

Riverside Energy Park

Environmental Statement Technical Appendices

APPENDIX:

E.3

PLANNING INSPECTORATE REFERENCE NUMBER:

EN010093

DOCUMENT REFERENCE:

TOWNSCAPE EFFECTS TABLE

November 2018 | Revision 0 | APFP Regulation 5(2)(a)

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

BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Landscape Character Areas (Published Sources)							
Countryside Agency National Landscape Character Area No.81: Greater Thames Estuary	<ul style="list-style-type: none"> Predominantly flat, low-lying coastal landscape where extensive open spaces are dominated by the sky, and the pervasive presence of water and numerous coastal estuaries extend the maritime influence far inland. Highly urbanised areas within London and on marsh edges subject to chaotic activity of various major developments including ports, waste disposal, marine dredging, housing regeneration, mineral extraction and prominent power stations plus numerous other industry-related activities. Increasing development pressures around major settlements and especially towards London, with urban, industrial and recreational sites often highly visible within the low-lying marshes. Major historical and current transport link to Inner London provided by the River Thames, with an extensive network of road and rail bridges spanning its reaches within the city. 	<p>Value of NCA: Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction:</u></p> <p>Construction activity, associated plant and cranes for REP would cause disturbance to the REP site. However the Proposed Development, related activity and elements during the construction period are in character for this open, working, and large scale river side Character Area.</p> <p>These elements affect only a small part of the Character Area, and are temporary, within and part of this area identified for new employment and infrastructure projects.</p> <p>Road digging for the Electrical Connection (ECR) route would cause some temporary disturbance in the character of the areas it passes through.</p> <p><u>On Completion:</u></p> <p>The land use of a waste processing and energy park, using the transport opportunities of the river is continuous, and in line with, the nature and heritage of this Thames Estuary Character Area. "Various major developments including waste disposal...and power stations plus numerous other industry related activities" is one of the key characteristics of this Character Area.</p> <p>The current building is a local industrial landmark and the new tall stacks would form a more prominent landmark in this open riverside location.</p> <p>New development on the REP site is a small part of the overall landscape character area, and of a similar character, and would therefore cause little change to the overall landscape character.</p>	N/A	<p><u>During Construction:</u> Size/Scale: Negligible Geographical Extent: Application site forms a small part of the west of the character area Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE</p> <p>REP – Negligible ECR - Negligible</p> <p><u>On Completion:</u> Size/Scale: Slight Geographical Extent: Application Site forms a small part of the west of the character area Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: SLIGHT</p>	<p>Adverse</p> <p>Adverse</p>	<p>Negligible (not significant)</p> <p>REP – Negligible ECR - Negligible</p> <p>Minor (not significant)</p>

Terminology for Townscape Effects:

Landscape Value: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Geographical Extent of Effect: (Descriptive)

Duration: Long-term, Medium-term, Short-term
 Reversibility: Temporary / Permanent
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Severe, Major, Moderate, Minor, Not Significant

BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Countryside Agency National Landscape Character Area No.112: Inner London	<ul style="list-style-type: none"> Entirely urban, Inner London relies heavily on ecosystem services provided by the surrounding National Character Areas (NCAs) – Northern Thames Basin, Greater Thames Estuary, North Kent Plain, North Downs, Thames Basin Lowlands and Thames Valley. Wetlands, woodlands and parklands in these NCAs provide flood alleviation and air temperature regulation. The Thames Barrier is a major tidal flood defence for London. Inner London lies at the centre of the Thames Basin on a broad flood plain which rises in gentle terraces, providing panoramic views of London's skyline from the clay plateaux and ridges in the north at the border with the Northern Thames Basin. The NCA is steeped in both historical and contemporary culture; it is the centre of UK Government and a major international hub for finance, business, tourism and transport. People from the surrounding NCAs, the rest of the UK and Europe travel to Inner London every day for work and leisure. 	<p>Value of NCA: Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction:</u></p> <p>Construction activity, associated plant and cranes for REP would cause disturbance to the REP site. However, the Proposed Development, related activity and elements during the construction period are in character for this open, working, and large scale river side Character Area.</p> <p>These elements affect only a small part of the Character Area, and are temporary, within and part of this an area identified for new employment and infrastructure projects.</p> <p>Road digging for the Electrical Connection route would cause some temporary disturbance in the character of the road corridors.</p>	N/A	<p><u>During Construction:</u> Size/Scale: Negligible Geographical Extent: REP site is visible from part of this character area Tall cranes and construction activity are part of the character of this Character Area. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE</p> <p>REP – Negligible ECR - Negligible</p>	Adverse	Negligible (not significant)
			<p><u>On Completion:</u></p> <p>The land use of a waste processing and energy park, using the transport opportunities of the river is continuous, and in line with, the nature and heritage of this riverside location. And views of tall structures are part of the nature of this Inner London Character Area.</p> <p>The current building is a local industrial landmark and the new tall stacks would form a more prominent landmark in this open riverside location.</p> <p>New development on the REP site is a small part of the setting of this overall landscape character area, and of a similar character, and would therefore cause little change to the overall landscape character.</p>		<p><u>On Completion:</u> Size/Scale: Negligible Geographical Extent: Site is visible from part of this character area Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: SLIGHT</p>	Adverse	Minor (not significant)

