

Riverside Energy Park

Environmental Statement Technical Appendices

APPENDIX:

E.4

PLANNING INSPECTORATE REFERENCE NUMBER:

EN010093

DOCUMENT REFERENCE:

VISUAL EFFECTS TABLE

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

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

Mitigation Measures

Construction Stage Embedded (Primary) Mitigation:	<p>As the construction period is of a limited duration (approximately 36 months), significant mitigation to limit townscape and visual impacts is not anticipated. However, the following would be applied through a CoCP:</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; • Temporary storage of soils and other material considered of value for retention would be undertaken in accordance with prevailing best practice. Where practical stockpiles would be sited to screen the construction works from sensitive receptors such as PRoW; • 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; • Tree protection fencing; • Temporal measures including the removal of all temporary structures and stockpiles when no longer required, and prompt reinstatement of construction areas; • 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.
Operation Stage Embedded (Primary) Mitigation:	<p>Orientation of the Main REP Building to allow for visual permeability through the REP site from Belvedere to the River Thames.</p> <p>An Outline Biodiversity and Landscape Mitigation Strategy as part of the DCO (Document Reference 7.6)</p> <p>Design Principles (Document Reference 7.4)</p> <ul style="list-style-type: none"> • To reduce the physical envelope of the Main REP building and its perception of scale through the progression of a design that accords with a stepped building form. • A simplicity of architectural form, with form following function, resulting in a dynamic interplay of buildings along the riverscape, and an inter-connecting family of forms on the site • Celebrating the historical industrial nature of the site, and its industrial nature with glimpses of process operations through semi-solid screens which break down the solidity of the building masses. • Use of graded colour schemes, materials, and branding to reduce the perceived height of the Main REP building - with upper elements of buildings lighter and lower levels darker; and variation of colour scheme to respond well to either river facing or land facing frontages. • Neutral and non-reflective colour palette for façade materials to avoid glare, with accent colours used to assist way orientation, and intuitive wayfinding, and enhance the REP identity and sense of place.
Operation Stage Further (Secondary) Mitigation:	<p>None is considered to be required, apart from the developing design process as detailed in the Design Principles (Document Reference 7.4). This includes materials and Context Colour Palettes to integrate the development into its setting.</p>

Baseline Photos and Verified Views:



To aid the reader's understanding, baseline photos and verified views are included as thumbnails at the foot of each visual receptor assessment sheet, with the full-size images in Appendix E.2. Thus, the assessment of each visual receptor is presented in Appendix E.4 as: i) assessment with thumbnails Appendix E.4; and ii) baseline photo; verified view of proposed development; (Appendix E.2).

Baseline photos and accurate visual representations (verified views) as occluded wirelines have been prepared by Rockhunter, as set out in the Rockhunter Methodology contained at Appendix E.2.

Visual Effects Assessment Table

Terminology for Visual Effects:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	(Descriptive)	Abbreviations:	
Number of Viewers:	Few, Moderate, Many	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect	TCA:	Townscape Character Area
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No		
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change		
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary		
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant		

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE			
Viewpoint No. and Location	Designation, Townscape / Landscape Character Area and Approx. Distance to REP Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	DESCRIPTION OF CHANGE TO THE VIEW	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Overall Nature of Effect	LEVEL OF SIGNIFICANCE
SA-1-West: Thames Path National Trail and National Cycle Network Route 1 travelling westwards, within 1km of REP	Designation: Thames Path National Trail, National Cycle Network Route 1 – Garden of England LCA: 14 – Lower Thames Floodplain Distance: 0-0.5km to the north of the REP site	Baseline Description, Type of View, Viewer and Number of Users: Open sequential view travelling along concrete Thames Path west towards the REP site. Moderate numbers of pedestrians and cyclists. Looking west, (01) high palisade security fencing on left with industrial buildings beyond enclose views to the south of the Thames Path. Concrete path and concrete wall along right hand side, lead ahead with panoramic open views towards the River Thames to the right of the views. The RRRF industrial building, metal overhead gantry, cranes, and landing stage quay in river form prominent elements in the middle distance, with urban development on the north of the Thames appearing in the distant views. Progressing westwards (02) the view becomes more enclosed with higher buildings on the left, and approaching overhead gantry structures, and landing stage in river. Then (03) the large scale dramatic white and blue curving design, and roofline, and chimney of the RRRF building comes into full view, and the space opens out either side of the path with grass verges on the left. Footway signage, graffiti on the wall, and river vegetation appear in the foreground, with another gantry/overhead bridge structure appearing in the middle distance.	Value of Views: Medium Susceptibility to Change: High OVERALL SENSITIVITY: MEDIUM	During Construction: Cranes and construction activity would be seen as large elements to the left of the Thames Path in the centre left of the view, as the development is built. In the context of this industrial area and the large scale of the existing RRRF building. The work would create visual interest and drama of new vertical elements on the skyline in this industrial riverside location The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the electrical connection route which would be a very minor and temporary change to the view.	During Construction: Size/Scale: Moderate Geographical Extent: Extent of site, from south east to south west in the foreground to middle distance Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE REP – Moderate ECR - Slight	Adverse	Moderate
				On Completion: New buildings on the REP site, of up to 65 m height, and the stack 113 m AOD, would appear in the centre left of the view adjacent to the large scale RRRF building, and Thames Valley building, and in the context of a large scale mixed riverscape. The view would be of a new energy development, similar to the existing RRRF building adjacent to the REP site, and in keeping with the context of an industrial area. The Proposed Development would provide variation in scale and form in the composition of the view and create a new focal point at the view termination. Positive visual effects include: <ul style="list-style-type: none"> • New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. • Creation of vistas towards new focal points Negative visual effects include: None as the visual character of this view is a mix of large scale industrial buildings and towers related to the river. On balance the visual change is considered to be beneficial.	On Completion: Size/Scale: Moderate Geographical Extent: Extent of site, from south east to south west in the foreground to middle distance Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE	Beneficial	Moderate (significant)
							

