

Riverside Energy Park

Preliminary Environmental Information Report

APPENDIX:

E.3

PLANNING INSPECTORATE REFERENCE NUMBER:
EN010093

TOWNSCAPE EFFECTS TABLE

June 2018 | Revision 0

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

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

Terminology for Townscape Effects:

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

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

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

Terminology for Townscape Effects:

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

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BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
<p>Bexley Conservation Areas:</p> <p>Within 1km of the site</p> <p>Crossness Conservation Area, including its listed building and setting</p>	<p>This mid-Victorian example of public health engineering is a unique industrial complex set within a landscape/location selected by the then level of engineering technology. It is South East London's most important site for industrial archaeology.</p> <p>The key elements that characterise the Conservation Area are:</p> <ul style="list-style-type: none"> the Grade I Listed Crossness Pumping Station comprising the Beam Engine House, Boiler House and Triple Expansion House; the Grade II Listed workshops; and brick vaulted subterranean reservoir. Other significant buildings include the storm water pumping station/centrifugal engine house and the precipitation engine house/boiler house group. Use of the complex for over 140 years has resulted in layers of industrial development that represent the evolution of the site. The buildings present important engineering development, in terms of landmark building design and surviving machinery. Spaces within the site, including the River Thames location and the surrounding remnants of the original rural landscape recall the importance of the location. The site includes open spaces that have remained undisturbed for long periods, including mature trees, which contribute towards the biodiversity of the area. 	<p>Value of CA: High</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p><u>During Construction:</u></p> <p>Construction activity, and associated plant, cranes and marine infrastructure will cause disturbance to views of the Conservation Area. However this project and related activity and elements during the construction period, though larger in scale, are in the same industrial engineering and public health character type as the structures that the Conservation Area preserves.</p> <p>These elements affect only a small part of the Character Area, and are temporary, within and part of this area identified for new employment and infrastructure projects.</p> <p>The Electrical Connection works go no closer to the Conservation Area than the REP site so will cause no additional change.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of the character, heritage, building heights and views of the Crossness Conservation Area and its listed buildings and setting. 	<p><u>During Construction:</u> Size/Scale: Slight Geographical Extent: Site forms a similar adjacent industrial river based landuse. Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT</p>	Adverse	Negligible (not significant)
			<p><u>On Completion:</u></p> <p>The landuse of a waste processing and energy park, using the transport opportunities of the river is continuous, and in line with, the nature and heritage of engineering and public health character of the structures in the Conservation Area. In that sense there is a natural continuity and affinity of these similar riverside industrial workings, well suited and dependant on their riverside setting.</p> <p>The current building is an iconic industrial landmark in the area and the new building will also form a similar feature in this open riverside location, though a different shape.</p>		<p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Site forms an adjacent larger scale industrial river based landuse to the east of the Conservation Area Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MODERATE</p>	Adverse	Moderate

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Character and Townscape Features of the Site							
Character of the Site	<p>The site has a mixed character, with the current industrial building, and ancillary fencing and hardstanding and roads etc next to areas of semi natural open marshlands, and with other various elements such as the flood defences, Thames path recreational route, against the river, and urban backdrop. In this sense there is a high variety, (the Character Area 81 description, says 'chaotic') mix of elements of varying scales – from the small scale of the Listed Buildings to the large scale of the existing building, and wide open marshland and river scapes.</p> <p>The REP site includes the existing jetty in the River Thames which is currently used for delivery of waste and despatch of some by-products at the existing RRRF. The jetty will be used for the same purpose for the operation of REP. Existing land uses of the REP site include:</p> <ul style="list-style-type: none"> Ash storage containers – container storage on concrete hardstanding; Boundary fencing and associated lighting; Circulation roads; Compounds for the maintenance of operational plant machinery (consisting of concrete hard standing, boundary fencing, lighting, portakabins, metal containers and permanent storage sheds); Car parking; and On-site non-designated Wasteland Habitat Area(WHA). 	<p>Value of Site's Character: Low</p> <p>Susceptibility to Change: Medium</p> <p>OVERALL SENSITIVITY: MEDIUM</p>	<p><u>During Construction:</u></p> <p>Construction activity, and associated plant and cranes will cause some disturbance and change to the site character. The distinctiveness of the curving RRRF building set in the open riverside topology will be affected by adjacent large scale cranes and construction elements and activity. But the character of this industrial area is mixed and includes large engineering / industrial projects which include marine infrastructure.</p> <p>The change, including cranes, is temporary, will be carried out in phases, and is in line with the character of this estuary location.</p> <p>Road digging for the Electrical Connection route will cause some temporary disturbance in the character of the road corridors.</p> <p><u>On Completion:</u></p> <p>The character of the site currently includes the processing plant with curved roof, and associated hard standings and roads. The Project represents an intensification of that use on the site with a taller stack, and larger buildings but the mixed industrial character of the site will not change significantly.</p> <p>The site will have a less open character with fewer open views between river and adjacent marshland, and a loss of areas of scrubland.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of the character, and building heights of the development adjacent to and near the site ensuring that the Project is in keeping with its mixed urban and industrial context Where trees are required to be removed to facilitate development and associated infrastructure, new tree planting will take place within the proposed development at least to levels in accordance with planning policy requirements; Tree protection fencing to retained trees adjacent to southern boundary; Consideration of the character of the adjacent open marshland areas and connectivity to the river Thames to reduce fragmentation of this character. <p><u>Secondary Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MODERATE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Moderate</p> <p>Moderate</p>

