

# REPORT

## **Boston Alternative Energy Facility – Environmental Statement**

### Appendix 9.2 Representative Viewpoint Analysis Tables

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Classification

Project Related

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**VIEW 2** (Refer to Figure 9.6, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking south west from Church Green Road near Fishtoft

<b>Receptor name:</b> Church Green Road / residential property					
<b>Grid reference:</b> E535814, N343277	<b>Elevation:</b> 2mAOD	<b>Orientation:</b> 237 °	<b>Date &amp; time:</b> 18/10/2018, 10.00	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 1.8km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A wide and expansive view across, flat arable fields. Middle and long distance horizons are formed by large glass houses to the south and then by a combination of residential areas and large industrial units at Skirbeck. A mix of vegetation types also forms part of the visual horizon and includes incongruous stands of tall poplars and conifer hedges. Pylons in the immediate vicinity of this location track across the landscape towards Boston and are a dominant feature in the scene. Very tall pylons adjacent to The Haven are prominent on the far horizon. An electricity line carried on timber poles punctuates the skyline to the north west. Tall cranes are just visible above the horizon in the vicinity of the port. The upper sections of the Biomass UK No 3 Ltd development and stack are barely visible in the distance, seen above a treed horizon. The solid silhouette of St Botolph's Church tower features in the view to the north west although its presence is diminished by tall electricity pylons and the ribbon of disparate, mixed development and features that form the horizon. Generally, a view of medium quality featuring a large scale agricultural landscape, that is significantly influenced by urban, industrial and infrastructure features seen across the middle distant horizon. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. Perceived tranquillity is considered to be low with near and distant noise from traffic.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Tall cranes and the upper sections of emerging buildings would be visible above the existing horizon line of trees and industrial buildings. Proposed structures and cranes would appear similar in character to existing features visible along the horizon, with negligible change in the overall view.</p> <p>Operational stage:</p> <p>Lower sections of proposed buildings would be screened by intervening buildings and vegetation. Upper sections of the proposed Facility would be visible, seen above a partially treed horizon, existing industrial units and residential property. The Lightweight Aggregate (LWA) Plant, EfW Plant and stacks would be most prominent, seen above a tree line and properties. Proposed structures would appear contiguous with visible upper sections of the Biomass UK No 3 Ltd development although would be more extensive across the horizon and appear more substantial in height and mass. Proposed stacks would be visible in the skyline seen above conifer hedges south of Fishtoft Road. Overall, the Facility would introduce a limited degree of change in the existing, expansive view and low degree of contrast; proposed structures would appear similar in character and have some visual integration with existing industrial features. Long term establishment of proposed woodland planting would have no discernible effect on the view.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: Upper sections of taller structures and stacks would present permanent features in the view seen against the skyline. Continued establishment and growth of existing vegetation (off site and seen in the middle distance) may slightly improve screening of the Facility in the long term.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Negligible adverse	High	Minor negligible adverse		
Completion of development (Year 1)	Negligible adverse		Minor negligible adverse		
Completion of development (Year 15)	Negligible adverse		Minor negligible adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity. Users of the road would be considered as low sensitivity receptors.					

**VIEW 3** (Refer to Figure 9.7, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking west from Footpath (Fish/3/1) at Fishtoft

<b>Receptor name:</b> Fishtoft / Footpath Fish/3/1					
<b>Grid reference:</b> E536054, N342215	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 266 °	<b>Date &amp; time:</b> 18/10/2018, 10.30	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 1.8km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A wide and expansive view across, flat arable fields with some visual relief provided by the deep, grassed banks of drainage ditches. A sense of openness and with vast skies. Horizons to the south are predominantly formed by stands of trees along boundaries to properties off Scalp Road, field boundaries and dense belts of vegetation around the sewage treatment works. Tall poplar trees are often seen to punctuate the horizon. The eastern horizon is formed by the part wooded, raised southern mound of the landfill site, seen above Woad Farm in the middle distance. Scrubby woodland areas and large industrial units are prominent to the east with the Biomass UK No 3 Ltd stack just visible in the distant skyline, seen above industrial buildings. A mix of tree groups, residential property (at Skirbeck) clumps of conifers and very tall pylons at The Haven crossing are visible to the north west. St Botolph's Church tower is seen above the horizon above glasshouses and tree groups. Electricity pylons and dark clumps of conifer stands diminish the presence of the tower. Generally, a predominately rural scene of medium quality featuring an 'industrial' scale agricultural landscape and significant industrial and infrastructure features seen across the middle distance horizon. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. Perceived tranquillity is considered to be low due to near and distant noise from traffic and agricultural machinery.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Tall cranes and the upper sections of emerging buildings would be visible above the existing horizon line of the landfill site, trees and industrial buildings at the Metsä Wood / and the former Fogarty's employment area. Proposed structures and cranes would appear similar in character to existing features visible along the horizon to the north west, with negligible change in the character of the overall view.</p> <p>Operational stage:</p> <p>Lower sections of proposed buildings would be screened by the raised landfill site, trees and industrial buildings at the Metsä Wood / and the former Fogarty's employment area. Upper sections of the LWA Plant, EfW Plant and stacks would be prominent, rising above large industrial units that form the existing horizon. Overall, the Facility would introduce a limited degree of change in the existing, expansive view and limited degree of contrast, with proposed structures appearing similar in character and having some visual integration with existing industrial features visible along the horizon. Proposed stacks and taller buildings would be prominent, clearly seen in the skyline. Stacks would appear significantly taller than other existing features including pylons and the distant St Botolph's Church tower. Long term establishment of proposed woodland planting would have no discernible effect on the view.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: Upper sections of taller structures and the stacks would present permanent features in the view seen clearly against the skyline. Continued establishment and growth of existing vegetation (seen in the middle distance) may slightly improve the screening of the development in the long term.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
Comment:					

