

# REPORT

## **Boston Alternative Energy Facility – Preliminary Environmental Information Report**

### Appendix 9.2 Representative Viewpoint Analysis Tables

Client: Alternative Use Boston Projects Ltd

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Classification

Project Related



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## Appendix 9.2: Representative Viewpoint Analysis Tables

### A9.1 VIEW 2 (Refer to Figure 9.6, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.1 Looking South-West from Church Green Road near Fishtoft

Receptor name: 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					
Description of existing view / view quality					
<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 dominate the scene and horizon, tracking across the landscape towards Boston. 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 visual confusion of features (described above) that form a ribbon of mixed development along the horizon. Generally, a view of medium quality featuring a large scale agricultural landscape, that is significantly influenced by urban residential, 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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<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>					

Lower sections of proposed buildings would be screened by intervening buildings and vegetation. Upper sections only of the proposed scheme would be visible, seen above a partially treed horizon, existing industrial units and residential property. The Lightweight Aggregate (LWA) Plant would be slightly more 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. The three proposed stacks would be visible in the skyline seen above conifer hedges south of Fishtoft Road. Overall, the Facility would introduce a negligible degree of change in the existing view and negligible degree of contrast; proposed structures would appear similar in character to existing features visible along the horizon. Structures would visually integrate with existing features. Long term establishment of proposed woodland planting would have no discernible effect on the view.

#### Duration and reversibility

Construction stage: Effects would be temporary and short term.

Operational stage: Upper sections of taller structures and the stack would present permanent features in the view seen against the skyline. Continued establishment and growth of existing vegetation (seen in the middle distance) may slightly improve screening of the development in the long term.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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.			

## A9.2 VIEW 3 (Refer to Figure 9.7, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.2 Looking West from Footpath (Fish/3/1) at Fishtoft

Receptor name: 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 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 densely wooded raised southern mound of the landfill site and its bare grass landform 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: 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 overall view.</p> <p>Operational stage: Lower sections of proposed buildings would be screened by the landfill site landform, trees and industrial buildings at the Metsä Wood / and the former Fogarty's employment area. Upper sections only of the proposed scheme may just be visible, seen above existing features on the horizon. The LWA Plant would be most prominent seen above existing industrial units. The proposed gasifier plant, stacks and processed refuse derived fuel (RDF) Silos would be visible in the skyline seen above the landfill site. Overall, the Facility would introduce a negligible degree of change in the existing, expansive view. Proposed structures would appear similar in character to existing features visible along the distant horizon. The Facility would introduce a negligible degree of contrast in the existing view. Proposed structures would visually integrate with existing 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. Operational stage: Upper sections of taller structures and the stacks would present permanent features in the view seen 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>			
Project stage	Magnitude of change	Sensitivity	Significance of effect
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:			

### A9.3 VIEW 4 (Refer to Figure 9.7, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.3 Looking North-West from Scalp Road, Near Property Appside

Receptor name: 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					
Description of existing view / view quality					
<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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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>Operational stage: Lower sections of proposed buildings would be screened by the landfill site landform and Biomass UK No 3 Ltd development. Upper sections only of the proposed scheme would be visible, seen above existing features on the horizon. The LWA Plant would be most prominent seen above an existing treeline at the Metsä Wood / and the former Fogarty's employment area. The Air Cooled Condenser (ACC) building, Gasifier Plant / stacks and RDF Silos would be just visible above the landfill site. Overall, the Facility would introduce a limited degree of change in the existing, expansive view. Proposed structures would appear similar in character to existing features visible along the distant horizon, although there would be</p>					

some contrast where building areas are seen above the landfill site landform. The Facility would introduce a negligible degree of contrast in the existing view. Proposed structures would visually integrate with existing features. Long term establishment of proposed woodland planting would have no discernible effect on the view.

#### Duration and reversibility

Construction stage: Effects would be temporary and short term.  
Operational stage: Upper sections of taller structures and the stack would present permanent features in the view seen against the skyline.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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.			

### A9.4 VIEW 6 (Refer to Figure 9.8, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.4 Looking North-West from Footpath Fish/13/10 at Junction with Footpath Fish/13/9 on the North Bank of The Haven

#### Receptor name: Footpaths along The Haven

Grid reference:	Elevation:	Orientation:	Date & time:	Visibility:	Distance to site boundary:
E535841, N340453	6mAOD	310 °	18/10/2018, 11:42	Good	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

#### Description of existing view / view quality

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.

