



The Sizewell C Project

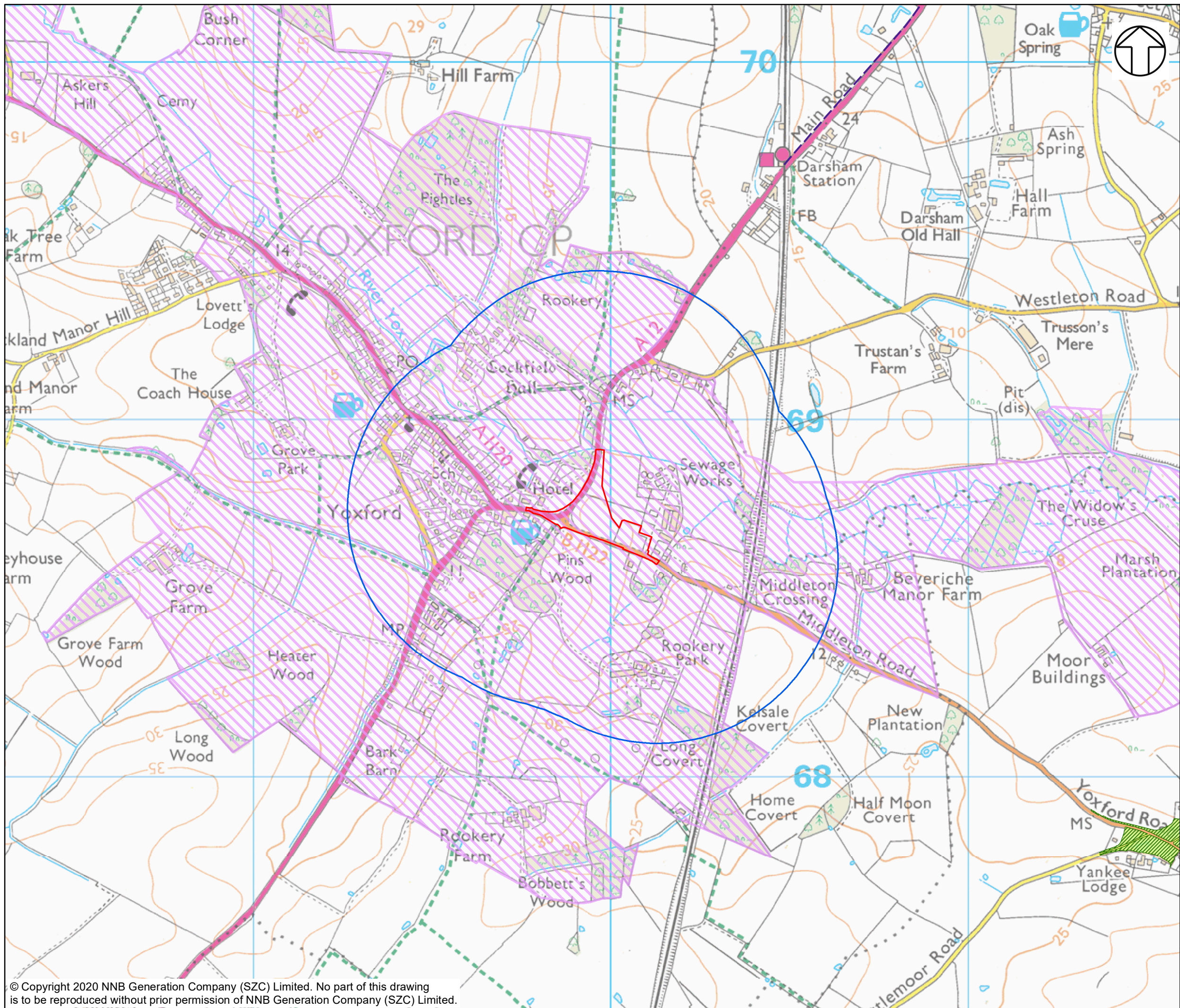
6.8 Volume 7 Yoxford Roundabout and Other Highway Improvements Chapter 6 Landscape and Visual Figures 6.1 - 6.8