**VIEW 4** (Refer to Figure 9.7, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north west from Scalp Road, near property Appleside

<b>Receptor name:</b> Residential property and Scalp Road					
<b>Grid reference:</b> E536066, N341271	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 290 °	<b>Date &amp; time:</b> 18/10/2018, 10.00	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 2km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A wide and expansive view across flat, arable fields. The view is framed to the west by belts of tall trees on sea banks around the sewage treatment works and field boundary hedgerows. To the north east are tall trees and hedgerow around property boundaries along Scalp Road. Middle distant horizons are formed by the raised landform of the landfill site, by woodland areas and large industrial units to the east of The Haven and large agricultural buildings at Woad Farm. The Biomass UK No 3 Ltd development and stack are seen in the skyline above the landfill site. Very tall electricity pylons are visible high in the skyline above industrial units at Metsä Wood / and the former Fogarty's employment area, drawing attention away from St Botolph's Church tower which can be seen above agricultural buildings. Far horizons are formed by residential properties interspersed with mixed trees and conifers to the north east of Skirbeck. Tall conifers and properties are seen to the north at Fishtoft. Numerous electricity pylons and timber electricity poles are prominent in the skyline across the scene. Pilgrim Hospital building can be seen in the far distance. Generally, a predominately rural scene of medium quality featuring a large scale agricultural landscape and significant industrial and infrastructure features. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. Perceived tranquillity is considered to be low due to near and distant noise from traffic and agricultural machinery.</p>					
<p><b>Construction stage:</b></p> <p>Tall cranes and the upper sections of emerging buildings would be visible above the existing horizon line of the landfill site and set behind the Biomass UK No 3 Ltd development. Proposed structures and cranes would appear similar in character to existing features visible along the horizon to the north west, with negligible change in the overall view.</p> <p><b>Operational stage:</b></p> <p>Lower sections of proposed buildings would partially be screened by the landfill site landform and Biomass UK No 3 Ltd development. Upper sections of the LWA Plant, EfW Plant and stacks would be prominent, rising above the raised landfill site. Proposed stacks and taller buildings would be prominent, clearly seen in the skyline. Stacks would appear significantly taller than other existing features, including pylons and the distant St Botolph's Church tower. Overall, the Facility would introduce a limited degree of change in the existing, expansive view and limited degree of contrast, with proposed structures appearing similar in character and having some visual integration with existing industrial features visible along the horizon. Long term establishment of proposed woodland planting would have no discernible effect on the view.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: Upper sections of taller structures and stacks would present permanent features in the view seen against the skyline.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
<p>Comment: Sensitivity (high) is based on residential receptor sensitivity. Users of the road would be considered as low sensitivity receptors.</p>					

**VIEW 6** (Refer to Figure 9.8, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north west from Footpath Fish/13/10 at junction with Footpath Fish/13/9 on the north bank of The Haven

<b>Receptor name:</b> Footpaths along The Haven					
<b>Grid reference:</b> E535841, N340453	<b>Elevation:</b> 6mAOD	<b>Orientation:</b> 310 °	<b>Date &amp; time:</b> 18/10/2018, 11:42	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 2.2km
Designated site or feature	Residential	PROW	Recreational, including users of The Haven	Road	Other (describe below): Also near the Pilgrim Fathers Memorial
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>An elevated vantage point from The Haven flood defence bank. A vast sky and open / exposed view across the river, mudflats and engineered banks. Gappy stands of Poplar trees jut into the sky on the west bank. Beyond the riverbank vegetation the horizon appears wooded by a dense belt of scrub and hedgerow (along the sea bank) and by woodland plantation off Silt Pit Lane. To the north west is the rising southern flank of the restored landfill site with the Biomass UK No 3 Ltd stack just visible above its wooded horizon. Along the river corridor to the north, upper sections of large industrial units at Riverside Industrial Estate can be seen above the flood bank. In the far distance are tall storage silos, buildings and cranes within the Port of Boston. Very tall pylons at The Haven crossing are highly prominent on the horizon and stand above the square tower of St Botolph's Church. Tall channel navigation markers run along both sides of The Haven. Looking towards the east are wooded horizons and industrial buildings at Metsä Wood / and the former Fogarty's employment area. Lines of conifers and poplars at the sewage works site and scrub vegetation with the Havenside Country Park / Local Nature Reserve (LNR) filter views to the north and north east and provide some containment to the view. In terms of perceptual quality there is the smell of muddy tidal zones and the call of estuarine birds. Occasional large freight ships and noise from agricultural machinery break the tranquillity. The location is in proximity to the Pilgrim Fathers Memorial and as such has additional cultural heritage interest. The overall view quality is good although industry and infrastructure remain highly prominent.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Upper sections of tall cranes would be visible above the existing treed horizon line of the landfill site. Cranes and emerging structures would appear similar in character to existing features visible along the horizon to the north west at the port, with limited change in the overall character of the view.</p> <p>Operational stage:</p> <p>Lower sections of proposed structures would be screened by woodland restoration planting on the southern mound of the landfill site. Upper sections of the LWA Plant, EFW Plant and stacks would be prominent, clearly seen rising above the wooded horizon. Stacks would appear significantly taller than other existing features, including pylons and St Botolph's Church tower. The LWA Plant would be most prominent, seen alongside The Haven to the east of woodland planting on the landfill site. The LWA Plant and associated structures would screen certain tall pylons to the north and views to a section of the Port of Boston. The Facility would introduce a notable degree of change in the existing view, with tall stacks, upper sections of tall buildings and the LWA Plant appearing more prominent than neighbouring industrial buildings that are either partially screened or sit much lower in the view. Proposed structures seen above the wooded horizon of the landfill site would also introduce a degree of contrast in the view.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: The LWA Plant, EFW Plant buildings and stacks would present a permanent feature in the view seen against the skyline. Continued establishment and growth of existing vegetation within the landfill site may slightly improve the screening of views to upper sections of other proposed structures in the southern site area. Long term establishment of proposed mitigation planting would provide some beneficial screening to lower sections to the LWA Plant. Proposed planting to the north of the site would provide a backdrop to the bale storage area and wharf side crane activity.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		