#### Size or scale of change in the view / Degree of contrast or integration within the view

##### Construction stage:

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 negligible change in the overall view.

##### Operational stage:

Proposed structures would mostly be screened by woodland restoration planting on the southern mound of the landfill site. Upper sections only of the proposed buildings and Gasifier Plant Stack would be visible above the treed horizon of the landfill landform. The LWA Plant building and stacks would be most prominent seen alongside The Haven to the east of woodland planting on the landfill site. The building would screen certain tall pylons to the north and views to a section of the Port of Boston. The proposed stacks would be visible in the skyline seen above the treed landfill site. Overall, the Facility would introduce a minor degree of change in the existing view. Where proposed structures are visible, they would appear similar in character to existing features and would be seen to visually integrate. Long term establishment of proposed planting alongside the west bank of The Haven would be visible in the distance although would have only negligible benefit to the overall view.

#### Duration and reversibility

Construction stage: Effects would be temporary and short term.

Operational stage: The LWA Plant building 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 glimpsed views to upper sections of other proposed structures in the southern site area.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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:			

## A9.5 VIEW 7 (Refer to Figure 9.8, Study Area Photographs & LVIA Representative Viewpoints for larger image)



**Figure A9.2.5 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**

Receptor name: Footpaths along The Haven					
<b>Grid reference:</b> E534628, N341961	<b>Elevation:</b> 6mAOD	<b>Orientation:</b> 278 °	<b>Date &amp; time:</b> 18/10/2018, 12.10	<b>Visibility:</b> Good	<b>Distance to site boundary:</b> 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					
Description of existing view / view quality					
<p>An elevated vantage point from The Haven flood defence bank. A big 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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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 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: The riverside wharfs and associated loading / unloading crane activity would be prominent in the view. Large vessels would be seen berthed alongside the wharfs. The barge wash facilities and LWA Plant</p>					

would be highly prominent, seen against the backdrop of Biomass UK No 3 Ltd buildings. The tall LWA Plant buildings would project high into the skyline and present a dominant feature in the middle distance. The proposed stacks would be seen against a backdrop of the LWA Plant building. Southern site area buildings / structures would partially be screened by the northern landform of the landfill site, with upper sections only seen against the skyline. Proposed buildings would be seen in context of a backdrop of existing industrial and infrastructure features, limiting the scale of change in the view and providing some visual integration. Long term establishment of proposed planting alongside the west bank of The Haven would be visible and would partially screen existing structures to the north of the site and lower level activity within the site although would have only limited benefit to the overall view.

#### Duration and reversibility

Construction stage: Effects would be temporary and short term.

Operational stage: The prominent LWA Plant building, upper sections of taller buildings in southern site areas, wharfs and associated loading / unloading activity would remain permanent features in the view. Long term establishment of woodland planting on the western side of The Haven would be a permanent effect.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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:			

### A9.6 VIEW 8 (Refer to Figure 9.9, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.6 Looking South From Footpath Bost/13/3 Near St Nicholas's Church, Skirbeck Conservation Area and Properties off The Featherworks / Skirbeck Gardens

Receptor name: 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					

### Description of existing view / view quality

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.

### Size or scale of change in the view / Degree of contrast or integration within the view

#### Construction stage:

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 alongside The Haven 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.

#### Operational stage:

The riverside wharfs and associated loading / unloading 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 extend approximately 400m to the south and 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 would be visible to the east of the Biomass UK No 3 Ltd buildings with the LWA Plant building seen above, and contrasting with the rounded horizon line of the landfill site to the south; the LWA Plant buildings would project high into the skyline and present a dominant feature in the middle distance. Main buildings and structures in the southern site area would be seen against the skyline to the west of the existing overhead powerline and above existing large waste processing buildings. Lower sections of buildings and ground level activity would be partially screened by existing buildings and the proposed wharf. The stacks would be clearly visible in the skyline. Proposed buildings would be seen in context of existing industrial and infrastructure features, limiting the scale of change in the view and providing some visual integration. Long term establishment of proposed planting alongside the west bank of The Haven would be visible and would partially screen existing structures to the north of the site and lower level activity / structures within the site. Planting would provide some beneficial visual integration with existing planting along the sea bank and flood defence banks of the river with some beneficial effect.