Revision: 1.0
Applicable Regulation: Regulation 5(2)(a)
PINS Reference Number: EN010012

May 2020

Planning Act 2008
Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009





NOTES

KEY

- YOXFORD ROUNDABOUT DEVELOPMENT SITE BOUNDARY
 - STUDY AREA (0.5KM FROM SITE BOUNDARY)
 - SPECIAL LANDSCAPE AREA
 - REGISTERED COMMON LAND
 - OPEN ACCESS LAND
 - SUSTRANS LINKS TO NATIONAL CYCLE ROUTE (ON-ROAD AND OFF-ROAD)
- PUBLIC RIGHTS OF WAY (PROW)**
- FOOTPATH
 - BRIDLEWAY
 - OTHER ROUTES WITH PUBLIC ACCESS



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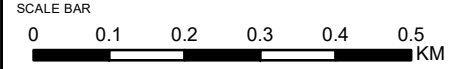


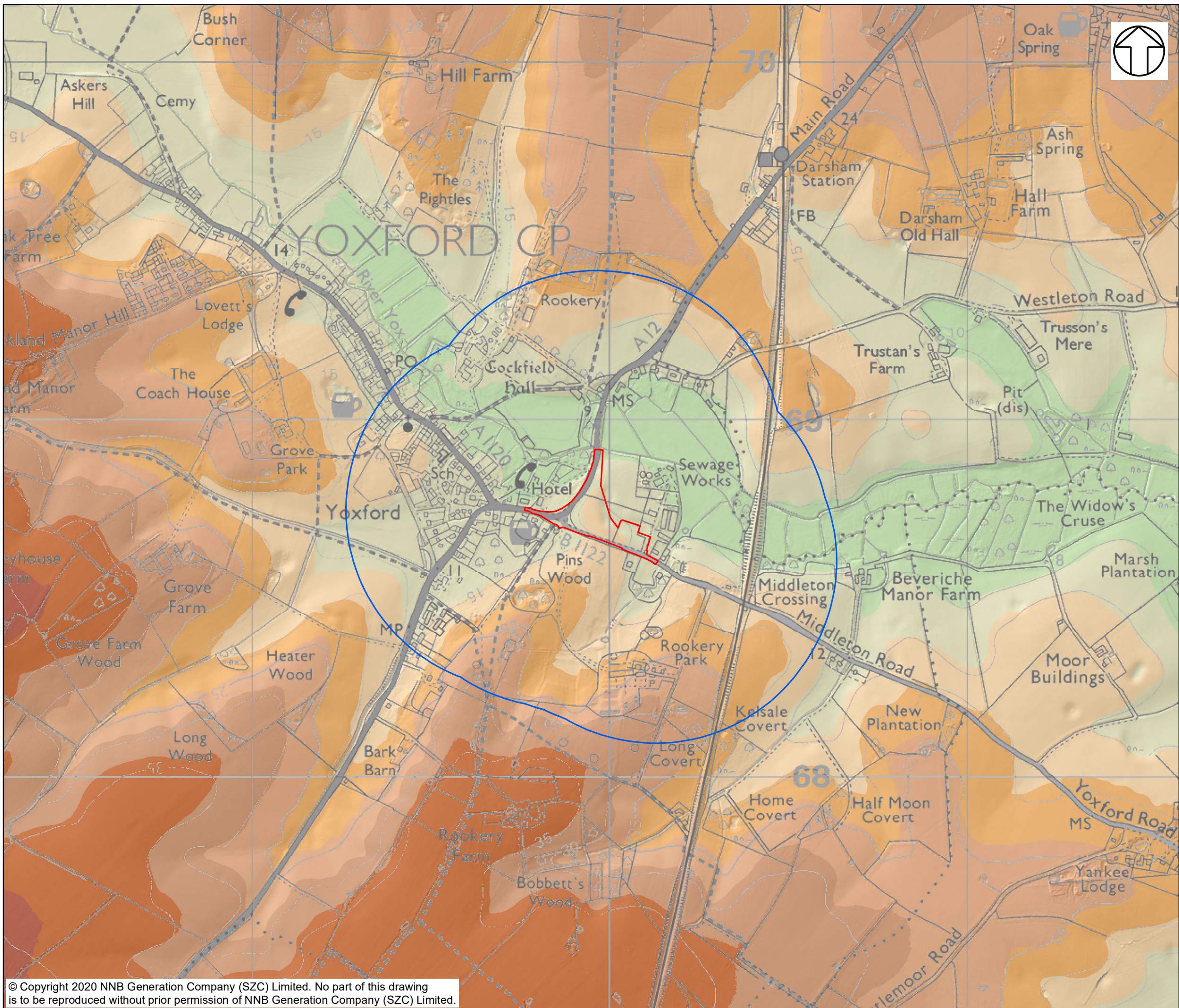
DOCUMENT:
 SIZEWELL C
 ENVIRONMENTAL STATEMENT
 VOLUME 7
 CHAPTER 6
 LANDSCAPE AND VISUAL