**VIEW 7** (Refer to Figure 9.8, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north west from the junction of Footpaths Fish/13/2, Fish/13/5 and Fish/13/7 on the north bank of The Haven

<b>Receptor name:</b> Footpaths along The Haven					
<b>Grid reference:</b>	<b>Elevation:</b>	<b>Orientation:</b>	<b>Date &amp; time:</b>	<b>Visibility:</b>	<b>Distance to site boundary:</b>
E534628, N341961	6mAOD	278 °	18/10/2018, 12.10	Good	500m
Designated site or feature	Residential	PROW	Recreational, including users of The Haven	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>An elevated vantage point from The Haven flood defence bank. A vast sky and open / exposed view across the river, mudflats and engineered banks. The view along the river is contained to the west by rising ground of the partly restored landfill site and to the east by dense scrub woodland vegetation and business units at Metsä Wood / and the former Fogarty's employment area. Large buildings within the Riverside Industrial Estate and the port area to the north east are prominent. The Biomass UK No 3 Ltd development and stack are clearly visible and highly prominent in the skyline. Very tall electricity pylons, cranes and gantries are also highly prominent to the north of The Haven and the port area. The tower of St Botolph's Church is visible rising above residential rooftops and scrub; its presence is largely countered by the visual disorder of the myriad of prominent industrial features that disrupt the skyline and draw attention. In perceptual terms the location lacks tranquillity; birdsong is heard against a backdrop of persistent industrial machine noise, activity and lorry movements. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. The view is strongly industrial in character and considered to be of low quality overall.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Tall cranes would be visible set behind the Biomass UK No 3 Ltd development with high level activity visible above the landfill site mound during construction of the southern development area. Activity would be most visible during construction of the wharf alongside The Haven and the LWA Plant. Existing hedgerow to the west of the flood defence bank would be removed, slightly increasing the view to lower levels of existing and emerging buildings and structures. Cranes, vehicular movements, amber warning lights and general construction related noise and activity would be a source of intrusion. In context of the existing industrial scene the perceived magnitude of change in the view would be reduced.</p> <p>Operational stage:</p> <p>The riverside wharfs and associated tall cranes activity would be prominent in the view. Large vessels would be seen berthed alongside the wharfs. The LWA Plant, Aggregate Pellet Storage and stacks would be highly prominent, projecting high into the skyline and presenting a dominant feature in the middle distance. Upper sections of the EfW Plant building and stacks would also be clearly visible in the skyline rising above the existing Biomass UK No 3 Ltd buildings. Lower level features in the southern site area would be mostly screened by the northern landform of the landfill site, with upper sections only visible in the skyline. Proposed structures would be noticeably larger in size and massing than existing neighbouring features, although the presence of existing industry and infrastructure would reduce the scale of change in the view and provide some visual integration.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: The prominent LWA / EfW Plant buildings, tall stacks, wharfs and associated loading / unloading activity would remain permanent features in the view. Long term establishment of proposed mitigation planting would provide some beneficial screening to lower sections to the LWA Plant and planting to the north of the site would provide a backdrop to the bale storage area and wharf side crane activity, however buildings and stacks would remain highly prominent.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low medium adverse	High	Minor moderate adverse		
Completion of development (Year 1)	Medium adverse		Moderate adverse		
Completion of development (Year 15)	Medium adverse		Moderate adverse		
Comment:					

**VIEW 8** (Refer to Figure 9.9, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking south from Footpath Bost/13/3 near St Nicholas's Church, Skirbeck Conservation Area and properties off The Featherworks / Skirbeck Gardens

