

# Riverside Energy Park

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## Preliminary Environmental Information Report

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APPENDIX:

# E.4

PLANNING INSPECTORATE REFERENCE NUMBER:  
**EN010093**

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**VISUAL EFFECTS TABLE**

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June 2018 | Revision 0

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

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
<b>SA-1-East:</b>  <b>Thames Path National Trail and National Cycle Network Route 1 travelling eastwards, within 1km of REP</b>	<b>Designation:</b> Thames Path National Trail, National Cycle Network Route 1 – Garden of England  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> 0-0.5km to the north of the site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open sequential view travelling along concrete Thames Path west towards site. Moderate numbers of pedestrians and cyclists.  Looking west, (01) high palisade security fencing on left with industrial buildings beyond enclose views to the south of the Thames Path. Concrete path and concrete wall along right hand side, lead ahead with panoramic open views towards the River Thames to the right of the views.  The RRRF industrial building, metal overhead gantry, cranes, and landing stage quay in river form prominent elements in the middle distance, with urban development on the north of the Thames appearing in the distant views.  Progressing westwards (02) the view becomes more enclosed with higher buildings on the left, and approaching overhead gantry structures, and landing stage in river.  Then (03) the large scale dramatic white and blue curving design, and roofline, and chimney of the RRRF building comes into full view, and the space opens out either side of the path with grass verges on the left. Footway signage, graffiti on the wall, and river vegetation appear in the foreground, with another gantry/overhead bridge structure appearing in the middle distance.	<b>Value of Views:</b> Medium  <b>Susceptibility to Change:</b> Medium  <b>OVERALL SENSITIVITY:</b> MEDIUM	<b>During Construction:</b>  Cranes and construction activity will be seen as large elements to the left of the Thames Path in the centre left of the view, as the development is built. In the context of this industrial area and the large scale of the existing RRRF building.  The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site, from south east to south west in the foreground to middle distance <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site, from south east to south west in the foreground to middle distance <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	<b>Moderate</b>
				<b>On Completion:</b>  New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the centre left of the view adjacent to the large scale RRRF building, and Thames Valley building, and in the context of a large scale mixed riverscape.  The view will be of a new townscape development, similar to the existing RRRF building adjacent to the site, and in keeping with the townscape context of an industrial area. The new development will provide variation in scale and form in the composition of the view, and give more enclosure to this view.			Adverse	<b>Moderate</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: 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: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

<p><b>SA-1-West:</b></p> <p><b>Thames Path National Trail and National Cycle Network Route 1 travelling eastwards, within 1km of REP</b></p>	<p><b>Designation:</b> Thames Path National Trail, National Cycle Network Route 1 – Garden of England</p> <p><b>LCA:</b> 14 – Lower Thames Floodplain</p> <p><b>Distance:</b> 0-0.5km to the north of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open sequential view travelling along concrete Thames Path east towards site. Moderate numbers of pedestrians and cyclists.</p> <p>Looking east, (01) high palisade security fencing on right with grasslands and trees beyond give open views to the south of the Thames Path. Concrete path and concrete wall along left hand side, lead ahead with panoramic open views towards the River Thames to the left of the views.</p> <p>The RRRF industrial building, partially screened by foreground vegetation, appears as a prominent element in the middle distance with the curving design of the building and chimney giving a focal point to the view. Metal overhead gantry, cranes, and landing stage quay in river appear in the middle distance to the left,</p> <p>Progressing eastwards (02) marshland riverside vegetation appears to the left of the concrete wall with other industrial development appearing in the distant centre of the view. The existing RRRF building is still the dominant element in the centre left of the view in the middle distant with the open flat expansive topography allowing full views of the shape of the building.</p> <p>Then (03) the security fencing disappears, and the view to the right opens out across the grassland and REP site to reveal also the Crossness nature Reserve in the middle distance, and extensive other industrial development in the far distance of the view. Gantries, storage containers, plant, and hardstanding areas on the REP site are visible in the middle distance too. With the RRRF building less prominent in view, being seen against a wider horizontal band of industrial development on the skyline.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity will be seen as large elements to the left of the Thames Path in the centre left of the view, as the development is built. In the context of this industrial area and the large scale of the existing RRRF building.</p> <p>The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view</p> <p><b>On Completion:</b></p> <p>New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the centre left of the view adjacent to the large scale RRRF building, and Thames Valley building, and in the context of a large scale mixed riverscape.</p> <p>The view will be of a new townscape development, similar to the existing RRRF building adjacent to the site, and in keeping with the townscape context of an industrial area. The new development will provide variation in scale and form in the composition of the view, and give more enclosure to this view.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site, from south east to south west in the foreground to middle distance <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate/ <b>Geographical Extent:</b> Extent of site, from south east to south west in the foreground to middle distance <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
							Adverse	Moderate