DRAWING TITLE:
 LANDSCAPE DESIGNATIONS AND CONTEXT

DRAWING NO:
 FIGURE 6.1

DATE: JAN 2020 **DRAWN:** V.W. **SCALE:** 1:10,000 @A3





NOTES

KEY

- YOXFORD ROUNDABOUT DEVELOPMENT SITE BOUNDARY
- STUDY AREA (0.5KM FROM SITE BOUNDARY)

ELEVATION (M AOD)

- 40 - 45
- 35 - 40
- 30 - 35
- 25 - 30
- 20 - 25
- 15 - 20
- 10 - 15
- 5 - 10
- 3 - 5

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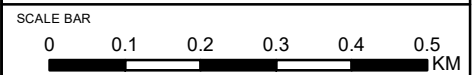


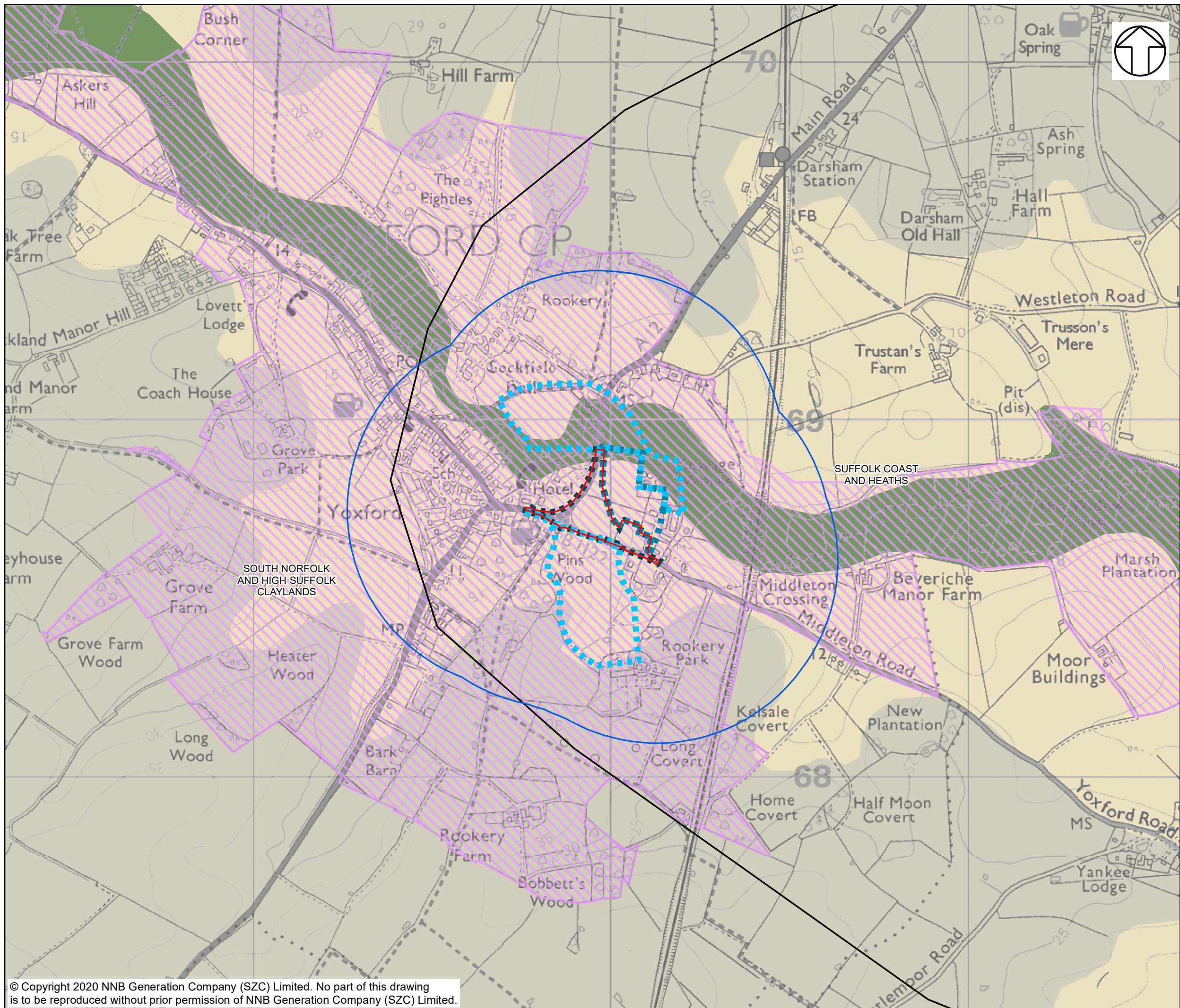
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DRAWING TITLE:
 TOPOGRAPHY