<b>Receptor name:</b> Footpath along The Haven, residential property, Conservation Area and listed building					
<b>Grid reference:</b> E533779, N342990	<b>Elevation:</b> 6mAOD	<b>Orientation:</b> 169 °	<b>Date &amp; time:</b> 18/10/2018, 10.00	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 260m
Designated site or feature	Residential	PROW	Recreational, including users of The Haven	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>An elevated vantage point from The Haven flood defence bank where the river veers to the west. The expanse of foreground river and mudflats is a feature in the view and exaggerates a large sky above. The scene is dominated by very tall pylons that carry electricity cables high above The Haven. Pylons, cranes and large portside industrial units are very prominent to the west of this location. To the south east in the foreground and outer, lower edge of the flood defence bank there is large freight trailer parking area. Dense, tall woodland and scrub screens views to residential areas and industry at Skirbeck, set down below the eastern flood defence bank. There is a clear view towards the site and the western bank of The Haven. The existing Biomass UK No 3 Ltd development is clearly seen in the skyline as are electricity pylons that cut across the area to the south. Large industrial units are also visible, intermixed or partially screened by scrubby vegetation along the flood defence banks. The elevated river flood defence bank screens view to the ground level of the site and lower sections of buildings. The location is not tranquil; birdsong is heard against a backdrop of persistent industrial machine noise, activity and lorry movements. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. The view is primarily industrial in character and considered to be of low quality overall.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Tall cranes would be clearly visible on the skyline seen alongside the existing Biomass UK No 3 Ltd development. Close range activity during construction of the wharf and LWA Plant building would be most prominent in the view. Existing hedgerow to the west of the flood defence bank would be removed, slightly increasing the view to lower levels of existing and emerging buildings and features. Cranes, vehicular movements, amber warning lights and general construction related noise and activity would be a source of intrusion. In context of the existing industrial scene the perceived magnitude of change in the view would be reduced.</p> <p>Operational stage:</p> <p>The riverside wharfs and associated crane activity would be prominent in the view. Existing, grassed and intertidal riverside banks would be replaced by a tall, vertical sheet-piled wall. The wharf structure would present a high degree of contrast in comparison to the existing view. Large vessels would be seen berthed alongside the wharfs. The wharf facilities and LWA Plant and stacks would be highly prominent, partially screening the Biomass UK No 3 Ltd buildings. Proposed buildings, stacks and tall cranes would project high into the skyline and present a dominant feature in the middle distance, contrasting with the rounded horizon line of the landfill site to the south. EfW Plant buildings and stacks would be seen against the skyline to the west of the existing overhead powerline. Bale storage facilities would screen views of existing waste processing buildings in the central site area. Proposed buildings would be seen in context of existing industrial and infrastructure features, reducing the scale of change in the view and providing some visual integration.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: Proposed taller buildings, stacks, wharfs and associated loading / unloading activity would remain highly prominent, permanent features in the view. Long term establishment of proposed mitigation planting would provide some beneficial screening to lower sections of buildings and create a wooded framework to larger structures within the Facility. Proposed planting to the north of the site would provide an effective filter / screen to the bale storage area and related ground level activity.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Medium high adverse	High	Moderate major adverse		
Completion of development (Year 1)	Medium adverse		Moderate adverse		
Completion of development (Year 15)	Medium adverse		Moderate adverse		
<p>Comment: The open view from the path alongside The Haven is considered to present the worst case view towards site. The location is also considered representative of general close range views obtained by recreational users of The Haven waterway. Views from properties at The Featherworks / Skirbeck Gardens (approximately 200m to the north east of this location) are screened by existing features. Flats off The Featherworks may obtain elevated views, however existing industrial features are more prominent in this more distant view and proposed features (particularly the proposed wharfs and LWA Plant) would be less conspicuous in the overall scene; predicted significance of effect is <b>minor moderate adverse</b>.</p>					

**VIEW 9** (Refer to Figure 9.9, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north from Footpath Bost/14/8

<b>Receptor name:</b> Footpath					
<b>Grid reference:</b> E534135, N341740	<b>Elevation:</b> 6mAOD	<b>Orientation:</b> 327°	<b>Date &amp; time:</b> 03/01/2019, 13.45	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 67m
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>The path rises slightly on western margins of the restored former landfill site. Views north are narrowed by rising ground and reed beds to the east and a dense hedgerow along the sea bank to the west. The waste processing facility building further obstructs views to the west. Foreground features effectively block ground level views towards the north. An overhead electricity line and pylons dominate the skyline, with cables passing over the view location. The Biomass UK No 3 Ltd development is also highly prominent on the skyline to the north.</p> <p>A narrowed and restricted view of ordinary or poor quality overall. Industrial and infrastructure features dominate the scene. The location is not tranquil; there is a persistent backdrop of industrial machine noise, activity and lorry movements. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. The view is primarily industrial in character and considered to be of poor quality overall.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Tall cranes would be clearly visible on the skyline seen alongside the existing Biomass UK No 3 Ltd development. Close range activity during construction of the EfW Plant lines and ACC building would be most prominent. There would be views to construction of the LWA Plant buildings. Ground level activity would mostly be screened by existing intervening features. High level cranes and general construction related noise and activity would be the most prominent source of intrusion. In context of the existing industrial scene the perceived magnitude of change in the view would be reduced.</p> <p>Operational stage:</p> <p>Upper sections of the EfW Plant building, stacks and ACC building would be most prominent and clearly visible high in the foreground skyline. The ACC building would be partially screened by the existing waste processing facility. Upper sections of the LWA plant building would be prominent on the skyline, to the east of the Biomass UK No 3 Ltd development, seen above gently rising ground. Ground level activity would mostly be screened by existing intervening features. Overall, a greater proportion of the existing skyline would be occupied by proposed industrial features. Taller structures would be relatively dominant within the scene. In context of the existing poor visual character and perceptual qualities of the view, the perceived magnitude of change in the view would be reduced. Long term establishment of proposed woodland planting would have no discernible effect on the view.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term.</p> <p>Operational stage: The stacks and upper sections of taller buildings would remain permanent features in the view. The LWA Plant building / stacks and EfW Plant stacks would remain highly prominent to the north.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>		<b>Sensitivity</b>	<b>Significance of effect</b>	
Construction	Low medium adverse		High	Minor moderate adverse	
Completion of development (Year 1)	Low medium adverse			Minor moderate adverse	
Completion of development (Year 15)	Low medium adverse			Minor moderate adverse	
Comment					