### Duration and reversibility

Construction stage: Effects would be temporary and short term.

Operational stage: The prominent LWA Plant building, upper sections of taller buildings in southern site areas, wharfs and associated loading / unloading activity would remain permanent features in the view. Long term establishment of woodland planting on the western side of The Haven would be a permanent effect.

### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
Construction	Medium high adverse	High	Moderate major adverse



Completion of development (Year 1)	Medium adverse		Moderate adverse
Completion of development (Year 15)	Low medium adverse		Minor moderate adverse (see footnote below)
<p>Comment: The open view from the path alongside The Haven is considered to present the worst case view towards site. Effects upon views to the south of this location, alongside The Haven (opposite the eastern site boundary / wharf facility / LWA Plant) would remain as <b>moderate adverse</b> in the long term. 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 effect is <b>minor moderate adverse</b>.</p>			

### A9.7 VIEW 9 (Refer to Figure 9.9, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.7 Looking North From Footpath Bost/14/8

Receptor name: 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					
Description of existing view / view quality					
<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 and 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</p>					



ordinary interest to receptors. The view is primarily industrial in character and considered to be of poor quality overall.

#### Size or scale of change in the view / Degree of contrast or integration within the view

##### Construction stage:

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 Gasifier 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.

##### Operational stage:

Upper sections of the Gasifier Plant, stack 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 building. 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 location 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.

#### Duration and reversibility

Construction stage: Effects would be temporary and short term.

Operational stage: The stacks and upper sections of taller buildings would remain permanent features in the view. The lightweight aggregate buildings would remain prominent to the north.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
Construction	Medium adverse	High	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:			

### A9.8 VIEW 10 (Refer to Figure 9.10, Study Area Photographs & LVIA Representative Viewpoints for larger image)



**Figure A9.2.8 Looking East From Marsh Lane Near Property Cremorne and Opposite Property Coronation Villa**

Receptor name: Properties off Marsh Lane					
<b>Grid reference:</b> E533523, N341992	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 82 °	<b>Date &amp; time:</b> 18/10/2018, 10.00	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 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					
Description of existing view / view quality					
<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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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: The proposed Gasifier Plant would be seen across the existing narrow view. The RDF Silos and Processing Plant would be seen in front of, and mostly 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. In general, ground level views from properties at this location appear to be screened by a combination of existing garden boundary features, outbuildings and larger workshop / industrial units on adjacent land. Where visible, the Facility would be seen in the skyline and appear contiguous with existing industrial features and infrastructure that dominates the existing scene. In overall terms the perceived degree of contrast in Facility features would be low; 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>					
Duration and reversibility					
<p>Construction stage: Effects would be temporary and short term with no views to ground level activity. Operational stage: Upper sections of taller buildings would remain permanent features in the view. Long term establishment of woodland planting on the western side of the development would be a permanent effect.</p>					
Overall magnitude of change and assessment of significance					
Project stage	Magnitude of change	Sensitivity	Significance of effect		
Construction	Medium adverse	High	Moderate adverse		
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse		

Completion of development (Year 15)	Low adverse		Minor adverse
<p>Comment: There is no public access to the west of properties at this location. In 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 may 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>			

## A9.9 VIEW 11 (Refer to Figure 9.10, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.9 Looking East From Near Properties Along Wyberton Low Road (also Sustrans Route 1 / North Sea Cycle Route).

Receptor name: Properties off Wyberton Low Road / recreational cycle route and road					
<b>Grid reference:</b> E533183, N341751	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 69 °	<b>Date &amp; time:</b> 18/10/2018, 13:20	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 650m
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					
Description of existing view / view quality					
<p>The view is across a pocket of arable farmland that is designated as a proposed commercial / industrial area within local plans. Overhead electricity pylons dominate the view, further disrupted by a timber pole pylon line in the immediate foreground. Trees in the vicinity provide a sense of enclosure and prevent distant views across the adjoining landscape. The near horizon is formed by a combination of scrub vegetation and tree stands. There are views towards large industrial units (including the green clad Morrisons Manufacturing building), although these are partially screened by intervening vegetation. The Biomass UK No 3 Ltd development and stack (at approximately 1km distance) is seen above the tree line. There are glimpsed views of properties set amongst trees, along Slippery Gowt Lane and Heron Way to the south east and east. Views towards the site from the ground level of properties in this location are generally screened or obstructed by garden boundary vegetation. The view includes disparate features and visual disorder and has little aesthetic merit. Noise from traffic and industrial activity is a notable intrusion. Overall the view includes prominent industrial / infrastructure features. It has no intrinsic value and considered to be of low quality overall.</p>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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 slight degree of contrast in the view with cranes and emerging structures appearing above a mostly treed horizon and a foreground of arable fields.</p>					