DRAWING NO:
 FIGURE 6.2

DATE: JAN 2020 DRAWN: V.W. SCALE: 1:10,000 @A3





NOTES

KEY

- YOXFORD ROUNDABOUT DEVELOPMENT SITE BOUNDARY
 - STUDY AREA (0.5KM FROM SITE BOUNDARY)
 - SPECIAL LANDSCAPE AREA
 - NATIONAL CHARACTER AREAS
- LANDSCAPE CHARACTER TYPES
- ANCIENT ESTATE CLAYLANDS
 - ROLLING ESTATE CLAYLANDS
 - VALLEY MEADOWS AND FENS
- APPROXIMATE EXTENT OF LANDSCAPE EFFECTS
- LARGE SCALE EFFECTS
 - MEDIUM SCALE EFFECTS
 - SMALL SCALE EFFECTS

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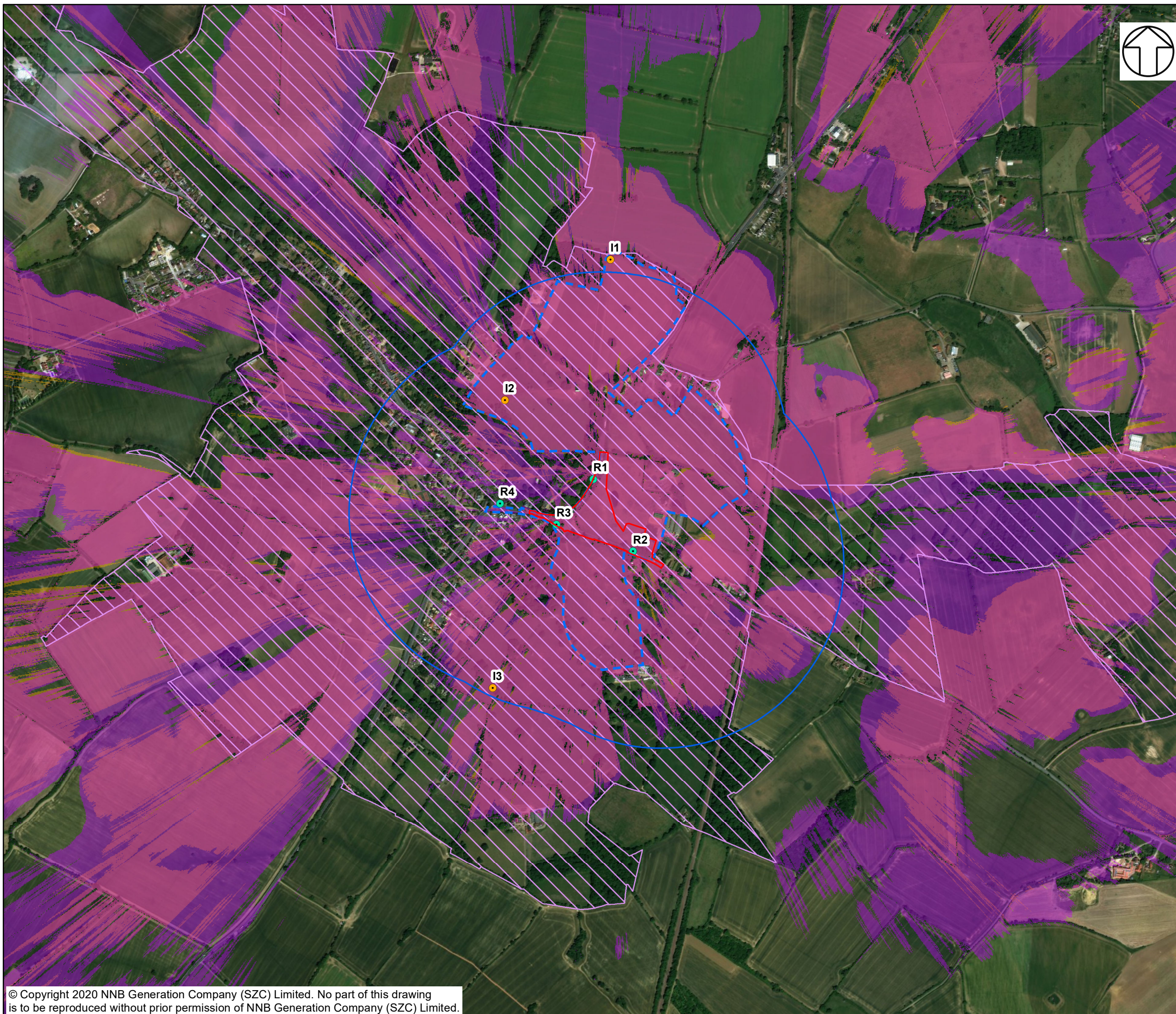
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DRAWING TITLE:
 LANDSCAPE CHARACTER

DRAWING NO:
 FIGURE 6.3

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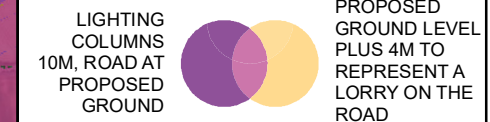
NOTES

THIS DRAWING IS BASED UPON COMPUTER GENERATED ZONE OF THEORETICAL VISIBILITY (ZTV) STUDIES PRODUCED USING THE VIEWSHED ROUTINE IN THE ESRI ARCGIS SUITE. THE AREAS SHOWN ARE THE MAXIMUM THEORETICAL VISIBILITY, TAKING INTO ACCOUNT TOPOGRAPHY, WOODLANDS, MAJOR HEDGEROWS AND BUILDINGS WHICH HAVE BEEN INCLUDED IN THE MODEL WITH THE HEIGHTS OBTAINED FROM LIDAR DIGITAL SURFACE DATA. DUE TO ITS RESOLUTION, THE SURFACE MODEL DOES NOT TAKE INTO ACCOUNT EVERY LOCALISED FEATURE SUCH AS WALLS, SMALL HEDGEROWS OR SMALL TREES AND THEREFORE ONLY GIVES AN IMPRESSION OF THE EXTENT OF VISIBILITY. THE ZTV INCLUDES AN ADJUSTMENT THAT ALLOWS FOR EARTH'S CURVATURE AND LIGHT REFRACTION. IT IS BASED ON SURFACE MODEL TERRAIN WITH A 2M² RESOLUTION.