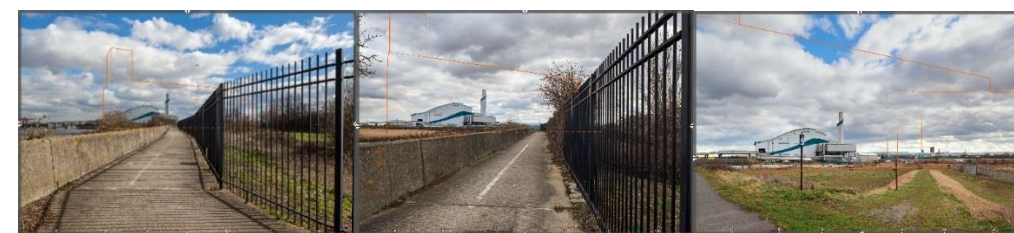
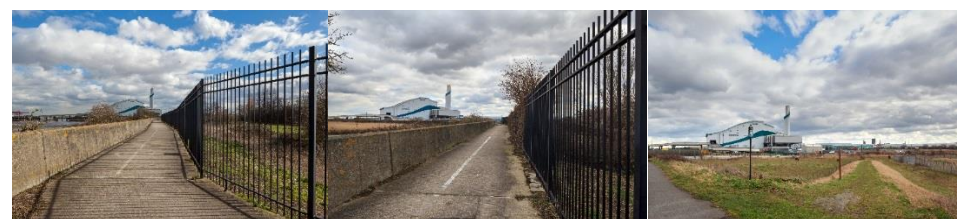
Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>SA-1-East:</p> <p>Thames Path National Trail and National Cycle Network Route 1 travelling eastwards, within 1km of REP</p>	<p>Designation: Thames Path National Trail, National Cycle Network Route 1 – Garden of England</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 0-0.5km to the north of the REP site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open sequential view travelling along concrete Thames Path east towards the REP site. Moderate numbers of pedestrians and cyclists.</p> <p>Looking east, (01) high palisade security fencing on right with grasslands and trees beyond give open views to the south of the Thames Path. Concrete path and concrete wall along left hand side, lead ahead with panoramic open views towards the River Thames to the left of the views.</p> <p>The RRRF industrial building, partially screened by foreground vegetation, appears as a prominent element in the middle distance with the curving design of the building and chimney giving a focal point to the view. Metal overhead gantry, cranes, and landing stage quay in river appear in the middle distance to the left,</p> <p>Progressing eastwards (02) marshland riverside vegetation appears to the left of the concrete wall with other industrial development appearing in the distant centre of the view. The existing RRRF building is still the dominant element in the centre left of the view in the middle distant with the open flat expansive topography allowing full views of the shape of the building.</p> <p>Then (03) the security fencing disappears, and the view to the right opens out across the grassland and REP site to reveal also the Crossness Nature Reserve in the middle distance, and extensive other industrial development in the far distance of the view. Gantries, storage containers, plant, and hardstanding areas on the REP site are visible in the middle distance too. With the RRRF building less prominent in view, being seen against a wider horizontal band of industrial development on the skyline.</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: High</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity would be seen as large elements to the right of the Thames Path in the centre right of the view, as the development is built. In the context of this industrial area and the large scale of the existing RRRF building.</p> <p>The construction work would take up large parts of the view and gradually hide the RRRF building and wider urban skyline and green space from view</p> <p>The route of the Electrical Connection works has not been confirmed but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which would be a very minor and temporary change to the view</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Extent of site, from south east to south west in the foreground to middle distance Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR - Slight</p>	Adverse	Moderate (significant)
				<p>On Completion:</p> <p>New buildings on the REP site, of up to 65 m height, and the stack 11 3m AOD, would appear in the centre left of the view adjacent to the large scale RRRF building, and Thames Valley building, and in the context of a large scale mixed riverscape.</p> <p>The view would be of a new townscape development, similar to the existing RRRF building adjacent to the REP site, and in keeping with the townscape context of an industrial area. The Proposed Development would provide variation in scale and form in the composition of the view and give more enclosure to this view.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. Creation of a new distinctive landmark, visual orientation and strong identity to the townscape, particularly where the baseline view lacks distinguishing built form on the skyline. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> The development proposals are of a greater scale than adjacent buildings. Reduces the open quality of this green space and reduces visual links between marshland and the river The proposals obscure and diminish the existing dramatic curving architectural form of the RRRF building Increased change in scale of built form and abruptness of visual change to the townscape at the edge of the Conservation Area. Increased shading of sections of the Thames Path <p>On balance the visual change is considered to be adverse.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate/ Geographical Extent: Extent of site, from south east to south west in the foreground to middle distance Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p> <p>(When adjacent to the development, the Magnitude of change would be MAJOR but this is for a short length of the path.)</p>	Adverse	Moderate (significant)



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>1: Public Right of Way southeast of the REP site</p>	<p>Designation: 14 – Lower Thames Floodplain</p> <p>Distance: REP site boundary</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open view across road junction at the end of Norman Road, within the industrial estate area, with low numbers of pedestrians and cyclists and some road users.</p> <p>Looking north west, road bollards; kerbs; signage; streetlights; shrubs; and fencing appear in the foreground; with the light grey mass, roofline, and lower part of the chimney of the existing RRRF building, adjacent to REP, appearing on the right as the dominant element of the view.</p> <p>Other buildings on the industrial estate appear in the middle and far distance with occasional trees appearing in the middle distance, filtering views of the industrial areas.</p>	<p>Value of Views: Low</p> <p>Susceptibility to Change: Medium/High</p> <p>OVERALL SENSITIVITY: LOW</p>	<p>During Construction:</p> <p>Cranes and construction activity would be seen in the centre of the view, as the development is built.</p> <p>Additional traffic, and construction plant would be visible in the foreground on the road network as workers and construction vehicles access the REP site.</p> <p>The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which would be a very minor and temporary change to the view.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Extent of site, from north west to north in medium distance of view Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR - Slight</p>	Adverse	Minor (not significant)
				<p>On Completion:</p> <p>New buildings on the REP site, of up to 65 m height, and the stack 113 m AOD, would appear in the centre of the view behind the existing road infrastructure, and proposed fencing and road network.</p> <p>The view would be of a new townscape development, similar to the existing RRRF building adjacent to the REP site, and in keeping with the townscape context of an industrial area. The Proposed Development would provide variation in scale and form in the composition of the view and give more enclosure to this view.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • Variation to elevational built form and roofscape; • Creates strong visual identity in the townscape. • Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • Gives more enclosure and reduces visual links with river • The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building and/or Thames Water building. • Leads to loss of views or vistas; • Increased enclosure from additional mass of built form in this location leads to change in perception of character of area from a natural landscape to built up urban area. <p>On balance the visual change is considered to be adverse</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Extent of site, from north west to north in medium distance of view Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Adverse	Minor (not significant)





Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area



2. Public Right of Way between Crossness Nature Reserve and Thames Path National Trail	Designation: Crossness Nature Reserve LCA: 14 – Lower Thames Floodplain Distance: REP site boundary	Baseline Description, Type of View, Viewer and Number of Users: Open view from Public Right of Way and road network. Moderate number of users. Looking north, across the open grasslands of Crossness Nature Reserve in the middle distance, with the existing RRRF building appearing as a dominant built element on the skyline of this flat open estuarine landscape. Wind turbines also visible as vertical elements on the skyline. The REP site occupies land between these buildings, filtered from view by bramble shrubs in the foreground on the edge of Crossness Nature Reserve. Footpath, hedgerow, fence line, brambles, and grassland feature as foreground elements.	Value of Views: Medium Susceptibility to Change: Medium OVERALL SENSITIVITY: MEDIUM	During Demolition & Construction: Activity is seen in the centre of the view beyond the PRoW and the Crossness Nature Reserve including hoardings, cranes. Cranes and construction of REP seen in front of the existing RRRF building. Construction work and operations of the laydown areas may also be seen in the middle distance. The construction work would take up large parts of the middle distance view and gradually hide the RRRF building, and hide views of wind turbines and riverside industrial features in the far distant skyline beyond.	During Construction: Size/Scale: Moderate Geographical Extent: Activity within site, from north north west to north north east in far distance of view. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE REP – Moderate ECR - Slight	Adverse	Moderate (significant) REP – Moderate ECR - Minor
				On Completion: New tall buildings and built form seen in the centre of the view composition and seen above and in context with the RRRF building behind. The new REP built forms provide distinctive large scale building forms, as an integrated part of the industrial area. Positive visual effects include: <ul style="list-style-type: none"> Creates a new focal point and interest to the view / composition, skyline and linear built form; Potential for positive variation to the elevational built form and /or simplicity of form to complement the existing built form visible in this view location; The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. Respects, compliments, or positively contrasts with existing adjacent built form eg. By the use of stepped rooflines and/or elevations. Negative visual effects include: <ul style="list-style-type: none"> The development proposals are predominantly out of scale or mass with adjacent built form such that they dominate the adjacent area and do not relate to or address the issue of scale . Additional built form adversely affects natural flat open marshland character of Crossness Nature Reserve and leads to change in perception of character of the area from this view location from a natural landscape to built up urban area. The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building. Introduces more enclosure and reduces visual links with river Thames; Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. Increased change of scale of built form and abruptness of visual change to the townscape at this public right of way through Crossness Nature Reserve. ncreased enclosure by additional large scale built form affects balance of perception of view location as open riverside space and marshland / enclosed urban industrial estate On balance the visual change is considered to be adverse.	On Completion: Size/Scale: Moderate Geographical Extent: Buildings and stack within site, from north north west to north north east in far distance of view Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE	Adverse	Moderate (significant)
							
3: Public	Designation:	Baseline Description, Type of View, Viewer	Value of Views:	During Demolition & Construction:	During Construction:	Adverse	Moderate

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
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<p>Right of Way in Crossness Nature Reserve</p>	<p>Crossness Nature Reserve LCA: 14 – Lower Thames Floodplain Distance: REP site boundary</p>	<p>and Number of Users: Open view from Public Right of Way and road network. Moderate number of users. Looking north, across the open grasslands of Crossness Nature Reserve in the middle distance, with the existing RRRF building appearing as a dominant built element on the skyline of this flat open estuarine landscape. The REP site occupies land adjacent to this building, filtered from view by vegetation in the foreground on the edge of Crossness Nature Reserve. Hedgerow on left of view with footpath, and grasslands in foreground.</p>	<p>Medium Susceptibility to Change: Medium OVERALL SENSITIVITY: MEDIUM</p>	<p>Activity is seen in the centre of the view beyond the PRow and the Crossness Nature Reserve including hoardings, cranes. Cranes and construction of REP seen in front of the existing RRRF building. Construction work and operations of the laydown areas may also be seen in the middle distance.</p> <p>The construction work would take up large parts of the middle distance view and gradually hide the RRRF building, and hide views of wind turbines and riverside industrial features in the far distant skyline beyond.</p>	<p>Size/Scale: Moderate Geographical Extent: Activity within site, from north north west to north north east in far distance of view. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE REP – Moderate ECR - Slight</p>		<p>(significant) REP – Moderate ECR - Minor</p>
				<p>On Completion: New tall buildings and built form seen in the centre of the view composition and seen above and in context with the RRRF building behind. The REP built forms provide distinctive large scale buildings, as an integrated part of the industrial area.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • Creates a new focal point and interest to the view / composition, skyline and linear built form; • Potential for positive variation to the elevational built form and /or simplicity of form to complement the existing built form visible in this view location; • The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. • Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • The development proposals are of a much greater scale than adjacent built form, however the design seeks to address the adjacent built form, context and scale • Additional built form adversely affects natural flat open marshland character of Crossness Nature Reserve and leads to change in perception of character of the area from this view location from a natural landscape to built up urban area. • The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building. • Introduces more enclosure and reduces visual links with river Thames; • Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. • Increased change of scale of built form and abruptness of visual change to the townscape at this public right of way through Crossness Nature Reserve. <p>On balance the visual change is considered to be adverse.</p>	<p>On Completion: Size/Scale: Moderate Geographical Extent: Buildings and stack within site, from north north west to north north east in far distance of view Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Adverse	<p>Moderate (significant)</p>
							

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>4: Public Right of Way between Crossness Nature Reserve and Eastern Road</p>	<p>Designation: LCA: 14 – Lower Thames Floodplain Distance: REP site boundary</p>	<p>Baseline Description, Type of View, Viewer and Number of Users: Open view from Public Right of Way and road network. Moderate number of users. Looking north, across the open grasslands of Crossness Nature Reserve in the middle distance, with the existing RRRF building, and the Thames Water building appearing as dominant built elements on the skyline of this flat open estuarine landscape. The REP site occupies land between these buildings, filtered from view by bramble shrubs in the foreground on the edge of Crossness Nature Reserve. Footpath signage, brambles, a grass verge with litter and debris, and a tree on the left of the view feature as foreground elements.</p>	<p>Value of Views: Low Susceptibility to Change: Low/medium OVERALL SENSITIVITY: LOW</p>	<p>During Construction: Cranes and construction activity would be partially seen in the view beyond existing vegetation, as the development is built. The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which would be a very minor and temporary change to the view.</p>	<p>During Construction: Size/Scale: Moderate Geographical Extent: Activity within site, from north north west to north north east in far distance of view. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE REP – Moderate ECR - Slight</p>	<p>Adverse</p>	<p>Minor (not significant)</p>
				<p>On Completion: New buildings on the REP site, of up to 65m height, and the stack 113 m AOD, would appear in the far distance of the centre of the view beyond existing vegetation on Crossness Nature Reserve. The view would be of a new townscape development, similar to the existing RRRF building, and Thames Water building adjacent to the REP site, and in keeping with the townscape context of an industrial area. The Proposed Development would provide variation in scale and form in the composition of the view, with a new larger development between the existing buildings, and give more enclosure to this view. Positive visual effects include: <ul style="list-style-type: none"> Creates a new focal point and interest to the view / composition, skyline and linear built form; Potential for positive variation to the elevational built form and /or simplicity of form to complement the existing built form visible in this view location; The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. Negative visual effects include: <ul style="list-style-type: none"> Additional built form adversely affects natural flat open marshland character of Crossness Nature Reserve and leads to change in perception of character of the area from this view location from a natural landscape to built up urban area. Introduces more enclosure and reduces visual links with river Thames; Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. creased enclosure by additional large scale built form affects balance of perception of view location as open riverside space and marshland / enclosed urban industrial estate On balance the visual change is considered to be beneficial. </p>	<p>On Completion: Size/Scale: Moderate Geographical Extent: Buildings and stack within site, from north north west to north north east in far distance of view Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	<p>Beneficial</p>	<p>Minor (not significant)</p>



