Value</p>
<p>Associations Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.</p>	<p>The Site does not have any particular cultural associations.</p> <p>Low Value</p>	<p>The surrounding urban fabric does not have any known associations or connections with notable people, events or arts.</p> <p>Low Value</p>
<p>Recreational Value Evidence that the landscape is valued for recreational activity where experience of the landscape is important</p>	<p>There is currently no public access to the Site.</p> <p>Low Value</p>	<p>There are a number of recreational routes within the vicinity of the Site, including the England Coast Path which circles through Hartlepool and Middlesbrough along its route. The routes meander through the area, which is predominantly of industrial uses.</p> <p>Medium Value</p>
<p>Summary Analysis</p>	<p>The Site is largely undeveloped having been cleared following its former refinery uses, and is surrounded by similar industrial (port and raw material processing) uses. There are no known historic links due to the former marsh land use, and the Site built upon land reclaimed during the 1950s. With no recreational value or known associations, the Site is assessed as being of Low Value overall.</p>	<p>The surrounding townscape character contains no features of note to elevate it above ordinary. The Coatham Marsh Nature Reserve to the north east of the Site offers some local interest and value although lacks any connection to the Site itself (visually or physically). It is therefore assessed as being of Low Value overall.</p>

Sensitivity and Value of Receptors

Receptor (Representative Photoviewpoint Number)	Value of the Receptor	Susceptibility of the Receptor	Sensitivity of the Receptor
Landscape Receptors			



Character of the Site	Low (see table above)	The Site is currently largely undeveloped following clearing of built form from its historical refinery uses. It contains a large areas of shipping container storage with associated storage areas and parking. The proposed development is entirely consistent with the character of the local area, including pattern, grain, use, scale and massing. Low	Low
Surrounding Urban Townscape Character	Low (see table above)	The Surrounding Urban Townscape Character is an area of industrial (port and processing of raw material) uses, on land reclaimed during the 1950s. Development of the type proposed is entirely consistent with the receiving landscape, and that the development can be integrated with little wider perceived effect. Low	Low
Visual Receptors			
Recreational users of England Coast Path long distance route (PVPs 1 and 2)	The views are undesignated but the routes do provide a loop around the local area including to the settlements of Hartlepool and Middlesbrough. Medium	Users will have intermittent views towards the development. Medium	Medium
Local road users (PVP 3)	The views are undesignated. Low	The road users' focus will be on the route and destination., rather than the wider landscape. Low	Low
Transient users of Teesport Road (PVPs 6 and 7)	The views are undesignated, within an industrial environment. Low	The road users' focus will be on the route and destination, rather than the wider landscape. Low	Low



Transient users of A1085 Trunk Road and Public Retail Development (PVP 4)	The views are undesignated, with receptor's focus being on their destination or place of visit. Low	The visitors and road users' focus will be on the route and destination, not distant views of the wider landscape. Low	Low
Recreational users of Eston Nab (PVP 9)	There are no particular designations associated with these views, however there is a trig point which is a recognised local viewpoint, with views across Middlesbrough. High	Views are distant and seen in the context of Middlesbrough. The Site is not the main focus of the view. Medium	Medium to High
Visitors to Coatham Marsh Local Nature Reserve (PVP 8)	The view is undesignated, although users will travel here to use the Local Nature Reserve for recreational purposes. Medium	The development will not be the main focus of these users views. Low	Low to Medium
Residents to the south (near Uvedale Road) (PVP 5)	Views encountered by residents at a distance of 2km from the Site, with intervening built form. Low	Views from within resident's homes. Medium	Low to Medium