**Terminology for Visual Effect:**

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, Many
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility:	Temporary, Permanent
Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
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**Abbreviations:**

LCA:	County/District Landscape Character Area
AONB:	Area of Outstanding Natural Beauty
AGLV:	Area of Great Landscape Value
PROW:	Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
1:  Public Right of Way southeast of the REP site	<b>Designation:</b>  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> Site boundary	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view across road junction at the end of Norman Rd, within the industrial estate area, with low numbers of pedestrians and cyclists and some road users.  Looking north west, road bollards; kerbs; signage; streetlights; shrubs; and fencing appear in the foreground; with the light grey mass, roofline, and lower part of the chimney of the existing RRRF building, adjacent to REP, appearing on the right as the dominant element of the view.  Other buildings on the industrial estate appear in the middle and far distance with occasional trees appearing in the middle distance, filtering views of the industrial areas.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low/medium  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity will be seen in the centre of the view, as the development is built.  Additional traffic, and construction plant will be visible in the foreground on the road network as workers and construction vehicles access the site.  The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site, from north west to north in medium distance of view <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site, from north west to north in medium distance of view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
				<b>On Completion:</b>  New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the centre of the view behind the existing road infrastructure, and proposed fencing and road network.  The view will be of a new townscape development, similar to the existing RRRF building adjacent to the site, and in keeping with the townscape context of an industrial area. The new development will provide variation in scale and form in the composition of the view, and give more enclosure to this view.			Adverse	Minor (not significant)

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<p>3:</p> <p><b>Public Right of Way in Crossness Nature Reserve</b></p> <p>[No photo due to Public Right of Way being closed]</p>	<p><b>Designation:</b> Crossness Nature Reserve</p> <p><b>LCA:</b> 14 – Lower Thames Floodplain</p> <p><b>Distance:</b> Site boundary</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> 	<p><b>Value of Views:</b></p> <p><b>Susceptibility to Change:</b></p> <p><b>OVERALL SENSITIVITY:</b></p>	<p><u>During Construction:</u></p> <p><u>On Completion:</u></p>	<p><u>Primary Measures:</u></p> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <p><u>Secondary Measures:</u> None</p>	<p><u>During Construction:</u></p> <p><b>Size/Scale:</b> <b>Geographical Extent:</b> <b>Duration/Reversibility:</b> <b>OVERALL MAGNITUDE:</b></p> <p><u>On Completion:</u></p> <p><b>Size/Scale:</b> <b>Geographical Extent:</b> <b>Duration/Reversibility:</b> <b>OVERALL MAGNITUDE:</b></p>		

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4:  Public Right of Way between Crossness Nature Reserve and Eastern Road	<b>Designation:</b>  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> Site boundary	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view from Public Right of Way and road network. Moderate number of users.  Looking north, across the open grasslands of Crossness Nature Reserve in the middle distance, with the existing RRRF building, and the Thames Water building appearing as dominant built elements on the skyline of this flat open estuarine landscape. The site occupies land between these buildings, filtered from view by bramble shrubs in the foreground on the edge of Crossness Nature Reserve.  Footpath signage, brambles, a grass verge with litter and debris, and a tree on the left of the view feature as foreground elements.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low/medium  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity will be partially seen in the view beyond existing vegetation, as the development is built.  The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, from north north west to north north east in far distance of view. <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack within site, from north north west to north north east in far distance of view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
				<b>On Completion:</b>  New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the far distance of the centre of the view beyond existing vegetation on Crossness Nature Reserve.  The view will be of a new townscape development, similar to the existing RRRF building, and Thames Water building adjacent to the site, and in keeping with the townscape context of an industrial area. The new development will provide variation in scale and form in the composition of the view, with a new larger development between the existing buildings, and give more enclosure to this view.			Adverse	Minor (not significant)