**VIEW 10** (Refer to Figure 9.10, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking east from Marsh Lane near property Cremorne and opposite property Coronation Villa

<b>Receptor name:</b> Properties off Marsh Lane					
<b>Grid reference:</b>	<b>Elevation:</b>	<b>Orientation:</b>	<b>Date &amp; time:</b>	<b>Visibility:</b>	<b>Distance to site boundary:</b>
E533523, N341992	3mAOD	82 °	18/10/2018, 10.00	Excellent	230m
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A narrow view into Riverside Industrial Estate, between a community facility building and properties to the east of Marsh Lane. The view is towards the Biomass UK No 3 Ltd development, framed between buildings and seen against the skyline. The foreground is dominated by large workshop buildings, timber fencing and scrubby hedgerow. Lamp columns break the skyline and overhead electricity lines drape across the scene. Lorries and caravans can be seen in a compound within the industrial estate. Views towards the site from the ground level of properties in this location are generally screened or obstructed by garden boundary vegetation and neighbouring buildings. Views from Marsh Lane are also screened or filtered towards the site, with only narrow, intermittent views towards the site possible. The view includes disparate features and has no aesthetic merit. Traffic noise is a notable further intrusion. Overall the view is urban / industrial in character and considered to be of low quality.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be highly visible above the existing horizon line. Proposed structures and cranes would appear similar in character to existing features, reducing the perceived change in the overall view, however activity would be seen high in the skyline and over a wide section of the horizon.</p> <p>Operational stage:</p> <p>The proposed EfW Plant building would obstruct views across the existing narrow view, screening the existing Biomass UK No 3 Ltd development. Lower structures of the waste processing building would be screened by intervening workshop units in the foreground. The Facility would be seen high in the skyline, dominated by the tall EfW Plant, LSW Plant and associated stacks. In overall terms the perceived degree of contrast in Facility features would be reduced; the development appearing similar to existing dominant industrial / infrastructure features in the view. Long term establishment of proposed woodland belts on earth bunds would provide screening / filtering of views to lower sections of proposed buildings and structures. Planting would provide some additional visual integration with existing foreground vegetation.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Upper sections of taller buildings and stacks would remain prominent and permanent features in the view. Long term establishment of woodland planting on the western side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Medium adverse	High	Moderate adverse		
Completion of development (Year 1)	Medium adverse		Moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
<p>Comment: There is no public access to the west of properties at this location. General, ground level views from properties appear to be screened by garden boundary fences and hedges, outbuildings and neighbouring industrial and workshop buildings. Effects described are predicted to be limited to views obtained from outer property curtilages. Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.</p>					

**VIEW 11** (Refer to Figure 9.10, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking east from Slippery Gowt Lane alongside properties off Wyberton Low Road (near Sustrans Route 1 / North Sea Cycle Route)

<b>Receptor name:</b> Existing and new property development off Wyberton Low Road / recreational cycle route and road					
<b>Grid reference:</b> E533230, N341638	<b>Elevation:</b> 5mAOD	<b>Orientation:</b> 57 °	<b>Date &amp; time:</b> 26/10/2020, 15:06	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 750m
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A narrow view defined by tall hedgerow to the east of Slippery Gowt Lane and new housing off Wyberton Low Road. Overhead electricity pylons and cables oversail the location and are a dominant feature in local views. The middle distant horizon is formed by a broken line of trees along Heron Way and property garden vegetation to the east. Existing large industrial units to the east are screened by intervening vegetation. There are glimpsed views to the Biomass UK No 3 Ltd development and stack (approximately 1km distance) seen above the tree line and electricity pylons punctuate the horizon. The view includes disparate features and visual disorder and has little aesthetic merit. Noise from traffic and industrial activity is a notable intrusion. The view includes prominent industrial / infrastructure features. It has no intrinsic value and considered to be of ordinary quality overall.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible above the existing horizon line. There would be contrast in the view with cranes and emerging structures appearing above a mostly treed horizon and a foreground of arable fields.</p> <p>Operational stage:</p> <p>Upper sections of the proposed EfW Plant, ACC Building, LWA Plant and stacks would be highly prominent and seen clearly in the skyline above establishing trees and shrubs in the middle distance. The Facility would screen views to the Biomass UK No 3 Ltd development. There would be contrast in the view with proposed buildings appearing above a mostly treed horizon. Foreground electricity pylons reduce the magnitude of change in the view. Long term establishment of proposed woodland belts on earth bunds would provide screening / filtering of views to lower sections of proposed buildings and structures. Planting would provide some additional visual integration with existing woodland vegetation in the middle distance. Continued establishment of existing vegetation would also provide additional long term benefit in screening of the proposed facility.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Proposed buildings would present permanent features in the view seen against the skyline. Continued establishment of woodland planting in the middle distance may provide additional screening to buildings and structures, however they would remain prominent in the view. Long term establishment of woodland planting on the western side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Medium adverse	High	Moderate adverse		
Completion of development (Year 1)	Medium adverse		Moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
<p>Comment: The fenced construction area shown in the view will be further developed as residential housing and the view towards the Facility would be narrowed considerably. Comments made above are considered to be representative of predicted views experienced by residents located on the outer eastern margins of the future developed housing area, facing the proposed Facility.</p> <p>The sensitivity (high) is based on residential receptor sensitivity and recreational users of the road (Sustrans Route 1).</p>					