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BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
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<p>London Natural Signatures Character Areas: The London Landscape Framework</p> <p>Landscape Type: Thames Floodplain</p> <p>Landscape Area: Lower Thames Floodplain</p> <p>The Electrical Route will also pass through the local character areas:</p> <p>London Natural Signatures:20 Cray River Valley</p> <p>Dartford Character Area: Western Thames Marshes</p> <p>These have not been considered separately as the temporary construction effects on road corridors are not likely to be significant</p>	<ul style="list-style-type: none"> The Lower Thames Floodplain Natural Landscape Area covers the tidal Thames and its associated floodplain from Battersea in the west to Rainham Marshes and Crayford Marshes in the east. As the river flows east from Battersea it takes on more of the character of an estuary as it reaches Rainham and Crayford Marshes. The general lack of human settlement, the flat ground (and the prevailing westerly wind) made these areas ideal for the development of large scale industry, such as the Ford Plant at Dagenham. Flat, expansive landscape, with low horizons. Remote and wild. Open grazed saltmarshes patterned by networks of medieval (meandering) and modern (rectilinear) reed-fringed drainage ditches. Extensive intertidal mudflats, divided by evolving winding creeks. Reed swamp. Industrial and military heritage – pill boxes, wharves, jetties, industrial archaeology. Embanked pathways. Virtually no trees. 	<p>Value of NCA: Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p> <p>As the character of these Character Areas is very mixed with many urban elements as well as some more natural elements – they all have a low sensitivity to change.</p>	<p><u>During Construction:</u></p> <p>Construction activity, associated plant and cranes for REP would cause disturbance to the REP site. However the Proposed Development, related activity and elements during the construction period are in character for this open, working, and large scale river side Character Area.</p> <p>These elements affect only a small part of the Landscape Area, and are temporary, within and part of this area identified for new employment and infrastructure projects.</p> <p>Road digging for the Electrical Connection route would cause some temporary disturbance in the character of the road corridors, (also in the Cray River Valley, and Western Thames Marshes Local Character Areas)</p> <p><u>On Completion:</u></p> <p>The land use of a waste processing and energy park, using the transport opportunities of the river is continuous, and in line with, the nature and heritage of this part of this Landscape Area, which has been ideal for the development of large scale industry.</p> <p>The current building is a local industrial landmark and the new tall stacks would form a more prominent landmark in this open riverside location.</p> <p>New development on the REP site is a small part of the overall Landscape Area, and of a similar character, and would therefore cause little change to the overall landscape character.</p>	N/A	<p><u>During Construction:</u> Size/Scale: Negligible Geographical Extent: Site forms a small part of the east of the character area Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE</p> <p>REP – Negligible ECR - Negligible</p> <p><u>On Completion:</u> Size/Scale: Slight Geographical Extent: Site forms a small part of the east of the character area Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: SLIGHT</p>	<p>Adverse</p> <p>Adverse</p>	<p>Negligible (not significant)</p> <p>REP – Negligible ECR - Negligible</p> <p>Minor (not significant)</p>