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5: <b>Public Right of Way off Picardy Manorway</b>	<b>Designation:</b> LCA: 14 – Lower Thames Floodplain  <b>Distance:</b> Site boundary	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view looking up Norman Rd towards the site and existing RRRF building adjacent to the site. Low number of pedestrians and cyclists, moderate number of road users.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity will be seen in the middle to far distance beside the existing RRRF building beyond existing fencing, as the development is built.  The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate/Slight <b>Geographical Extent:</b> Activity within site, seen within the far distance to the north <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE/SLIGHT  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack to the north in the far distance of the view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
		Looking north, the area of the site to the west of Norman Rd is seen with existing warehouse buildings, fencing, signage, and storage containers. To the centre of the view the access to the REP site is seen, alongside the RRRF building which is partially screened by trees.  Coloured lorries; highway signage, fencing are prominent elements in the foreground and middle distance on and around the large tarmac areas of the road, footway, and cycleway.  The site is visible in this view beyond existing buildings, fencing, and streetlights.	<b>On Completion:</b>  New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the far distance of the centre of the view beyond fencing, and existing buildings to the west of Norman Rd.  The view will be of a new townscape development, similar to the existing RRRF building, adjacent to the site, and in keeping with the townscape context of an industrial area. The new development will provide variation in scale and form in the composition, with more enclosure to this view, from a new larger development on the skyline.	Adverse			Minor (not significant)	

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<p><b>6:</b> <b>Public Right of Way at South Mere, west of Erith Marshes</b></p>	<p><b>Designation:</b> Open Space Network; Green Chain Walk long distance route</p> <p><b>LCA:</b> 14 – Lower Thames Floodplain</p> <p><b>Distance:</b> 1.6km west of REP site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Wide open view, partially filtered by vegetation in the middle and far distance, across public open space at South Mere / Erith Marshes on Green Chain Walk long distance route. Moderate number of pedestrians and cyclists.</p> <p>Looking east across grass fields, low timber fencing, expansive fields, and tarmac footway appear in foreground, with wide horizontal belts of trees in middle distance, and upper parts and chimneys of the Thames Valley building, and RRRF building, appearing as prominent features on the skyline.</p> <p>Wind turbines also prominent vertical elements in the middle and far distance.</p> <p>The ground of the site is not visible in this view due to intervening vegetation and the low-lying landform.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity will be seen in the far distance between the existing Thames Valley and RRRF buildings beyond existing vegetation, as the development is built. These elements will be in the context of this mixed urban fringe area, with public open space and industrial landuses appearing in close proximity.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.</p> <p><b>On Completion:</b></p> <p>New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the far distance of the centre left of the view beyond belts of vegetation, and between the existing RRRF and Thames Valley buildings.</p> <p>The view will be of a new townscape development, similar to the existing RRRF and Thames Valley buildings, adjacent to the site, and in keeping with the townscape context of a mixed area, with industrial areas visible on the skyline. The new development will provide variation in scale and form in the composition, with more enclosure to this view, from a new larger development on the skyline.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen within the distant view to the east <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack to the east in the distant of the view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Moderate</b></p>
							<p>Adverse</p>	<p><b>Moderate</b></p>

**Terminology for Visual Effect:**

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, Many
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility:	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:	Significant, Moderately Significant, Not Significant