APPENDIX 10.4: TOWNSCAPE EFFECTS

Magnitude and Significance of Landscape Effects

		Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
Receptor	Sensitivity of townscape receptor (see Appendix 12.3)		Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Character of the Site	Low	<p>Although the Site is largely undeveloped, following the clearing of built form relating to its historic refinery uses, the presence of shipping containers, storage and parking areas will be replaced by the Green Lithium refining development and associated structures. The degraded areas of the Site including the scrub land to the south east and the permeable tarmac and hard standing will be replaced by the new development, comprising a low carbon lithium refinery, dockside reception, handling, storage and manufacturing activities for the production of high purity lithium hydroxide monohydrate and associated by-products.</p> <p>The Construction phase will introduce elements such as cranes and large machinery. However, these are typical of the surrounding industrial land uses associated with the processing of raw materials. The construction phases will be temporary within the Site during construction.</p> <p>At Year 1, the scheme will be a change from its current usage, scale and massing. The large scale development however, is consistent with the surrounding industrial uses, and the maximum building parameters are in-keeping with the existing and approved schemes. To better assimilate the scheme into the local context, the articulation and orientation of buildings has been aligned with the surrounding developments to minimise visual effects where possible. Appropriate building cladding colour palettes break up the visual massing and the avoidance of overly reflective materials are proposed. This change is long-term and permanent.</p> <p>Areas of open space and tree planting are incorporated into the masterplan to add visual interest to the scheme, as well as assist with the management of water systems. Chapter 9, Flood Risk and Drainage goes into this in detail.</p> <p>At Year 15 (residual), the proposals will have assimilated into its surroundings better by the maturation of the tree planting along road sides and within areas of open space. This change is long-term and permanent.</p>	Moderate	Minor-Moderate Adverse	Moderate	Moderate Adverse	Minor	Minor adverse
Surrounding Urban Townscape Character	Low	<p>Within the surrounding urban context, the new Green Lithium facility - comprising a low carbon lithium refinery, dockside reception, handling, storage and manufacturing activities for the production of high purity lithium hydroxide monohydrate and associated by-products – will replace the existing shipping container storage and associated uses. The scheme will not introduce any incongruous elements and will assimilate into the receiving landscape. Adjacent industrial uses include the processing of raw materials and port uses (shipping container storage, parking etc).</p> <p>The Construction phase will introduce elements such as cranes and large machinery. However, these are typical of the surrounding industrial land uses associated with the production of raw materials. The construction phases will be temporary with limited extent, affecting the Site only.</p> <p>At Year 1, the scheme will be a change from its current usage, scale and massing. The large scale development however, is consistent with the surrounding industrial uses, and the maximum building parameters are in-keeping with the existing and approved built form.</p> <p>To better assimilate the scheme into the surrounding urban character area, the articulation and orientation has been aligned with the surrounding developments to minimise visual effects where possible. Appropriate building cladding colour palettes break up the visual massing and the avoidance of overly reflective materials are proposed. This change is long-term and permanent.</p> <p>Areas of open space and tree planting are incorporated into the masterplan to add visual interest to the scheme.</p> <p>At Year 15 (residual), the proposals will have assimilated into its surrounding urban character area by the maturation of the tree planting along road sides and within areas of open space. This change is long-term and permanent.</p>	Moderate	Minor- Adverse	Minor	Minor Adverse	Minor	Negligible



APPENDIX 10.5: VISUAL EFFECTS

Magnitude and Significance of Visual Effects

		Visual Change	Construction		Year 1		Year 15 (Residual Effects)	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 12.3)		Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Recreational users of England Coast Path long distance route (PVPs 1 and 2)	Medium	<p>For recreational users of the England Coast Path long distance route, views of the Site vary depending on distance, orientation and potential intervening vegetation or built form. The long distance route loops south and east through Middlesbrough and in close proximity to the Site, although along a former railway line with difficult access and does not look to be publicly accessible for this section.</p> <p>During the construction phase, construction activity including machinery, cranes and emerging buildings will be visible. The extent of visibility will be limited for the more local users of the England Coast path, and not visible for the majority of the more distant users with intervening vegetation and built form. The construction activities are large scale but localised, and will be temporary in nature.</p> <p>Once the Proposed Development is completed, glimpsed views of the built development and stack may be possible between the Power Station's palisade fencing from the distant views from Hartlepool (PVP 1). As shown in PVP 2, glimpsed views may be possible of the proposed Development once completed, although will be experienced in the context of the surrounding built form. The Proposed Development will not change the character of views for any of these receptors or introduce any incongruous elements, although the scheme will be long-term and permanent.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. The development will be long-term and permanent.</p>	Minor	Minor Adverse	Minor	Minor Adverse	Negligible	Negligible
Local road users to the south west (PVP 3)	Low	<p>PVP 3 illustrates the view from the junction of the A66 and Eston Road, where intervening built form will largely screen views of the completed scheme.</p> <p>During the construction phase, construction activity including machinery, cranes and emerging buildings will be visible in close proximity to the Site. The construction activities are large scale but localised, and will be temporary in nature.</p> <p>Following completion of the Proposed Development, views of the upper parts of the building and stack will likely be possible, although will be seen in the context of the existing industrial developments.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. The development will be long-term and permanent.</p>	Minor	Minor Adverse	Minor	Minor Adverse	Negligible	Negligible