KEY

- YOXFORD ROUNDABOUT DEVELOPMENT SITE BOUNDARY
- STUDY AREA (0.5KM FROM SITE BOUNDARY)
- SPECIAL LANDSCAPE AREA

ZONE OF THEORETICAL VISIBILITY (ZTV) BASED ON HEIGHTS:



ZONE OF VISUAL INFLUENCE (ZVI) (BASED ON SITE OBSERVATION)

- REPRESENTATIVE VIEWPOINT
- ILLUSTRATIVE VIEWPOINT

REPRESENTATIVE

- 1 A12 NORTH OF ROUNDABOUT
- 2 MIDDLETON ROAD, EAST OF ROUNDABOUT
- 3 FOOTPATH E-584/020/0, SOUTH OF ROUNDABOUT
- 4 JUNCTION OF HIGH STREET AND A12, YOXFORD

ILLUSTRATIVE

- 1 FOOTPATH E-584/010/0, NORTH OF ROUNDABOUT
- 2 FOOTPATH E-584/013/0, NORTH WEST OF ROUNDABOUT
- 3 FOOTPATH E-584/020/0, SOUTH OF ROUNDABOUT

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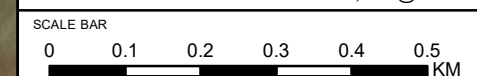


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DRAWING TITLE:
 ZONE OF THEORETICAL VISIBILITY (ZTV)
 AND VIEWPOINTS

DRAWING NO:
 FIGURE 6.4

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Representative Viewpoint 1: A12 north of proposed roundabout

Existing View:

This viewpoint is located on the existing footway along the A12, immediately to the north of the existing junction of the A12 and the B1122 (Middleton Road). The viewpoint looks along the A12 towards the south, with the existing road dominating the foreground of the view. The existing junction can be seen in the distance, with a lodge building at Rookery Park visible beyond. The A12 curves to the right into Yoxford. Behind the viewpoint is a thick belt of vegetation around Satis House Hotel and to the left of the extent of the view the A12 continues over the River Yox and along the edge of the parkland at Cockfield Hall.

Construction Effects:

The construction of the proposed Yoxford roundabout would be constructed directly adjacent to this viewpoint, with the road being moved further from the viewpoint and the footway being upgraded to a cycleway. The earthworks to construct the proposed Yoxford roundabout would be clearly visible on the opposite side of the existing road, which would remain in use until later in the construction phase. Effects would be of **Large** scale and **Adverse**.

Operational Effects:

Once constructed, the realigned A12 would be located further from the viewpoint and the footway would be a cycleway. A grassed verge would be located between the viewpoint and the road, and the proposed Yoxford roundabout would be cut into the landform on the opposite side of the existing A12, removing the intermittent hedgerow currently located along the top of the cutting slope. A replacement hedgerow would be planted along the revised landform. New lighting columns would be located along either side of the proposed road. Effects would be of **Large** scale and **Adverse**.

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VIEWPOINT INFORMATION

OS REFERENCE: 639941 E 268841 N
 EYE LEVEL (AOD): 13.7M
 CAMERA: CANON EOS 5D MARK III
 LENS: SIGMA 50MM F1.4 EX DG HSM
 CAMERA HEIGHT: 1.5M AGL
 PHOTO DATE / TIME: 01/03/2019 15:45

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 REPRESENTATIVE VIEWPOINT 1:
 PHOTOGRAPH PANEL

DRAWING NO:
 FIGURE 6.5

DATE: JAN 2020 DRAWN: V.W. SCALE: NTS



Representative Viewpoint 2: Middleton Road, east of A12/B1122 junction

Existing View:

This viewpoint is located on the existing footway along the southern edge of the B1122 (Middleton Road). The existing landform means that the current junction between the A12 and the B1122 is not visible. The A12 is also largely screened from view by the landform. To the left of the view, the parkland at Rookery Park is largely screened by vegetation along the edge of Middleton Road. To the right of the view the landform drops down to the River Yox, with glimpses of the parkland at Cockfield Hall beyond it. The tree belt around Satis House Hotel is visible in the middle distance.