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<p>Bexley Conservation Areas:</p> <p>Within 1km of the REP site</p> <p>Crossness Conservation Area, including its listed building and setting</p>	<p>This mid-Victorian example of public health engineering is a unique industrial complex set within a landscape/location selected by the then level of engineering technology. It is South East London's most important site for industrial archaeology.</p> <p>The key elements that characterise the Conservation Area are:</p> <ul style="list-style-type: none"> the Grade I Listed Crossness Pumping Station comprising the Beam Engine House, Boiler House and Triple Expansion House; the Grade II Listed workshops; and brick vaulted subterranean reservoir. Other significant buildings include the storm water pumping station/centrifugal engine house and the precipitation engine house/boiler house group. Use of the complex for over 140 years has resulted in layers of industrial development that represent the evolution of the site. The buildings present important engineering development, in terms of landmark building design and surviving machinery. Spaces within the site, including the River Thames location and the surrounding remnants of the original rural landscape recall the importance of the location. The site includes open spaces that have remained undisturbed for long periods, including mature trees, which contribute towards the biodiversity of the area. 	<p>Value of CA: High</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p><u>During Construction:</u></p> <p>Construction activity, and associated plant, cranes and marine infrastructure would cause disturbance to views of the Conservation Area. However this project and related activity and elements during the construction period, though larger in scale, are in the same industrial engineering and public health character type as the structures that the Conservation Area preserves.</p> <p>These elements affect only a small part of the Character Area, and are temporary, within and part of this area identified for new employment and infrastructure projects.</p> <p>The Electrical Connection works go no closer to the Conservation Area than the REP site so would cause no additional change.</p> <p><u>On Completion:</u></p> <p>The land use of a waste processing and energy park, using the transport opportunities of the river is continuous, and in line with, the nature and heritage of engineering and public health character of the structures in the Conservation Area. In that sense there is a natural continuity and affinity of these similar riverside industrial workings, well suited and dependant on their riverside setting.</p> <p>The current building is an iconic industrial landmark in the area and the new building would also form a similar feature in this open riverside location, though a different shape.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and as a safety measure, to prevent access to the general public; <p>Operation Stage – Embedded Measures</p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles Document Reference 7.4 <p><u>Further Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Slight Geographical Extent: Site forms a similar adjacent industrial river based land use. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT</p> <p>REP – Slight ECR - Negligible</p> <p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Site forms an adjacent larger scale industrial river based land use to the east of the Conservation Area Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MODERATE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Minor (not significant)</p> <p>REP – Minor ECR - Negligible</p> <p>Moderate (significant)</p>

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Character and Townscape Features of the Application Site							
Character of the Application Site	<p>The REP site has a mixed character, with the current industrial building, and ancillary fencing and hardstanding and roads etc next to areas of semi natural open marshlands, and with other various elements such as the flood defences, Thames path recreational route, against the river, and urban backdrop. In this sense there is a high variety, (the Character Area 81 description, says 'chaotic') mix of elements of varying scales – from the small scale of the Listed Buildings to the large scale of the existing building, and wide open marshland and river scapes.</p> <p>The REP site includes the existing jetty in the River Thames which is currently used for delivery of waste and despatch of some by-products at the existing RRRF. The jetty would be used for the same purpose for the operation of REP. Existing land uses of the REP site include:</p> <ul style="list-style-type: none"> Ash storage containers – container storage on concrete hardstanding; Boundary fencing and associated lighting; Circulation roads; Compounds for the maintenance of operational plant machinery (consisting of concrete hard standing, boundary fencing, lighting, portakabins, metal containers and permanent storage sheds); Car parking; and On-site non-designated Wasteland Habitat Area(WHA). 	<p>Value of Site's Character: Low</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p><u>During Construction:</u></p> <p>Construction activity, and associated plant and cranes would cause some disturbance and change to the REP site's character. The distinctiveness of the curving RRRF building set in the open riverside topology would be affected by adjacent large scale cranes and construction elements and activity. But the character of this industrial area is mixed and includes large engineering / industrial projects which include marine infrastructure.</p> <p>The change, including cranes, is temporary, would be carried out in phases, and is in line with the character of this estuary location.</p> <p>Road digging for the Electrical Connection route would cause some temporary disturbance in the character of the road corridors.</p> <p><u>On Completion:</u></p> <p>The character of the REP site currently includes the Riverside Resource Recovery Facility (RRRF) with curved roof, and associated hard standings and roads. The Project represents an intensification of that use on the REP site with a taller stack, and larger buildings but the mixed industrial character of the REP site would not change significantly.</p> <p>The REP site would have a less open character with fewer open views between river and adjacent marshland, and a loss of areas of scrubland.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure, to prevent access to the general public; <p><u>Operation Stage – Embedded Measures</u></p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles (Document Reference 7.4) <p><u>Further Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR - Slight</p> <p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MODERATE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Moderate (significant)</p> <p>REP – Moderate ECR - Minor</p> <p>Moderate (significant)</p>