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

5: Public Right of Way off Picardy Manorway	Designation: LCA: 14 – Lower Thames Floodplain Distance: REP site boundary	Baseline Description, Type of View, Viewer and Number of Users: Open view looking up Norman Rd towards the REP site and existing RRRF building adjacent to the REP site. Low number of pedestrians and cyclists, moderate number of road users. Looking north, the area of the REP site to the west of Norman Rd is seen with existing warehouse buildings, fencing, signage, and storage containers. To the centre of the view the access to the REP site is seen, alongside the RRRF building which is partially screened by trees. Coloured lorries; highway signage, fencing are prominent elements in the foreground and middle distance on and around the large tarmac areas of the road, footway, and cycleway. The REP site is visible in this view beyond existing buildings, fencing, and streetlights.	Value of Views: Low Susceptibility to Change: Low OVERALL SENSITIVITY: LOW	During Construction: Cranes and construction activity would be seen in the middle to far distance beside the existing RRRF building beyond existing fencing, as the development is built. The route of the Electrical Connection works has not been confirmed but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which would be a very minor and temporary change to the view.	During Construction: Size/Scale: Slight Geographical Extent: Activity within site, seen within the far distance to the north Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT REP – Slight ECR - Slight	Adverse	Minor (not significant)
				On Completion: New buildings on the REP site, of up to 65 m height, and the stack 113 m AOD, would appear in the far distance of the centre of the view beyond fencing, and existing buildings to the west of Norman Rd. The view would be of a new townscape development, similar to the existing RRRF building, adjacent to the REP site, and in keeping with the townscape context of an industrial area. The Proposed Development would provide variation in scale and form in the composition, with more enclosure to this view, from a new larger development on the skyline. Positive visual effects include: <ul style="list-style-type: none"> • New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. • Creation of a new distinctive landmark, visual orientation and strong identity to the townscape, particularly where the baseline view lacks distinguishing built form on the skyline. Negative visual effects include: <ul style="list-style-type: none"> • None from this view location as the visual character is currently of low quality and features a spread of ancillary industrial storage, parking, and overspill areas with a mix of fencing, signage and surfacing types. On balance the visual change is considered to be beneficial.	On Completion: Size/Scale: Slight Geographical Extent: Buildings and stack to the north in the far distance of the view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: SLIGHT	Beneficial	Minor (not significant)



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>6: Public Right of Way at South Mere, west of Erith Marshes</p>	<p>Designation: Open Space Network; Green Chain Walk long distance route</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 1.6 km west of REP site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Wide open view, partially filtered by vegetation in the middle and far distance, across public open space at South Mere / Erith Marshes on Green Chain Walk long distance route. Moderate number of pedestrians and cyclists.</p> <p>Looking east across grass fields, low timber fencing, expansive fields, and tarmac footway appear in foreground, with wide horizontal belts of trees in middle distance, and upper parts and chimneys of the Thames Valley building, and RRRF building, appearing as prominent features on the skyline.</p> <p>Wind turbines also prominent vertical elements in the middle and far distance.</p> <p>The ground of the REP site is not visible in this view due to intervening vegetation and the low-lying landform.</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity would be seen in the far distance between the existing Thames Water and RRRF buildings beyond existing vegetation, as the development is built. These elements would be in the context of this mixed urban fringe area, with public open space and industrial land uses appearing in close proximity.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there would be no visual impacts of this construction work.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen within the distant view to the east Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Moderate (significant)
				<p>On Completion:</p> <p>New buildings on the REP site, of up to 65m height, and the stack 113m AOD, would appear in the far distance of the centre left of the view beyond belts of vegetation, and between the existing RRRF and Thames Valley buildings.</p> <p>The view would be of a new townscape development, similar to the existing RRRF and Thames Valley buildings, adjacent to the REP site, and in keeping with the townscape context of a mixed area, with industrial areas visible on the skyline. The Proposed Development would provide variation in scale and form in the composition, with more enclosure to this view, from a new larger development on the skyline</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. • Creates a new focal point and interest to the view/composition, skyline, and linear built form. • Positive variation to the elevational built form and /or simplicity of form. • The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. • Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. Gives more enclosure to the character of the open spaces visible in the foreground • The proposals obscure and diminish the existing dramatic curving architectural form and scale of the RRRF and Thames Water buildings • Some loss of views towards the river, reducing appreciation of marshland context & natural character <p>On balance the visual change is considered to be beneficial.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Buildings and stack to the east in the distant of the view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Beneficial	Moderate (significant)





Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>7: Edge of Crossness Conservation Area (requested by PINS)</p>	<p>Designation: Crossness Conservation Area, Thames Path National Trail, National Cycle Network Route 1 – Garden of England</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 1 km to the west of the site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open view looking along the unbound hoggin surfaced Thames Path east towards REP site. Moderate numbers of pedestrians and cyclists.</p> <p>Looking east, pruned shrubs in a mown grass verge appear in the right foreground of the view, with the concrete wall and river Thames beyond on the left. The brick built Pump House features on the centre right of the middle distance, seen as part of a group of industrial buildings, including the RRRF, and Thames Water buildings behind. These industrial buildings are seen with their lower levels partially filtered by trees in the middle distance. Multiple stacks are seen prominently on the skyline as part of a wider urban developed horizontal band on the far distant riverside skyline. Palisade fencing also appears on the right of the view separating the Thames Path from the adjacent open land.</p> <p>The ground of the REP site is not visible in this view due to intervening development, vegetation and the low-lying landform.</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: High</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity would be seen in the far distance between the existing Thames Valley and RRRF buildings beyond existing vegetation, as the development is built. These elements would be in the context of this mixed urban fringe area, and filtered by intervening vegetation and buildings.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint, due to the screening of fencing and vegetation, so there would be no visual impacts of this construction work.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen within the distant view to the east Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Moderate (significant)
				<p>On Completion:</p> <p>New buildings on the REP site, of up to 65m height, and the stack 113m AOD, would appear in the far distance of the centre left of the view beyond vegetation, and as a new large scale industrial building and stack as part of the existing group of industrial buildings and stacks, including the existing RRRF and Thames Valley buildings.</p> <p>The view would be of a new townscape development, similar to the existing RRRF and Thames Valley buildings, and in keeping with the townscape context of a mixed area, with industrial areas visible on the skyline. The Proposed Development would provide variation in scale and form of the composition, with a new landmark stack in with the group of existing stacks. The land use character, form, scale, and appearance of the REP is likely to be continuous with the similar group of industrial buildings and stacks featuring in this riverside view, from the Victorian Pump House to the more recent industrial and public health engineering buildings.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • New roofline and skyline interest within the view / composition of existing built form along the river frontage, and the creation of a new focal point. • Positive variation to the elevational built form and /or simplicity of form. • The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. • Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • The development proposals are of a much greater scale than adjacent built form, however the design seeks to address the adjacent built form, context and scale; • Increased change of scale of built form and abruptness of visual change to the townscape at the edge of the Conservation Area / sensitive location. • The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building and/or Thames Water building. • Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. <p>On balance the visual change is considered to be neutral. There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition and quality of the existing baseline view and does not enhance or degrade the baseline view.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Buildings and stack to the east in the distant of the view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Neutral	Negligible (not significant)
							

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>8: Lesnes Abbey</p>	<p>Designation: Scheduled Ancient Monument (Lesnes Abbey) and Ruins of Lesnes Abbey (Grade II Listed Building) approximately 60 m to the east of viewpoint Public Open Space network. National Trail</p> <p>LCA: 19 – South London Pebbly Sands</p> <p>Distance: 2.3 km to the south west of the REP site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open view from Green Chain long distance route through public open space near to Lesnes Abbey Ancient Monument. Moderate number of walkers, visitors, and cyclists.</p> <p>Looking north east across open space at Lesnes Abbey. Path and sloping lawns visible in foreground leading into areas of trees in the middle distance. Blocks of flats and residential areas are visible on the left hand side of view screened by trees, beyond the grass areas. Trees on rising grass slopes appear to the right of view.</p> <p>REP site is barely visible in far distance, on skyline adjacent to existing RRRF building, whose chimney and upper roofline is visible on skyline in the centre of the view. Wind turbines also feature as small elements on skyline</p>	<p>Value of Views: High</p> <p>Susceptibility to Change: Medium/High</p> <p>OVERALL SENSITIVITY: MEDIUM</p> <p>Though there are elements of high susceptibility to change, on balance the assessment is Medium /High and of a Medium overall sensitivity.</p>	<p>During Construction:</p> <p>Cranes and construction activity within the REP site, would be seen in the distant view adjacent to the RRRF building and chimney as part of the developed skyline. Cranes on the skyline would be seen as a small part of the wider view.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there would be no visual impacts of this construction work</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen as a small part of the distant view to the east Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Moderate (significant)
				<p>On Completion:</p> <p>Looking north-east, the top section of the taller buildings, and most of the stack within the REP site would be seen, above the existing substantial tree belts dominating the view, and as part of the developed urban area beyond.</p> <p>The development adds additional large scale industrial features to the view, in the existing context of a built skyline. The lower sections of the proposed REP buildings would be partially screened and filtered by tree cover, more significantly in summer.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. • Creates a new focal point and interest to the view/composition, skyline, and linear built form. • Positive variation to the elevational built form and /or simplicity of form. • The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. • Respects, compliments, or positively contrasts with existing adjacent built form e.g. by the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • The development proposals are of a greater scale than adjacent buildings and wind turbines visible on skyline. • Increased change in character of and massing of built form in views from and abruptness of visual change to far distant views. • Creation of visual complexity and amplification of discordant elements. • Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition. • Increased change of scale of built form and abruptness of visual change to the townscape in views from the Scheduled Ancient Monument and Listed Building. <p>On balance the visual change is considered to be neutral. There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition and quality of the existing baseline view and does not enhance or degrade the baseline view.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Buildings and stack to the north east in a small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Neutral	Negligible (not significant)





Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area



<p>9: Halt Robin Road at north western corner of Franks Park, near to Wood Side School</p> <p>Designation: Green Chain Walk long distance route, Open Space Network</p> <p>LCA: 19 – South London Pebbly Sands</p> <p>Distance: 1.8 km to the south of the REP site.</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Oblique and glimpsed view from waymarked long-distance footpath - Green Chain Walk, and road network. Moderate number of walkers and cyclists.</p> <p>Looking north, a large black double security gate dominates the foreground, with trees roofs, and built form visible in the middle and far distance. Chimneys and wind turbines are visible across the skyline.</p> <p>The ground of the REP site is not visible, but the proposed new REP buildings and stack would be visible as another industrial building adjacent to the existing RRRF building and chimney, which is visible as one part of the distant view.</p>	<p>Value of Views: Low</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: LOW</p>	<p>During Construction:</p> <p>Cranes and construction activity within the REP site, would be seen in the distant view adjacent to the RRRF building and chimney as part of the developed skyline. Cranes on the skyline would be seen as a small part of the wider view.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there would be no visual impacts of this construction work.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen as a small part of the distant view to the north Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Minor (not significant)
			<p>On Completion:</p> <p>Looking north, the top section of the taller buildings, and most of the stack within the REP site would be seen, above the existing development, and as part of the built skyline.</p> <p>The development adds additional large scale industrial features to the view, in the existing context of a built skyline. The lower sections of the proposed REP buildings would be partially screened and filtered by the existing urban development.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> • New roofline and skyline interest to the horizontal linear form and the creation of a varied and dynamic roofscape. • Creation of a new distinctive landmark, visual orientation and strong identity to the townscape, particularly where the baseline view lacks distinguishing built form on the skyline. • The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. • Respects, compliments, or positively contrasts with existing adjacent built form eg. By the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> • The development proposals are of a greater scale than adjacent buildings. • The proposals diminish the curving architectural form and chimney of the RRRF building as a landmark <p>On balance the visual change is considered to be beneficial.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Buildings and stack to the north is a small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Beneficial	Minor (not significant)
						