**VIEW 13** (Refer to Figure 2358.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north from Silt Pit Lane near property Silt Pit Farm

<b>Receptor name:</b> Residential property and Silt Pit Lane					
<b>Grid reference:</b>	<b>Elevation:</b>	<b>Orientation:</b>	<b>Date &amp; time:</b>	<b>Visibility:</b>	<b>Distance to site boundary:</b>
E534190, N341034	1mAOD	347 °	18/10/2018, 10.00	Excellent	780m
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A relatively wide and expansive view across flat arable fields with a sense of exposure and big skies meeting the horizon. A deep grassed drainage ditch cuts across the landscape to the west. The horizon is mostly formed by vegetation. Views to the north and east are foreshortened by a dense belt of hedgerow that runs along the sea bank, on the outer margins of the landfill site; with glimpses to its raised landform. Conifer hedges rise higher into the skyline and are an incongruous feature in the landscape. Electricity pylons are highly prominent in the skyline to the north and east, with very tall pylons at The Haven crossing clearly visible in the distance. Large industrial units within Riverside Industrial Estate can also be seen on the middle distant horizon with cranes above, in the far distance. Lower level buildings can be seen within the Haven Business Park. The tower of St Botolph's Church is visible although is largely insignificant in comparison to intervening features, including occasional poplar trees, cranes, industrial buildings, pylons and blocks of conifers. The Biomass UK No 3 Ltd development stack and tops of structures can just be seen to the north, above the belt of vegetation along the sea bank.</p> <p>A rural scene of low to medium quality featuring prominent industrial and infrastructure features. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. Perceived tranquillity is considered to be low due to local noise from machinery and reversing vehicle warning sounds at the landfill site and neighbouring farm.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible in glimpsed and intermittent views above planting at the landfill site. Tall cranes would be seen in context of existing cranes and tall infrastructure.</p> <p>Operational stage:</p> <p>Most of the Facility would be screened by intervening vegetation at the landfill site. Upper sections of buildings and stacks would be clearly visible in the skyline. Proposed buildings on the western margins of the Facility would not be prominent and seen in context of existing units within the Haven Business Park. Proposed structures would partially screen existing electricity pylons on the far horizon. The EfW Plant building and stacks would appear particularly prominent in the skyline, appearing significantly taller than pylons in the background. LWA Plant stacks would also appear highly prominent. The tower of St Botolph's Church would remain visible although its presence would be further diminished by proposed tall buildings and the stacks. The LWA Plant and Aggregate Pellet Storage building would be visible above the tree line within the landfill site, seen to the east of the Biomass UK No 3 Ltd stack with LWA Plant stacks most prominent.</p> <p>The development would be seen in context of existing industrial buildings and infrastructure, reducing the degree of contrast in the view and providing some visual integration. Overall effects of the development in the wider scene would be limited. Long term establishment of proposed woodland belts on earth bunds to the south of the site would provide screening / filtering of views to lower sections of proposed buildings and structures and provide some additional visual integration with existing vegetation.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Proposed buildings and structures would present permanent features in the view seen against the skyline. Long term establishment of woodland planting on the southern side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.					

**VIEW 14** (Refer to Figure 9.12, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north east from Church Lane at Wyberton Park near property Denemere

<b>Receptor name:</b> Residential property and Church Lane					
<b>Grid reference:</b>	<b>Elevation:</b>	<b>Orientation:</b>	<b>Date &amp; time:</b>	<b>Visibility:</b>	<b>Distance to site boundary:</b>
E533122, N340821	3mAOD	34 °	18/10/2018, 10.00	Excellent	1.2km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>The view is across a small area of arable farmland with distant views and horizons contained and defined by surrounding property and field boundary vegetation, including clipped hedgerows and trees. Electricity lines on timber poles are a dominant foreground feature with larger pylons visible across the treed horizon. A narrow section of the view allows glimpsed views to the north east towards and industrial units at the Haven Business Park, backed by the raised landform at the landfill site. Rooftops of larger buildings within the Riverside Industrial Estate are just visible above hedgerow along Church Lane. Upper sections of the Biomass UK No 3 Ltd development are also just visible, with its stack more prominent in the skyline. A rural scene of medium quality overall and with a sense of tranquillity. Industrial buildings and infrastructure do feature in the view and affect view character. The tower of St Botolph's Church is just visible above tree tops to the north although is not a significant feature in the view. The view does not have any recognised intrinsic value and is of ordinary interest to receptors.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible in glimpsed and intermittent views above existing vegetation and the roofscape of the Morrisons Manufacturing building. There would be a degree of contrast in the view with construction related activity seen above a predominantly treed / vegetated horizon.</p> <p>Operational stage:</p> <p>Intervening vegetation and buildings would screen lower sections of proposed buildings and structures. The EfW Plant and ACC buildings would be seen clearly above existing hedgerows and the Morrisons Manufacturing building, screening views to the Biomass UK No 3 Ltd facility. Proposed stacks would appear compactly 'grouped' and appear prominent in the skyline. Seen in context of existing tall electricity pylons, industry and infrastructure, there would be reduced degree of contrast in the view and some visual integration. The Facility would be more prominent across the skyline than existing industrial features, however it would form a relatively minor component in the wider scene and existing rural character would not be significantly compromised. Long term establishment of proposed woodland belts on earth bunds to the south and west of the site would provide partial screening / filtering of views to lower sections of proposed buildings / structures and provide some additional visual integration with existing vegetation.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Proposed buildings and the stacks would present permanent features in the view seen against the skyline. Long term establishment of woodland planting on the southern and western side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.					