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Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Tree Cover, and TPOs	There are no TPOs on site, or protected trees that will be affected by this Project There are scattered small trees, and recent new tree planting on site.	Value of Feature: Low Susceptibility to Change: Medium OVERALL SENSITIVITY: LOW	<u>During Construction:</u> Removal of some small trees to facilitate development and associated infrastructure. Retention and protection of existing trees on the southern boundary, and road verges where possible and practicable. Tree protection measures implemented around retained trees. Depending on the route chosen, road digging for the Electrical Connection could cause some disturbance to street trees, but impacts can be minimised by following best practice. <u>On Completion:</u> Existing trees on northern boundary retained where possible and practicable, as part of the new development. New tree planting within the landscape scheme throughout the site, new tree numbers at least to levels in accordance with relevant planning policy requirements.	<u>Primary Measures:</u> <ul style="list-style-type: none"> Consideration of additional tree planting of larger massing where suitable, and in character with the area, in line with the additional scale and massing of the proposed additional buildings. Carrying out works for the Electrical Connection route according to best practice to minimise any disturbance on street trees adjacent to the route. <u>Secondary Measures:</u> None	<u>During Construction:</u> Size/Scale: Negligible Geographical Extent: Limited trees within site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: NEGLIGIBLE <u>On Completion:</u> Size/Scale: Slight Geographical Extent: New trees within site Duration/Reversibility: Medium Term / Permanent OVERALL MAGNITUDE: SLIGHT	Adverse Benefit	Negligible Minor
Designated Public Open Space and Landscapes, and scrubland habitats on site.	The REP site does not lie in any Designated Public Open Space, but does have scrubland areas within it. The River Thames, Site of Metropolitan Importance for Nature Conservation (M031), is immediately north of the REP site; Erith Marshes, Site of Metropolitan Importance for Nature Conservation (M041), forms the REP site boundaries to the west and south. Belvedere Dykes, Site of Borough Importance for Nature Conservation (BxB102), is along the east boundary of the REP site.	Value of Feature: Medium Susceptibility to Change: Medium /High OVERALL SENSITIVITY: MEDIUM	<u>During Construction:</u> Removal of the scrubland areas, and reduced connectivity between the designated marshland and the river Thames. Road digging for the Electrical Connection route could cause some temporary disturbance to Crossness Nature Reserve and Dartford Marsh (if Route 2B is used) the character of the road corridors. <u>On Completion:</u> Removal of the scrubland areas of the site, and loss of connectivity between the designated marshland and the river Thames.	<u>Primary Measures:</u> <ul style="list-style-type: none"> Consideration of the character and features of the scrubland and associated adjacent designated landscapes in the development of the Project design proposals. Assessment of possible opportunities to link in with existing Green Grid project proposals for these landscapes. <u>Secondary Measures:</u> None	<u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Large part of the existing on site scrubland Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT <u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Large part of the existing on site scrubland Duration/Reversibility: Medium Term / Permanent OVERALL MAGNITUDE: MODERATE	Adverse Adverse	Minor Moderate