**Abbreviations:**

LCA:	County/District Landscape Character Area
AONB:	Area of Outstanding Natural Beauty
AGLV:	Area of Great Landscape Value
PROW:	Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
7: <b>Edge of Crossness Conservation Area (requested by PINS)</b>	<p><b>Designation:</b> Crossness Conservation Area, Thames Path National Trail, National Cycle Network Route 1 – Garden of England</p> <p><b>LCA:</b> 14 – Lower Thames Floodplain</p> <p><b>Distance:</b> 1km to the west of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view looking along the unbound hoggin surfaced Thames Path east towards site. Moderate numbers of pedestrians and cyclists.</p> <p>Looking east, pruned shrubs in a mown grass verge appear in the right foreground of the view, with the concrete wall and river Thames beyond on the left. The brick built Pump House features on the centre right of the middle distance, seen as part of a group of industrial buildings, including the RRRF, and Thames Water buildings behind. These industrial buildings are seen with their lower levels partially filtered by trees in the middle distance. Multiple stacks are seen prominently on the skyline as part of a wider urban developed horizontal band on the far distant riverside skyline. Pallisade fencing also appears on the right of the view separating the Thames Path from the adjacent open land.</p> <p>The ground of the site is not visible in this view due to intervening development, vegetation and the low-lying landform.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity will be seen in the far distance between the existing Thames Valley and RRRF buildings beyond existing vegetation, as the development is built. These elements will be in the context of this mixed urban fringe area, and filtered by intervening vegetation and buildings.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint, due to the screening of fencing and vegetation, so there will be no visual impacts of this construction work.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen within the distant view to the east <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack to the east in the distant of the view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	<b>Moderate</b>
				<p><b>On Completion:</b></p> <p>New buildings on the site, of up to 65m height, and the stack 113m AOD, will appear in the far distance of the centre left of the view beyond vegetation, and as a new large scale industrial building and stack as part of the existing group of industrial buildings and stacks, including the existing RRRF and Thames Valley buildings.</p> <p>The view will be of a new townscape development, similar to the existing RRRF and Thames Valley buildings, and in keeping with the townscape context of a mixed area, with industrial areas visible on the skyline. The new development will provide variation in scale and form of the composition, with a new landmark stack in with the group of existing stacks. The landuse character, form, scale, and appearance of the REP is likely to be continuous with the similar group of industrial buildings and stacks featuring in this riverside view, from the Victorian Pump House to the more recent industrial and public health engineering buildings.</p>			Adverse	<b>Moderate</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: 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: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
8: Lesnes Abbey	<p><b>Designation:</b> Scheduled Ancient Monument (Lesnes Abbey) and Ruins of Lesnes Abbey (Grade II Listed Building) approximately 60m to the east of viewpoint Public Open Space network. National Trail</p> <p><b>LCA:</b> 19 – South London Pebbly Sands</p> <p><b>Distance:</b> 2.3km to the south west of the REP site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from Green Chain long distance route through public open space near to Lesnes Abbey Ancient Monument. Moderate number of walkers, visitors, and cyclists.</p> <p>Looking north east across open space at Lesnes Abbey. Path and sloping lawns visible in foreground leading into areas of trees in the middle distance. Blocks of flats and residential areas are visible on the left hand side of view screened by trees, beyond the grass areas. Trees on rising grass slopes appear to the right of view.</p> <p>Site is barely visible in far distance, on skyline adjacent to existing RRRF building, whose chimney and upper roofline is visible on skyline in the centre of the view. Wind turbines also feature as small elements on skyline</p>	<p><b>Value of Views:</b> Medium/High</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity within the site, will be seen in the distant view adjacent to the RRRF building and chimney as part of the developed skyline. Cranes on the skyline will be seen as a small part of the wider view.</p> <p>There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen as a small part of the distant view to the east <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT/MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack to the north east in a small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>Looking north-east, the top section of the taller buildings, and most of the stack within the site will be seen, above the existing substantial tree belts dominating the view, and as part of the developed urban area beyond.</p> <p>The development adds additional large scale industrial features to the view, in the existing context of a built skyline. The lower sections of the proposed REP buildings will be partially screened and filtered by tree cover, more significantly in summer.</p>			Adverse	Moderate