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Tree Cover, and TPOs	<p>There are no TPOs on the REP Site, or protected trees that would be affected by the Proposed Development</p> <p>There are scattered small trees, and recent new tree planting on the REP Site.</p>	<p>Value of Feature: Low</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction:</u></p> <p>Removal of some small trees to facilitate development and associated infrastructure. Retention and protection of existing trees on the southern boundary, and road verges where possible and practicable. Tree protection measures implemented around retained trees.</p> <p>Depending on the route chosen, road digging for the Electrical Connection could cause some disturbance to street trees, but impacts can be minimised by following best practice.</p> <p><u>On Completion:</u></p> <p>Existing trees on northern boundary retained where possible and practicable, as part of the new development. New tree planting within the landscape scheme throughout the Application site, new tree numbers at least to levels in accordance with relevant planning policy requirements.</p>	<p><u>Embedded Measures:</u></p> <ul style="list-style-type: none"> Land / vegetation clearance and occupation would be limited to the minimum area necessary for the works; Temporary protection of vegetation and other vulnerable features to be retained would be undertaken in accordance with prevailing best practice; Replacement of trees, shrubs and hedgerows removed to accommodate the Electrical Connection, subject to planting constraints. Any planting would be maintained for a minimum of 12 months to ensure full and successful establishment. <p><u>Further Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Negligible Geographical Extent: Limited trees within site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE</p> <p>REP – Negligible ECR - Negligible</p> <p><u>On Completion:</u> Size/Scale: Slight Geographical Extent: New trees within site Duration/Reversibility: Medium Term / Permanent OVERALL MAGNITUDE: SLIGHT</p>	<p>Adverse</p> <p>Adverse</p>	<p>Negligible (not significant)</p> <p>REP – Negligible ECR - Negligible</p> <p>Minor (not significant)</p>
Designated Public Open Space and Landscapes, and scrubland habitats	<p>The REP site does not lie in any Designated Public Open Space, but does have scrubland areas within it.</p> <p>The River Thames, Site of Metropolitan Importance for Nature Conservation (M031), is immediately north of the REP site;</p> <p>Erith Marshes, Site of Metropolitan Importance for Nature Conservation (M041), and including the Crossness Local Nature Reserve, forms the REP boundaries to the west and south. Belvedere Dykes, Site of Borough Importance for Nature Conservation (BxB102), is along the east boundary of the REP site.</p>	<p>Value of Feature: Medium</p> <p>Susceptibility to Change: Medium /High</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p><u>During Construction:</u></p> <p>Removal of the scrubland areas, and reduced connectivity between the designated marshland and the river Thames.</p> <p>Road digging for the Electrical Connection route could cause some temporary disturbance to Crossness Nature Reserve, and Dartford Marsh if Route 2B is used.</p> <p><u>On Completion:</u></p> <p>Removal of the scrubland areas of the REP site, and loss of connectivity between the designated marshland and the river Thames.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure, to prevent access to the general public; <p>Operation Stage – Embedded Measures</p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles (Document Reference 7.4) <p><u>Further Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Large part of the existing REP site scrubland Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT</p> <p>REP – Slight ECR - Slight</p> <p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Large part of the existing REP site scrubland Duration/Reversibility: Medium Term / Permanent OVERALL MAGNITUDE: MODERATE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Minor (not significant)</p> <p>REP – Minor ECR - Minor</p> <p>Moderate (significant)</p>