**Operational stage:**

Upper sections of the proposed Gasifier Plant, ACC Building and RDF Silos would be clearly seen in the skyline above the existing roof of the Morrisons Manufacturing building and line of establishing trees and shrubs in the middle distance. Facility would mostly screen views to Biomass UK No 3 Ltd, although its stack would remain partially visible on the horizon. There would be slight degree of contrast in the view with proposed buildings appearing above a mostly treed horizon; however existing large industrial units are a significant component in the view and provide some visual integration with proposed features. 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.

**Duration and reversibility**

Construction stage: Effects would be temporary and short term with no views to ground level activity.

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 relatively prominent in the view. Long term establishment of woodland planting on the western side of the development would be a permanent effect.

**Overall magnitude of change and assessment of significance**

Project stage	Magnitude of change	Sensitivity	Significance of effect
Construction	Medium adverse	High	Moderate adverse
Completion of development (Year 1)	Low medium adverse		Minor moderate adverse
Completion of development (Year 15)	Low adverse		Minor adverse

Comment: The foreground area of arable land is included in the current Local Plan as a 'Proposed Industrial / Commercial Area' and in the Lincolnshire Minerals and Waste Local Plan as an 'Allocated Waste Area'. Future development of the land may negate or substantially alter the long term visual effects of the Facility. Sensitivity (high) is based on residential receptor sensitivity and recreational users of the road (Sustrans Route 1).

### A9.10 VIEW 13 (Refer to Figure 2358.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.10 Looking North from Silt Pit Lane near Property Silt Pit Farm

**Receptor name: Residential property and Silt Pit Lane**

Grid reference:	Elevation:	Orientation:	Date & time:	Visibility:	Distance to site boundary:
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 above 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: 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 although more prominent where development of western site areas would be seen in the more open view above existing rooftops at the Haven Business Park. Tall cranes would be seen in context of existing cranes and tall infrastructure.</p> <p>Operational stage: Most of the Facility would be screened by intervening vegetation at the landfill site, with limited views of the upper sections of buildings. Western margins of the site development including the ACC building and Turbine Generator Hall would be more prominent in the view, seen clearly above existing rooftops of buildings within the Haven Business Park. Proposed structures would partially screen existing electricity pylons on the far horizon. The tower of St Botolph's Church would remain visible although its presence would be further diminished by proposed buildings. The LWA plant building would be visible above the tree line within the landfill site, seen to the east of the Biomass UK No 3 Ltd stack. There may be glimpsed views to upper sections of the Gasifier Plant lines, with the stack being slightly more prominent above the treed horizon. These features would be more clearly visible from the property and its grounds (located to the west of the viewpoint). The development would be seen in context of existing industrial buildings and infrastructure, limiting the degree of contrast in the view and providing 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. 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 medium adverse	High	Minor moderate adverse
Completion of development (Year 1)	Low medium adverse		Minor moderate 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.			

### A9.11 VIEW 14 (Refer to Figure 9.12, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.11 Looking North East From Church Lane at Wyberton Park Near Property Denemere

Receptor name: Residential property and Church Lane					
<b>Grid reference:</b> E533122, N340821	<b>Elevation:</b> 3mAOD	<b>Orientation:</b> 34 °	<b>Date &amp; time:</b> 18/10/2018, 10.00	<b>Visibility:</b> Excellent	<b>Distance to site boundary:</b> 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					
Description of existing view / view quality					
<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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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>					

Intervening vegetation and buildings would screen lower sections of proposed buildings and structures. Upper sections of the Turbine Generator Hall and ACC Building would be visible in the distant view, seen above existing hedgerows that form the horizon to the right of the Biomass UK No 3 Ltd stack, with development extending to the north, seen above the Morrisons Manufacturing building. An existing conifer hedge would screen a section of the development. Electricity pylons would be visible in front of and behind proposed buildings. The proposed gasifier plant stack would be seen in the skyline to the south of the Biomass UK No 3 Ltd stack, in proximity to existing pylons. The development would be seen in context of existing industry and infrastructure, limiting the degree of contrast in the view and providing 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 overall 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.