**VIEW 15** (Refer to Figure 9.12, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north from near properties off Rowdyke Road

<b>Receptor name:</b> Residential properties off Rowdyke Road					
<b>Grid reference:</b> E533926, N340695	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 1°	<b>Date &amp; time:</b> 03/01/2019, 14.00	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 1.1km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A wide and expansive view across flat arable fields with a sense of exposure, openness and vast skies.</p> <p>Rising and partially wooded landforms of the landfill site form part of the visual horizon with a large conifer hedge seen in the skyline. Electricity pylons are highly prominent in the skyline across the panoramic view, with very tall pylons at The Haven crossing clearly visible in the distance. Large industrial units within Riverside Industrial Estate, lower level buildings within the Haven Business Park and the Biomass UK No 3 Ltd development stack and tops of structures can be seen against the skyline. The tower of St Botolph's Church is visible although is largely insignificant in comparison to intervening features including pylons, cranes, industrial buildings, and conifer stands. Tree and scrub vegetation at Wyberts Castle scheduled monument site to the north west forms part of the visual horizon.</p> <p>A predominately rural scene of medium quality featuring an 'industrial' scale agricultural landscape and other, significant industrial and infrastructure features. The view does not have any recognised intrinsic value and is of ordinary interest to receptors.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be seen above the existing roofscape of industrial units.</p> <p>Operational stage:</p> <p>Proposed taller buildings and stacks would be seen clearly in the skyline above existing buildings within the Haven Business Park and the waste processing building. The LWA Plant building and stacks would be seen clearly behind the existing Biomass UK No 3 Ltd development. The EfW Plant and stacks would also be highly prominent in the skyline. Ground level activity and lower sections of proposed buildings would be screened by existing intervening features. In context of the wider scene, overall visual character would remain the same with industrial buildings and structures prominent along the horizon, however the proposed Facility would appear noticeably higher in the skyline, screening or partially screening views to distant features including existing electricity pylons. Long term establishment of proposed woodland belts on earth bunds to the south and west of the site would provide screening / filtering of views to lower sections of proposed buildings and structures and provide some additional visual integration with existing vegetation.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Proposed buildings and the stacks would present permanent features in the view seen against the skyline. Long term establishment of woodland planting on the southern and western side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low adverse		Minor adverse		
Completion of development (Year 15)	Low adverse		Minor adverse		
<p>Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors. Properties next to this location orientate to the east, away from the site and views are screened or substantially filtered by existing, dense garden vegetation. There is no direct line of site from properties to the Facility. Potential views would be limited to outer curtilages of the grounds; the assessment from these properties is therefore considered to be worst case.</p>					

**VIEW 16** (Refer to Figure 9.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north east from properties off Causeway

<b>Receptor name:</b> Residential properties off Causeway					
<b>Grid reference:</b> E532419, N340990	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 55 °	<b>Date &amp; time:</b> 03/01/2019, 12.20	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 1.6km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
View across flat open arable farmland towards a predominately treed horizon. There is a glimpsed and substantially filtered view of the existing Biomass UK No 3 Ltd development with the green clad Morrisons Manufacturing building more clearly visible in a break in the tree cover. Electricity pylons in the middle distance are seen clearly above the horizon line. Very tall electricity pylons at The Haven crossing and structures / cranes at the Port of Boston are also clearly visible on the horizon.  A predominately rural scene of medium quality featuring other, significant industrial and infrastructure features. The view does not have any recognised intrinsic value and is of ordinary interest to receptors.					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
Construction stage:  Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible, seen above the existing roofscape of industrial units. There would be a degree of contrast in the view with construction related activity and tall cranes seen above a mostly treed / vegetated horizon.  Operational stage:  Existing vegetation would screen lower sections of the Facility. Taller buildings and stacks would be visible in the vegetation break, seen above the existing Morrisons Manufacturing building and extending north across the trees horizon. The Facility would be more prominent than existing industrial features, however in context of the wider view and framing / filtering effect of existing intervening vegetation the perceived magnitude of change in the view would be limited. Long term establishment of proposed woodland belts on earth bunds to the south and west of the site would provide slight benefit in screening / filtering of views to lower sections of proposed buildings and structures and provide some additional visual integration with existing vegetation.					
<b>Duration and reversibility</b>					
Construction stage: Effects would be temporary and short term with no views to ground level activity.  Operational stage: Proposed buildings and the stacks would present permanent features in the view seen against the skyline. Long term establishment of woodland planting on the southern and western side of the development would be a permanent effect.					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low adverse		Minor adverse		
Completion of development (Year 15)	Low adverse		Minor adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.					