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area



<p>10. Ferry Lane, between Frog Island and Jetty</p> <p>Designation: London Loop long distance route, National Cycle Network Route 13</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 1.6 km to the west of the REP site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open view west view from long distance route, and cycle network near public seating. Moderate number of walkers, cyclists and road users.</p> <p>Looking west, the concrete river wall appears in the foreground with the dominant horizontal band of the River Thames comprising the middle distance, and the thin band of developed south bank of the Thames appearing on the skyline in the far distance.</p> <p>The RRRF building, and nearby wind turbine are prominent elements on this industrial character skyline with other further away stacks also visible to the right in the far distance.</p> <p>The ground of the REP site is just visible as a small part of the distant view, in the context of an urban skyline</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity within the REP site, would be seen on the developed skyline to the right of the existing RRRF building. These would feature temporarily as new interesting elements on the far bank, in these open panoramic river views, amongst the wider industrial character of this area.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there would be no visual impacts of this construction work.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen as part of the distant view to the west Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Moderate (significant)
			<p>On Completion:</p> <p>Looking west, the proposed new buildings, ancillary structures, and stack would be seen to the right of the RRRF building on the far bank in these open river views. These would feature as interesting new industrial elements in this large scale, expansive, industrial setting, and as one part of the urban developed skyline.</p> <p>The stack would appear as a new vertical element on the skyline amongst many other industrial vertical elements such as stacks and wind turbines.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> Creates a new focal point and interest to the view / composition, skyline and linear industrial riverside frontage, with positive variation in built form The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building and/or Thames Water building. Development proposals negatively draw attention to the proposal, and away from baseline visually attractive features or composition <p>On balance the visual change is considered to be neutral. The similar size, mass, form, and character of the development compared to the RRRF building in this view means there will be little change to this view. There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition and quality of the existing baseline view and does not enhance or degrade the baseline view.</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Stack and building would be one part of the distant view to the west. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Neutral	Negligible (not significant)
						

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>11: Public Right of Way, west of Horse Shoe Corner</p>	<p>Designation: Public Right of Way</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 2.5 km to the north-west of the REP site</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Open view south east from public right of way. Moderate number of walkers, cyclists and road users.</p> <p>Looking south east, the grass banks of the River Thames appear in the foreground with the dominant horizontal band of the River Thames comprising the middle distance, and the thin band of developed south bank of the Thames appearing on the skyline in the far distance.</p> <p>The RRRF building, Thames Water building, and other industrial buildings and stacks are prominent elements on this industrial character skyline with vegetation and residential areas also visible on the right hand side of the far distance.</p> <p>The ground of the REP site is just visible as a small part of the distant view, in the context of an urban skyline</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity within the REP site, would be seen on the developed skyline between the existing RRRF building, and Thames Water building. These will feature temporarily as new interesting elements on the far bank, in these open panoramic river views, amongst the wider industrial character of this area.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.</p>	<p>During Construction:</p> <p>Size/Scale: Moderate Geographical Extent: Activity within site, seen as part of the distant view to the south east Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p>REP – Moderate ECR – No Change</p>	Adverse	Moderate (significant)
				<p>On Completion:</p> <p>Looking south east, the proposed new buildings, ancillary structures, and stack would be seen in between the RRRF building, and Thames Water building on the far bank in these open river views. These would feature as interesting new industrial elements in this large scale, expansive, industrial setting, as a new landmark, potentially well set amongst the group of other industrial buildings, and as one part of the urban developed skyline.</p> <p>The stack would appear as a new vertical element on the skyline amongst many other industrial vertical elements such as stacks, wind turbines, and other marine structures.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> Creates a new focal point and interest to the view / composition, skyline and linear industrial riverside frontage, with positive variation in built form Positive variation to the elevational built form and /or simplicity of form. The design responds to, and complements, the colours of the surrounding area's townscape and landscape context and character; or provides positive change through the use of appropriate accent colours. Respects, compliments, or positively contrasts with existing adjacent built form eg. By the use of stepped rooflines and/or elevations. <p>Negative visual effects include:</p> <ul style="list-style-type: none"> The development proposals are of a much greater scale than adjacent built form, however the design seeks to address the adjacent built form, context and scale The proposals obscure and diminish the appreciation of the existing dramatic curving architectural form and scale of the RRRF building. <p>On balance the visual change is considered to be beneficial</p>	<p>On Completion:</p> <p>Size/Scale: Moderate Geographical Extent: Stack and building would be one part of the distant view to the south east. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Beneficial	Moderate (significant)
							

Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>12: Thameside Walk / Thames Path National Trail, northwest of Thamesmere Leisure Centre</p>	<p>Designation: Thames Path National Trail, National Cycle Network Route 1 – Garden of England</p> <p>LCA: 14 – Lower Thames Floodplain</p> <p>Distance: 2.9 km to the west of the REP site at the nearest point</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Oblique and glimpsed view from Thames Path, and National Cycle Network. Moderate numbers of walkers, cyclists.</p> <p>Looking east, the block paved Thames path is prominent in the foreground and middle distance, running along the lower slopes of a vegetated bank rising to the south. Metal painted storage building features to the right of the view with open views to the River Thames to the left, above metal pedestrian guard railings.</p> <p>The REP site is not visible, due to topography and vegetation, and distance. The proposed stack may be visible from these long distance routes as a small industrial element as one part of the distant view, in the context of an urban skyline with other vertical elements such as lighting columns, and turbines.</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction: No view of the REP site due to intervening land</p>	<p>During Construction: --</p> <p>Size/Scale: - Geographical Extent: Activity within site, seen as a very small part of the distant view to the east Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NO CHANGE</p>	<p>(No change)</p>
				<p>On Completion: No view of the REP site due to intervening land.</p>	<p>On Completion: --</p> <p>Size/Scale: Slight Geographical Extent: Stack to the east is a very small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: NO CHANGE</p>	<p>(No change)</p>