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BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Scale, Grain and Massing	<ul style="list-style-type: none"> The Application site is an open riverside location, situated within an area of large scale mixed industrial buildings and uses. Existing building and stack on the Application site, and buildings in the area are large scale 'shed' style buildings – with sloping or curved roofs The Application site is fairly typical of the large scale grain of the area with wide roads, car parks, and waste ground interspersed between large industrial buildings and marshland. 	<p>Value of Townscape Feature: Low</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>On Completion:</u></p> <p>The development would be in keeping with the large scale grain of the area, and not be a significant change to the pattern. The proposed buildings and stacks are of a greater massing than existing, so there would be some intensification of the existing land uses, and increase in the scale and massing of the area.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure, to prevent access to the general public; <p>Operation Stage – Embedded Measures</p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles (Document Reference 7.4) <p><u>Further Measures:</u> None</p>	<p><u>On Completion:</u> Size/Scale: Major Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse	Moderate (significant)
Appearance	The Application site is a large mixed area of the existing waste processing plant, carparking, waste ground, scrubland, roads, and ancillary features typical of this industrial area. The condition is generally reasonable but there is a disjointed character to the appearance of the Application site from the close proximity of the large scale industrial buildings, vehicles, and workings, next to the more natural river, and marshland features	<p>Value of Townscape Feature: Low</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction</u></p> <p>Construction activity, and associated plant and cranes would create movement and a temporary working construction site appearance. This however is temporary and carried out in phases.</p> <p>Construction activity, and associated traffic management measures would create a temporary working construction activity appearance on the Electrical Connection part of the Application Site.</p> <p><u>On Completion</u></p> <p>Creation of a grouping of large scale additional industrial buildings and tall stacks would give a more intensely developed, enclosed industrial appearance to the REP site and more shading of adjacent areas.</p> <p>The tall stacks would form iconic new landmarks on the skyline.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure, to prevent access to the general public; <p>Operation Stage – Embedded Measures</p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles (Document Reference 7.4) <p><u>Further Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR - Slight</p> <p><u>On Completion:</u> Size/Scale: Major Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse Adverse	<p>Minor (not significant)</p> <p>REP – Minor ECR - Minor</p> <p>Moderate (significant)</p>

Terminology for Townscape Effects:

Landscape Value: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Geographical Extent of Effect: (Descriptive)

Duration: Long-term, Medium-term, Short-term
 Reversibility: Temporary / Permanent
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Severe, Major, Moderate, Minor, Not Significant

BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Legibility	The REP site and adjacent area currently has fairly good legibility with industrial buildings dotted within the more open land made up of a gradually evolving mix of marshland, roads, carparking and waste ground. There is some visual connection between the marshland areas and the open river corridor beyond; and also between the various large industrial buildings. There is some tension between the legibility of the natural open environment and the legibility of the built up enclosed environment. The curved roof buildings form distinctive local landmarks	<p>Value of Townscape Feature: Low to Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>On Completion:</u></p> <p>The additional industrial buildings, would reduce the legibility of the natural layers of the marshland, scrubland with the River Thames and Thames Path and cycle way, and give more dominance to the industrial urban townscape.</p> <p>However, the tall stacks would form new landmarks for the local area, and skyline, and so have a positive effect on wayfinding and legibility.</p>	<p><u>Construction Stage - Embedded Measures:</u></p> <ul style="list-style-type: none"> Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds; Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure, to prevent access to the general public; <p>Operation Stage – Embedded Measures</p> <ul style="list-style-type: none"> Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames. Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6) Design Principles (Document Reference 7.4) <p><u>Further Measures:</u> None</p>	<p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse.	Moderate (significant)

Terminology for Townscape Effects:

Landscape Value: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Geographical Extent of Effect: (Descriptive)

Duration: Long-term, Medium-term, Short-term
 Reversibility: Temporary / Permanent
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Severe, Major, Moderate, Minor, Not Significant