**VIEW 17** (Refer to Figure 9.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking north Frampton Roads at Frampton near properties Bassauno and Cotton Cottage

<b>Receptor name:</b> Properties at Frampton and nearby footpaths					
<b>Grid reference:</b> E533107, N339206	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 17 °	<b>Date &amp; time:</b> 18/10/2018, 15.20	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 2.7km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 9.2, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>A wide and expansive view across flat arable fields with distant views towards site and a sense of openness and big skies. Farmland dominates the foreground and middle distance with a thin ribbon of development, property, farms and vegetation visible just below the horizon. The view is partially limited in extent by a farm to the east. The horizon to the north west and north is primarily formed by trees at Wyberton Park, nearby field boundaries and lanes. The tower of St Botolph's Church is visible in the far distance seen above trees, as are cranes at the port and very tall electricity pylons at The Haven crossing and other pylons that cross the wider landscape. Large buildings at the Riverside Industrial Estate area just visible above tree lines. A break in intervening vegetation allows a distant view of the Biomass UK No 3 Ltd and stack, fronted by buildings at Haven Business Park. The raised landfill site can be seen and partly wooded slopes.</p> <p>A rural scene of medium quality overall and with a sense of tranquillity. Industrial buildings and infrastructure do feature in the distant view and affect view character. The view does not have any recognised intrinsic value and is of ordinary interest to receptors.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible in distant views, seen above a horizon of existing industrial buildings, Biomass UK No 3 Ltd and vegetation. Construction features would be seen in context of existing structures and cranes that span across the horizon. Degree of contrast in the view would be limited and there would be some visual integration of features.</p> <p>Operational stage:</p> <p>Proposed taller buildings and stacks would be most visible partially screening the existing Biomass UK No 3 Ltd buildings. The LWA Plant and stacks would be seen relatively high in the skyline, set behind the Biomass UK No 3 Ltd development, with proposed stacks seen slightly left of the existing stack. The EfW Pant and stacks would also be relatively prominent in the distant view, with the EfW Plant building rising above existing, lower industrial buildings. The Facility would be visible and more prominent in the skyline than existing comparable features, however, in context of the wider scene and existing industry and infrastructure (clearly visible along the distant horizon) the Facility would not present a significant change in the overall character of the view. Long term establishment of proposed woodland belts on earth bunds to the south and west of the site would provide slight benefit in screening / filtering of views to lower sections of proposed buildings and structures and provide some additional visual integration with existing vegetation.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity.</p> <p>Operational stage: Proposed buildings and the stacks would present permanent features in the view seen against the skyline. Long term establishment of woodland planting on the southern and western side of the development would be a permanent effect.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Low adverse	High	Minor adverse		
Completion of development (Year 1)	Low adverse		Minor adverse		
Completion of development (Year 15)	Low adverse		Minor adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.					

**VIEW 18** (Refer to Figure 2358.06, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Looking east from properties along West End Road, Chain Bridge

<b>Receptor name:</b> Residential properties off West End Road					
<b>Grid reference:</b> E530727, N342852	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 104°	<b>Date &amp; time:</b> 03/01/2019, 11.50	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 2.9km
Designated site or feature	Residential	PROW	Recreational	Road	Other (describe below)
Plan reference for photograph location: Figure 2358.02, Aerial Photograph of Study Area & Photograph Locations					
<b>Description of existing view / view quality</b>					
<p>View across flat open arable farmland towards a predominately treed horizon. The existing Biomass UK No 3 Ltd development is screened by intervening trees. An existing water tower is prominent on the horizon, as are cranes and electricity pylons in the far distance at The Haven crossing and the Port of Boston. The tower of St Botolph's Church is visible in the distance seen above trees and rooftops; its prominence is slightly compromised by occasional poplar tree stands.</p> <p>A predominately rural scene of medium quality featuring distant industrial and infrastructure features. The view does not have any recognised intrinsic value and is of ordinary interest to receptors. Perceptual qualities and tranquillity are compromised by traffic along the relatively busy West End Road.</p>					
<b>Size or scale of change in the view / Degree of contrast or integration within the view</b>					
<p>Construction stage:</p> <p>Upper sections of emerging buildings and taller cranes would be visible in distant views, seen above a treed horizon. Construction activity would be seen in context of existing structures and cranes that feature in the view. Overall degree of contrast in the wider view would be limited.</p> <p>Operational stage:</p> <p>Upper sections of proposed buildings and stacks would be seen above a treed horizon, in glimpsed or intermittent views from properties and the road corridor. In context of the wider view and overall distance to the Facility the magnitude of change in the view would be limited. Long term establishment of proposed woodland planting would have no discernible effect.</p>					
<b>Duration and reversibility</b>					
<p>Construction stage: Effects would be temporary and short term with views to upper sections of cranes and structures only.</p> <p>Operational stage: Proposed buildings would present a permanent feature in the distant, glimpsed view, seen above a treed horizon.</p>					
<b>Overall magnitude of change and assessment of significance</b>					
<b>Project stage</b>	<b>Magnitude of change</b>	<b>Sensitivity</b>	<b>Significance of effect</b>		
Construction	Negligible adverse	High	Minor negligible adverse		
Completion of development (Year 1)	Negligible adverse		Minor negligible adverse		
Completion of development (Year 15)	Negligible adverse		Minor negligible adverse		
Comment: Sensitivity (high) is based on residential receptor sensitivity; users of the road would be considered as low sensitivity receptors.					