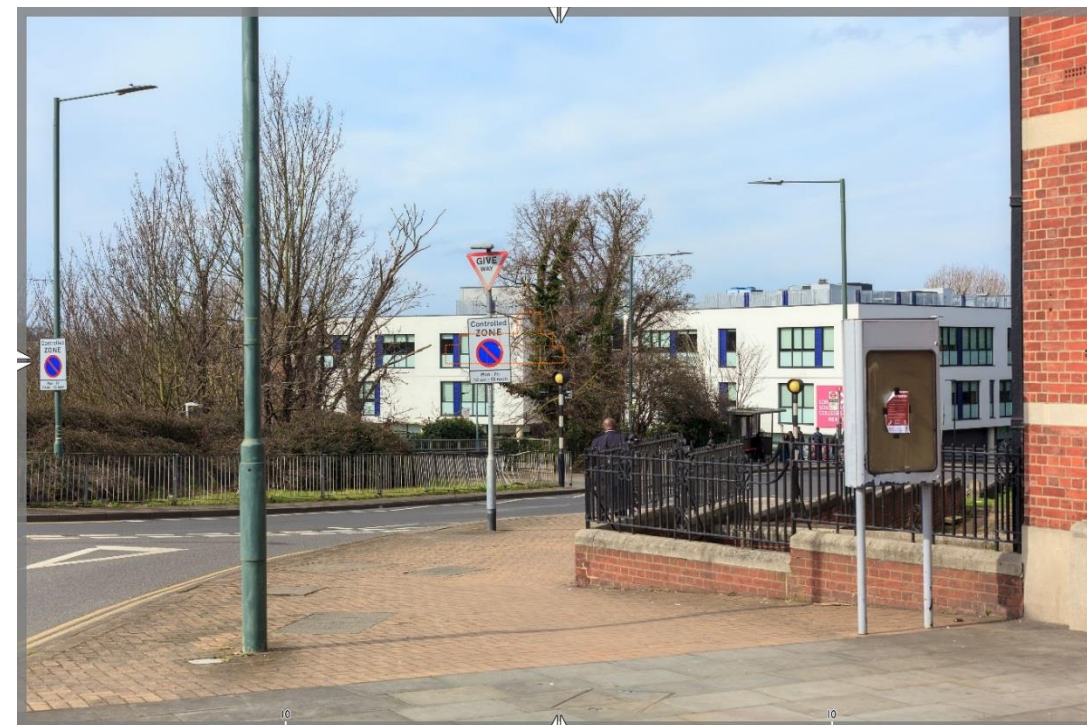
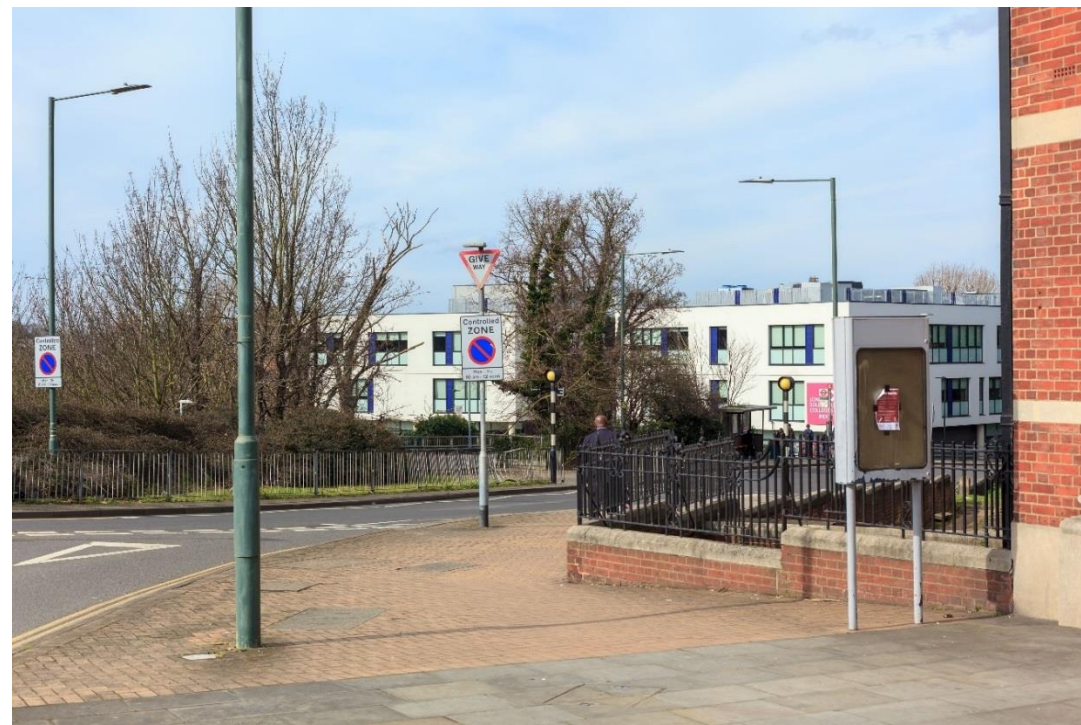
Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>13: Roundabout at junction of A202, A2016, Walnut Tree Road and Bexley Road</p>	<p>Designation: Road network access to the Thames Path National Trail, National Cycle Network Route 1 – Garden of England, and the Green Chain Walk long distance route</p> <p>LCA: 14 – Lower Thames Floodplain,</p> <p>Distance: 2.9 km to the south east of the REP site at the nearest point</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Oblique and glimpsed view from road network. Moderate number of walkers, cyclists and road users.</p> <p>Looking north west, the pavement, road, streetlights, fences, and vegetation feature in the foreground, with a brick building appearing in the right of the view. A 2 storey development on Walnut Tree Rd is prominent in the middle distance.</p> <p>The ground of the REP site is not visible, but the proposed stack may be visible as a small industrial element as one part of the distant view, in the context of an urban skyline</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction: No view of the REP site due to intervening land</p> <p>May be some temporary view of minor road works during laying of the Electrical Connection.</p>	<p>During Construction:</p> <p>Size/Scale: - Geographical Extent: Activity within site, seen as a very small part of the distant view to the north west</p> <p>Duration/Reversibility: Medium Term / Temporary</p> <p>OVERALL MAGNITUDE: NO CHANGE</p>	--	(No change)
				<p>On Completion: No view of the REP site due to intervening land.</p>	<p>On Completion:</p> <p>Size/Scale: Slight</p> <p>Geographical Extent: Stack to the north west is a very small part of the distant view.</p> <p>Duration/Reversibility: Long term / Permanent</p> <p>OVERALL MAGNITUDE: NO CHANGE</p>	--	(No change)