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Scale, Grain and Massing	<ul style="list-style-type: none"> The site is an open riverside location, situated within an area of large scale mixed industrial buildings and uses. Existing building and stack on site, and buildings in the area are large scale 'shed' style buildings – with sloping or curved roofs The site is fairly typical of the large scale grain of the area with wide roads, carparks, and waste ground interspersed between large industrial buildings and marshland. 	<p>Value of Townscape Feature: Low</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>On Completion:</u></p> <p>The development will be in keeping with the large scale grain of the area, and not be a significant change to the pattern. The proposed buildings and stacks are of a greater massing than existing, so there will be some intensification of the existing landuses, and increase in the scale and massing of the area.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of character, building heights and density adjacent to the site and the design of proposed development to be in keeping with the existing urban context; <p><u>Secondary Measures:</u> None</p>	<p><u>On Completion:</u> Size/Scale: Major Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse	Moderate
Appearance	The site is a large mixed area of the existing waste processing plant, carparking, waste ground, scrubland, roads, and ancillary features typical of this industrial area. The condition is generally reasonable but there is a disjointed character to the appearance of the site from the close proximity of the large scale industrial buildings, vehicles, and workings, next to the more natural river, and marshland features	<p>Value of Townscape Feature: Low</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction</u></p> <p>Construction activity, and associated plant and cranes will create movement and a temporary working construction site appearance. This however is temporary and carried out in phases.</p> <p>Construction activity, and associated traffic management measures will create a temporary working construction activity appearance on the Electrical Connection part of the site.</p> <p><u>On Completion</u></p> <p>Creation of a grouping of large scale additional industrial buildings and tall stacks will give a more intensely developed, enclosed industrial appearance to the site and more shading of adjacent areas.</p> <p>The tall stacks will form iconic new landmarks on the skyline.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of positioning of the buildings and stacks within the site to mitigate adverse effects on appearance. This includes consideration of significant views around the site including those of the marshland nature reserve, Conservation Area, and those from the Thames Path and cycle route. <p><u>Secondary Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: MODERATE</p> <p><u>On Completion:</u> Size/Scale: Major Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse Adverse	Minor Moderate
Legibility	The site and adjacent area currently has fairly good legibility with industrial buildings dotted within the more open land made up of a gradually evolving mix of marshland, roads, carparking and waste ground. There is some visual connection between the marshland areas and the open river corridor beyond; and also between the various large industrial buildings. There is some tension between the legibility of the natural open environment and the legibility of the built up enclosed environment. The curved roof buildings form distinctive local landmarks.	<p>Value of Townscape Feature: Low to Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>On Completion:</u></p> <p>The additional industrial buildings, will reduce the legibility of the natural layers of the marshland, scrubland with the River Thames and Thames Path and cycle way, and give more dominance to the industrial urban townscape.</p> <p>However the tall stacks will form new landmarks for the local area, and skyline, and so have a positive effect on wayfinding and legibility.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of the positioning of the buildings and stacks to improve legibility and way finding, and add positively to London's landmarks. <p><u>Secondary Measures:</u> None</p>	<p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Whole site Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: MAJOR</p>	Adverse.	Moderate

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 Geographical Extent of Effect: (Descriptive)

Duration:
 Reversibility:
 Overall Magnitude of Effect:
 Nature of Effect:
 Significance:

Long-term, Medium-term, Short-term
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BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape / Townscape Character Area / Type, Townscape Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Character or Townscape Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
Long distance paths, London and National Cycle Routes, Public Rights of Way	National Cycle Network (NCN) Route 1 connecting Dover and the Shetland Islands - via the east coast of England and Scotland passes along the northern boundary of the REP site The Thames Path	<p>Value of Feature: Medium</p> <p>Susceptibility to Change: Low</p> <p>OVERALL SENSITIVITY: LOW</p>	<p><u>During Construction:</u></p> <p>The character of a small section of the route will be changed temporarily. There will be more cranes and construction infrastructure visible through fencing, and less open views across to the marshland and wider townscape so this will have a small impact on the recreational function of this riverside long distance route</p> <p>The Electrical Connection construction could cause some disturbance to the National Cycleway 1 for small section at the A406, and if route 2A is used could cause some disturbance for a 2.5km section along Manor Rd. Careful construction, and timing could potentially avoid diversions, and the peak use periods.</p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> Consideration of the positioning of the new buildings and stacks to minimise adverse effects of additional shading, and to maintain some open views through the buildings. <p><u>Secondary Measures:</u> None</p>	<p><u>During Construction:</u> Size/Scale: Slight Geographical Extent: Small section Duration/Reversibility: Medium Term / Temporary OVERALL MAGNITUDE: SLIGHT</p>	Adverse	Minor
			<p><u>On Completion:</u></p> <p>The character of a small section of the route will be changed permanently. The new buildings will mean this area is perceived to be more built up, and less open, more shaded, and with less open views across to the marshland and wider townscape. This will have a small impact on the recreational function of this riverside long distance route</p> <p>However the tall stacks will be a new interesting feature along the route which is already industrial in character at this point.</p>			<p><u>On Completion:</u> Size/Scale: Moderate Geographical Extent: Small section Duration/Reversibility: Long Term / Permanent OVERALL MAGNITUDE: SLIGHT</p>	

Terminology for Townscape Effects:

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

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

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