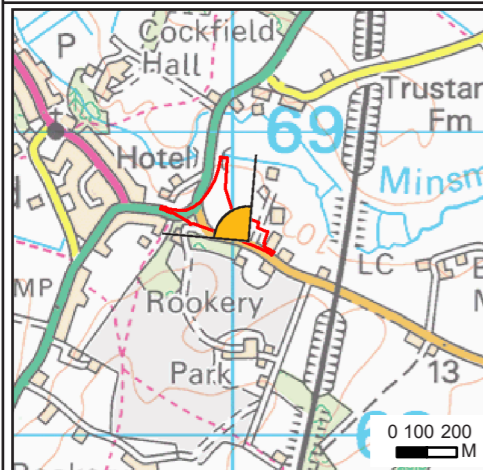
Construction Effects:

The realigned B1122 would curve down towards the proposed Yoxford roundabout in the vicinity of the viewpoint. The trees on the opposite side of the B1122 would be removed (the larger trees have already been removed after the photograph was taken) and the earthworks to create the proposed Yoxford roundabout and the roads approaching it would be clearly visible in the field beyond the existing B1122, as would the construction of the new junction off the B1122 for the local access road and the infiltration basin adjacent to the existing road junction. Effects would be of **Large-Medium** scale and **Adverse**.

Operational Effects:

Once constructed, whilst the realigned B1122 would be clearly visible, the landform would largely screen the proposed Yoxford roundabout from view. The proposed lighting columns would be visible, but this type of road infrastructure would not be an unusual element in views from the B1122. As proposed hedgerows along the revised highway boundary begin to mature, they would further reduce visibility of the proposed Yoxford roundabout. Effects would be of **Medium** scale and **Adverse**, reducing to **Medium-small** scale as proposed hedgerow planting begins to mature.

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VIEWPOINT INFORMATION

OS REFERENCE: 640051 E 268641 N
 EYE LEVEL (AOD): 15.9M
 CAMERA: CANON EOS 5D MARK III
 LENS: SIGMA 50MM F1.4 EX DG HSM
 CAMERA HEIGHT: 1.5M AGL
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 REPRESENTATIVE VIEWPOINT 2:
 PHOTOGRAPH PANEL

DRAWING NO:
 FIGURE 6.6

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Representative Viewpoint 3: Footpath E-584/020/0, south of A12/B1122 junction

Existing View:

This viewpoint is located adjacent to the existing junction of the A12 and the B1122 (Middleton Road), on the existing local access road to Rookery Park and adjacent properties. Existing road infrastructure along the A12, including signage and lighting, is visible in the middle distance, along with traffic on the A12. Vegetation along the boundary of Satis House Hotel and the field to the east of the A12 channel views along the A12, but the landform prevents views down to the River Yox. Residential properties are located behind the viewpoint, with Yoxford located beyond the left hand extent of the view above and the B1122 continuing beyond the right hand extent.