#### Duration and reversibility

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.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
Construction	Low medium adverse	High	Minor moderate 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.			

## A9.12 VIEW 15 (Refer to Figure 9.12, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.12 Looking North From Near Properties off Rowdyke Road

Receptor name: Residential properties off Rowdyke Road					
Grid reference:	Elevation:	Orientation:	Date & time:	Visibility:	Distance to site boundary:
E533926, N340695	3mAOD	1°	03/01/2019, 14.00	Good	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. 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: Ground level activity would be screened by intervening features. Tall cranes and the upper sections of emerging buildings would be visible in views seen above the existing roofscape of industrial units.</p> <p>Operational stage: Proposed taller buildings and structures would be seen clearly in the skyline above existing buildings within the Haven Business Park and the waste processing building. The LWA building would be seen clearly behind the existing Biomass UK No 3 Ltd development. Ground level activity and lower sections of proposed buildings would be screened by existing intervening features. Overall visual character would remain the same with industrial building and structures prominent along the horizon, however proposed buildings and structures 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>			
Project stage	Magnitude of change	Sensitivity	Significance of effect
Construction	Low medium adverse	High	Minor moderate 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>			

### A9.13 VIEW 16 (Refer to Figure 9.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.13 Looking North East From Properties off Causeway

Receptor name: 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					
Description of existing view / view quality					
<p>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.</p> <p>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.</p>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p><b>Construction stage:</b> 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.</p> <p><b>Operational stage:</b> Existing vegetation would screen northern sections of the Facility. The Gasifier Plant, stacks, Turbine Generator Hall and ACC building would be visible in the vegetation break, seen above the existing Morrisons Manufacturing building. Existing pylons would continue to dominate the horizon in the vicinity of the proposed scheme. Proposed buildings and structures 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.</p>					
Duration and reversibility					
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.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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.			

### A9.14 VIEW 17 (Refer to Figure 9.13, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.14 Looking North Frampton Roads at Frampton Near Properties Bassauno and Cotton Cottage

#### Receptor name: Properties at Frampton and nearby footpaths

Grid reference:	Elevation:	Orientation:	Date & time:	Visibility:	Distance to site boundary:
E533107, N339206	3mAOD	17 °	18/10/2018, 15.20	Excellent	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

#### Description of existing view / view quality

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.



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.

#### Size or scale of change in the view / Degree of contrast or integration within the view

##### Construction stage:

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.

##### Operational stage:

The proposed Turbine Generator Hall, ACC Building, Gasifier Plant, stacks and RDF Silos would be most visible in the distant view, substantially screening existing Biomass UK No 3 Ltd buildings. The stacks would be seen in the skyline in close proximity to the Biomass UK No 3 Ltd stack. The LWA building would be seen relatively high in the skyline, set behind the Biomass UK No 3 Ltd development. The lower, RDF Processing Plant would also be visible extending to the west although it would be partially screened / filtered by intervening trees. The Facility would be visible and more prominent in the skyline than existing comparable features. However, in context of the wider scene, existing industry and infrastructure (clearly visible along the distant horizon) the Facility would not present a significant change in the 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.

#### Duration and reversibility

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.

#### Overall magnitude of change and assessment of significance

Project stage	Magnitude of change	Sensitivity	Significance of effect
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.

### A9.15 VIEW 18 (Refer to Figure 2358.06, Study Area Photographs & LVIA Representative Viewpoints for larger image)



Figure A9.2.15 Looking East From Properties Along West End Road, Chain Bridge

Receptor name: 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					
Description of existing view / view quality					
<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>					
Size or scale of change in the view / Degree of contrast or integration within the view					
<p>Construction stage: 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: Upper sections of proposed buildings may 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 existing view would be limited. Long term establishment of proposed woodland planting would have no discernible effect on the view.</p>					
Duration and reversibility					
<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>					
Overall magnitude of change and assessment of significance					
Project stage	Magnitude of change	Sensitivity	Significance of effect		
Construction	Low adverse	High	Minor 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.					