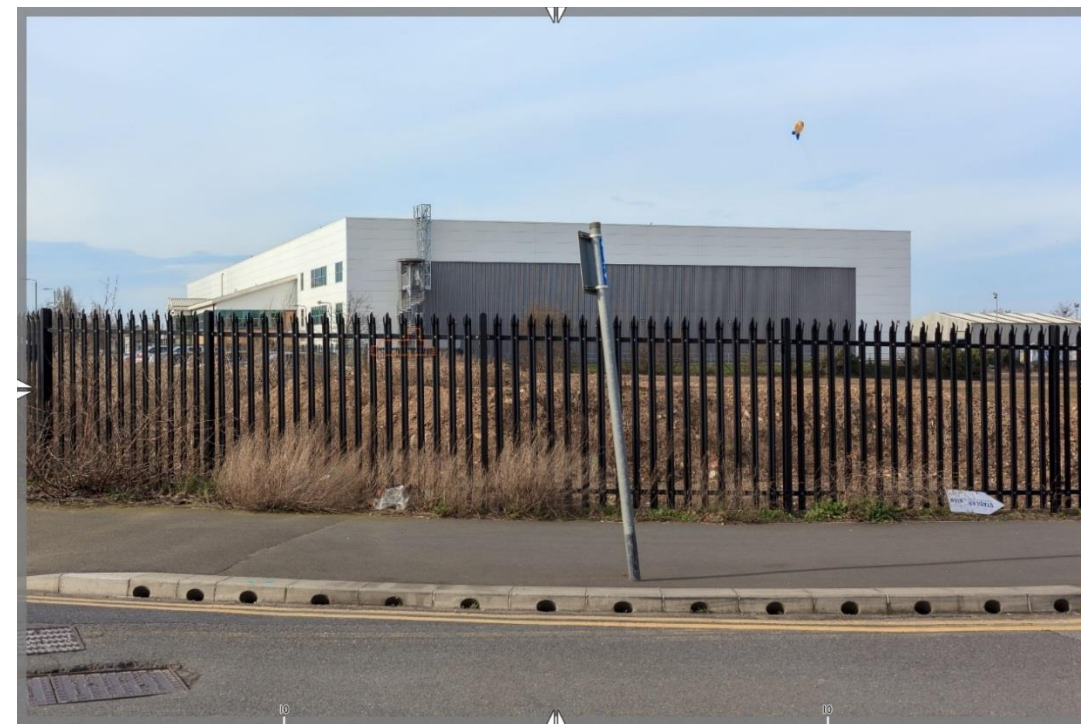
Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>14: Barnes Clay</p> <p>Designation: National Cycle Network Route 1</p> <p>LCA: 20 – River Cray Valley</p> <p>Distance: 6 km to the south-east of the REP site at the nearest point</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Oblique and glimpsed view from road network, and National Cycle Network. Low numbers of walkers, cyclists and many road users.</p> <p>Looking north west, the pavement, road, security fence, and vegetation appear in the foreground, with a large industrial unit appearing in the centre of the view in the middle distance. View is limited due to rising ground of surrounding land areas.</p> <p>The ground of the REP site is not visible, and is hidden behind industrial building, but the proposed stack may be visible from the cycle network as a small industrial element as one part of the distant view, in the context of an urban skyline.</p>	<p>Value of Views: Low</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p>During Construction: No view of the REP site due to intervening land</p>	<p>During Construction:</p> <p>Size/Scale: Slight Geographical Extent: Activity within site, seen as a very small part of the distant view to the north west Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NO CHANGE</p>	--	(No change)
			<p>On Completion: No view of the REP site due to intervening land.</p>	<p>On Completion:</p> <p>Size/Scale: Slight Geographical Extent: Stack to the north west is a very small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: NO CHANGE</p>	--	(No change)



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

<p>15: Bridleway west of Littlebrook Nature Park</p>	<p>Designation: Public Open Space Network</p> <p>LCA: Dartford – Thames Gateway: Western Thames Marshes</p> <p>Distance: 7 km to the south-east of the REP site at the nearest point</p>	<p>Baseline Description, Type of View, Viewer and Number of Users:</p> <p>Glimpsed view from road network near Littlebrook Nature Park. Many road users and a moderate number of pedestrians.</p> <p>Looking north west, foreground is dominated by tarmac of road network, and overhead electricity cables, with street light columns, and varying vertical signage posts. Tree belts, and hedgerows form dominant horizontal elements in the middle distance, giving a semi enclosed character to the view.</p> <p>The ground of the REP site is not visible, and is hidden behind existing trees, but the proposed stack may be visible as a small new industrial element featuring in the distance above the tree belts.</p>	<p>Value of Views: Medium</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p>During Construction:</p> <p>Cranes and construction activity within the REP site, would be seen in the distance on the skyline, and as a small element of the wider view. Though the middle and far distance of this view does not contain many urban elements, the foreground already contains a lot of urban signage and highway infrastructure which reduces the sensitivity of this viewpoint.</p> <p>The route of the Electrical Connection works has not been confirmed but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which would be a very minor and temporary change to the view, such as to be of negligible impact.</p>	<p>During Construction:</p> <p>Size/Scale: Negligible Geographical Extent: Activity within site, seen as a small part of the distant view to the north west Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE</p> <p>REP – Negligible ECR - Negligible</p>	Adverse	Negligible (not significant)
				<p>On Completion:</p> <p>Looking north, the top section of the taller buildings, and most of the stack within the REP site would be seen, above the existing tree belts, and as part of the skyline.</p> <p>The development adds additional industrial features to the distant view. The lower sections of the proposed REP buildings would be partially screened and filtered by the existing vegetation. Though the middle and far distance of this view does not contain many urban elements, the foreground already contains a lot of urban signage and highway infrastructure which reduces the sensitivity of this viewpoint.</p> <p>Positive visual effects include:</p> <ul style="list-style-type: none"> Creation of a new landmark, visual orientation and strong identity to the townscape; <p>Negative visual effects include:</p> <ul style="list-style-type: none"> New industrial element visible from this open space network, which would have an adverse impact on the natural character of the recreational resource. <p>On balance the visual change is considered to be adverse.</p>	<p>On Completion:</p> <p>Size/Scale: Negligible Geographical Extent: Buildings and stack to the north is a small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: NEGLIGIBLE</p>	Adverse	Negligible (not significant)



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area

16: Eaglesfield Recreation Ground	Designation: Public Open Space Network, Local View 4 in RBG Core Strategy; Open Metropolitan Land; Green Chain; Area of Special Character, Adjacent to Shrewsbury Park Estate Conservation Area LCA: 19 – South London Pebbly Sands Distance: 7km to the south-west of the REP site at the nearest point	Baseline Description, Type of View, Viewer and Number of Users: Framed long distance views east towards the Thames and Bexley /Dartford area from a local park and play area site on the top of Shooters Hill. Moderate number of pedestrians, park users and walkers. Looking north east, the foreground is dominated by grass, with a road, and tree belts limiting views in the middle distance; and hiding the REP site location from view. From the north east – to east, to the right of the trees dramatic, far distance views across London open up, with the Dartford Crossing bridge and Littlebrook power station visible as large vertical elements in the view.	Value of Views: Medium Susceptibility to Change: High OVERALL SENSITIVITY: MEDIUM	During Construction: No view of the REP site due to intervening trees	During Construction: Size/Scale: - Geographical Extent: Activity within site, seen as a small part of the distant view to the north west Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NO CHANGE	--	(No change)
				On Completion: No view of the REP site due to intervening trees	On Completion: Size/Scale: Slight Geographical Extent: Buildings and stack to the north is a small part of the distant view. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: NO CHANGE	--	(No change)



Terminology for Visual Effects:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: 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, Direct, Indirect
 Reversibility: Yes, within (timescale)/No
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
 Significance: Significant, Moderately Significant, Not Significant

Abbreviations:
 TCA: Townscape Character Area