		Visual Change	Construction		Year 1		Year 15 (Residual Effects)	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 12.3)		Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Transient users of Teesport Road (PVPs 6 and 7)	Low	<p>Photoviewpoints 6 and 7 illustrate views on the approach to the Site along Teesport Road from the south and north respectively. From the south, there is a bunding adjacent to the road that serves to filter views of the Site itself. On the approach from the north, views of the Site are clear and direct with little in the way of screening.</p> <p>During the construction phase, construction activity including machinery, cranes and emerging buildings will be visible in close proximity to the Site. The construction activities are large scale but localised, and will be temporary in nature.</p> <p>Following completion of the Proposed Development, the proposals will be large in scale with clear views of the scheme. On the approach from the south, the bunding adjacent to Teesport Road will screen lower-level views of the built development, but with a 43m and 48m building and stack height respectively, there will be uninterrupted views. The change is long-term and permanent.</p> <p>At Year 15, the scheme will remain visible although will be consistent with the adjacent existing and consented schemes and the wider urban character context. The trees planted along access roads and within areas of open space will have matured, assimilating the scheme into its local environs. The development will be long-term and permanent.</p>	Major	Moderate Adverse	Moderate	Minor-Moderate Adverse	Minor	Negligible
Transient users of A1085 Trunk Road and Public Retail Development (PVP 4)	Low	<p>For transient users of the A1085 Trunk Road and Public Retail Development users, the views towards the Site are largely screened by intervening residential development and vegetation.</p> <p>During the construction phase, construction activity including machinery, cranes and emerging buildings will be potentially visible in the backdrop to these views. The extent of visibility will be limited. The construction activities are localised, and will be temporary in nature.</p> <p>Following completion, glimpsed views of the upper building and stack would potentially be visible from this location, albeit seen within the context of surrounding built form including recent consented schemes to the south and west. The Proposed Development will not change the character of the currently experienced views for any of these users, or introduce any incongruous elements.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. The development will be long-term and permanent.</p>	Minor	Minor Adverse	Minor	Minor Adverse	Negligible	Negligible



		Visual Change	Construction		Year 1		Year 15 (Residual Effects)	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 12.3)		Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Recreational users of Eston Nab (PVP 9)	Medium to High	<p>This view is representative of those from the Eston Nab Hill viewpoint. It is a local landmark, and is well used by walkers and cyclists, offering long distance views across Middlesbrough. The Site is evident within the view, albeit nestled into the industrialised area surrounding the Site. The power plant and cooling tower, and dockside cranes, pylons and chimney stacks add to the industrial nature of the area.</p> <p>During the construction phase, construction activity including machinery, cranes and emerging buildings will be visible in the distance. The extent of visibility will be limited due to the distance from the Site. The construction effects will be temporary in nature.</p> <p>Following completion of the Proposed Development, distant views of the scheme will be possible, evident as a minor addition to the views and experienced within the surrounding building uses of the Teeside Docks. The materiality and orientation has been designed to work with the existing fabric by aligning with the historic urban grain and estuary/port.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. The development will be long-term and permanent.</p>	Minor	Moderate Adverse	Minor	Moderate Adverse	Negligible	Negligible
Visitors to Coatham Marsh Local Nature Reserve (PVP 8)	Low to Medium	<p>Distant views towards the Site are heavily filtered by intervening built form: cranes and industrial developments and associated activities. The view is taken from an area popular with walkers and visitors, and offers views towards the coastline and Eston Nab hill.</p> <p>During the construction phase, construction activities including machinery, cranes and emerging buildings will potentially be visible. The extent of visibility will be limited due to the intervening built form and vegetation. Where glimpsed views of cranes and machinery will be visible, they will be seen in the context of existing cranes and industrial buildings. The construction activities are localised, and will be temporary in nature.</p> <p>Once the Proposed Development is completed, glimpsed views of the built development and stack may be possible between intervening built form and vegetation. Where glimpsed views are possible, the scale will be consistent with the surrounding built form and the extent will be limited to the more elevated footpaths within the Nature Reserve. The Proposed Development will not change the character of views for any of these receptors or introduce any incongruous elements, although the scheme will be long-term and permanent.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. Whilst the development will be long-term and permanent, it will be barely perceptible for this receptor group.</p>	Minor	Minor Adverse	Negligible	Negligible	Negligible	Negligible



		Visual Change	Construction		Year 1		Year 15 (Residual Effects)	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 12.3)		Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Residents to the south (near Uvedale Road) (PVP 5)	Low to Medium	<p>Viewpoint 5 is representative of views towards the Site from the residential properties within a neighbourhood area of Southbank. Views towards the Site are backdropped by built form, both residential and large scale industrial developments and vegetation.</p> <p>During the construction phase, distant, glimpsed views of construction activity including machinery, cranes and emerging buildings may be visible. The extent of visibility will be limited and will be seen in the context of the existing back drop of built form. The construction activities are localised, and will be temporary in nature.</p> <p>Once the Proposed Development is completed, glimpsed, distant views of the built development and stack may be possible, however they will be seen in the context of existing industrial uses and will not introduce incongruous elements. Although it will be long-term and permanent, the scheme will be barely perceptible for these receptors.</p> <p>At Year 15, the scheme will have assimilated into its surroundings, where the proposals are consistent with the adjacent existing and consented schemes and the wider urban character context. The development will be long-term and permanent but will be barely perceptible for this receptor group.</p>	Minor	Minor Adverse	Negligible	Negligible	Negligible	Negligible