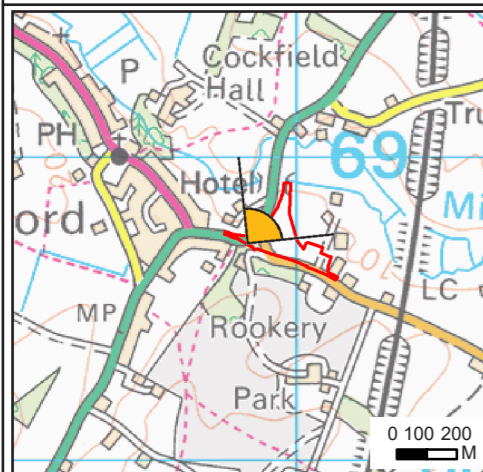
Construction Effects:

Construction of the proposed Yoxford roundabout and the revised road layout approaching it would be located further from the viewpoint than the existing road junction, which would remain in use until later in the construction phase. The vegetation along the eastern edge of the A12 and the northern edge of the B1122 would be cleared, as would the tree in the foreground. Construction of the proposed roundabout would be clearly visible from this location, although the roundabout would be located at a lower level than the existing landform. Effects would be of **Medium** scale and **Adverse**.

Operational Effects:

Once constructed, the proposed Yoxford roundabout would be located further from the viewpoint than the existing road junction. An area of grassland, containing an infiltration basin, would be located between the viewpoint and the proposed roundabout. Lighting along the approach to the proposed roundabout would be visible, in a similar way to the existing lighting. The existing vegetation around Satis House Hotel would remain unaffected by the proposals. Effects would be of **Medium-small** scale and **Adverse**.

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VIEWPOINT INFORMATION

OS REFERENCE: 639839 E 268716 N
 EYE LEVEL (AOD): 12.3M
 CAMERA: CANON EOS 5D MARK III
 LENS: SIGMA 50MM F1.4 EX DG HSM
 CAMERA HEIGHT: 1.5M AGL
 PHOTO DATE / TIME: 01/03/2019 16:15

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 REPRESENTATIVE VIEWPOINT 3:
 PHOTOGRAPH PANEL

DRAWING NO:
 FIGURE 6.7

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Representative Viewpoint 4: Junction of High Street and A12, Yoxford

Existing View:

This viewpoint is located in the centre of Yoxford, at the junction of the A12 (Brook Street) with the A1120 (High Street). Yoxford is designated as a Conservation Area. Houses generally front on to the A12, creating a channelled view along the A12 towards the existing junction with the B1122. Properties along the northern side of the A12 generally have treed front gardens, further channelling views. Behind the viewpoint, similar views are possible along the A1120 and to the right of the extent of view shown, the A12 continues through Yoxford before curving southwards.

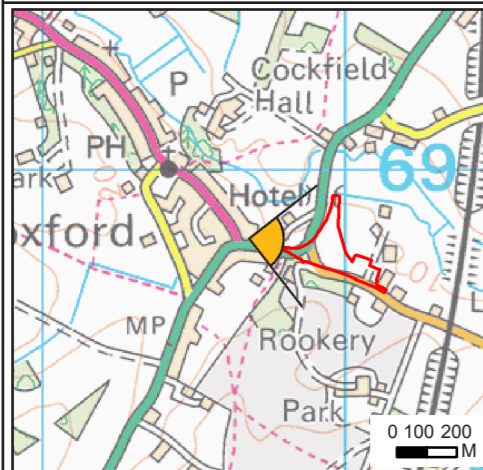
Construction Effects:

During construction of the proposed Yoxford roundabout, vegetation along the eastern side of the A12 would be removed. A very small stretch of that vegetation is visible at the end of the channelled view along the A12 and its removal would result in a small change to the view. Construction of the area around the proposed infiltration basin would be visible, as would the realignment of the stretch of A12 closest to the existing junction. Most other construction activity would be screened by the existing vegetation and built form. Effects would be of **Small-negligible** scale and **Adverse**.

Operational Effects:

Once constructed, the realignment of the A12 and B1122 junction would be a barely noticeable change to the existing view. The new road layout would be broadly similar to the existing when viewed from within Yoxford. Effects would be of **Negligible** scale and **Neutral**.

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VIEWPOINT INFORMATION

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 EYE LEVEL (AOD): 11.7M
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 LENS: SIGMA 50MM F1.4 EX DG HSM
 CAMERA HEIGHT: 1.5M AGL
 PHOTO DATE / TIME: 01/03/2019 16:00

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 FIGURE 6.8

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