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: 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: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
9: <b>Halt Robin Road at north western corner of Franks Park, near to Wood Side School</b>	<b>Designation:</b> Green Chain Walk long distance route, Open Space Network  <b>LCA:</b> 19 – South London Pebbly Sands  <b>Distance:</b> 1.8km to the south of the REP site.	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Oblique and glimpsed view from waymarked long distance footpath - Green Chain Walk, and road network. Moderate number of walkers and cyclists.  Looking north, a large black double security gate dominates the foreground, with trees roofs, and built form visible in the middle and far distance. Chimneys and wind turbines are visible across the skyline.  The ground of the site is not visible, but the proposed new REP buildings and stack would be visible as another industrial building adjacent to the existing RRRF building and chimney, which is visible as one part of the distant view.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity within the site, will be seen in the distant view adjacent to the RRRF building and chimney as part of the developed skyline. Cranes on the skyline will be seen as a small part of the wider view.  There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen as a small part of the distant view to the north <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT/MODERATE  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Buildings and stack to the north is a small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
				<b>On Completion:</b>  Looking north, the top section of the taller buildings, and most of the stack within the site will be seen, above the existing development, and as part of the built skyline.  The development adds additional large scale industrial features to the view, in the existing context of a built skyline. The lower sections of the proposed REP buildings will be partially screened and filtered by the existing urban development.			Adverse	Minor (not significant)

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: 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: Significant, Moderately Significant, Not Significant

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
10 (10-1 on photosheet):  Ferry Lane, between Frog Island and Jetty	<b>Designation:</b> London Loop long distance route, National Cycle Network Route 13  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> 1.6km to the west of the REP site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view west view from long distance route, and cycle network near public seating . Moderate number of walkers, cyclists and road users.  Looking west, the concrete river wall appears in the foreground with the dominant horizontal band of the River Thames comprising the middle distance, and the thin band of developed south bank of the Thames appearing on the skyline in the far distance.	<b>Value of Views:</b> Medium  <b>Susceptibility to Change:</b> Low/Medium  <b>OVERALL SENSITIVITY:</b> MEDIUM	<b>During Construction:</b>  Cranes and construction activity within the site, will be seen on the developed skyline to the right of the existing RRRF building. These will feature temporarily as new interesting elements on the far bank, in these open panoramic river views, amongst the wider industrial character of this area.  There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen as part of the distant view to the west <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Moderate
		The RRRF building, and nearby wind turbine are prominent elements on this industrial character skyline with other further away stacks also visible to the right in the far distance.  The ground of the site is just visible as a small part of the distant view, in the context of an urban skyline	<b>On Completion:</b>  Looking west, the proposed new buildings, ancillary structures, and stack will be seen to the right of the RRRF building on the far bank in these open river views. These will feature as interesting new industrial elements in this large scale, expansive, industrial setting, and as one part of the urban developed skyline.  The stack will appear as a new vertical element on the skyline amongst many other industrial vertical elements such as stacks and wind turbines.	<b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Stack and building will be one part of the distant view to the west. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE			Adverse	Moderate

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
11:  Public Right of Way, west of Horse Shoe Corner	<b>Designation:</b>  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> 2.5km to the north-west of the REP site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view south east from public right of way. Moderate number of walkers, cyclists and road users.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity within the site, will be seen on the developed skyline between the existing RRRF building, and Thames Water building. These will feature temporarily as new interesting elements on the far bank, in these open panoramic river views, amongst the wider industrial character of this area.  There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Activity within site, seen as part of the distant view to the south east <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE  <b>On Completion:</b>  <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Stack and building will be one part of the distant view to the south east. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
		Looking south east, the grass banks of the River Thames appear in the foreground with the dominant horizontal band of the River Thames comprising the middle distance, and the thin band of developed south bank of the Thames appearing on the skyline in the far distance.  The RRRF building, Thames Water building, and other industrial buildings and stacks are prominent elements on this industrial character skyline with vegetation and residential areas also visible on the right hand side of the far distance.  The ground of the site is just visible as a small part of the distant view, in the context of an urban skyline	<b>On Completion:</b>  Looking south east, the proposed new buildings, ancillary structures, and stack will be seen in between the RRRF building, and Thames Water building on the far bank in these open river views. These will feature as interesting new industrial elements in this large scale, expansive, industrial setting, as a new landmark, potentially well set amongst the group of other industrial buildings, and as one part of the urban developed skyline.  The stack will appear as a new vertical element on the skyline amongst many other industrial vertical elements such as stacks, wind turbines, and other marine structures.	Adverse			Minor (not significant)	

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
12:  Thameside Walk / Thames Path National Trail, northwest of Thamesmere Leisure Centre	<b>Designation:</b> Thames Path National Trail, National Cycle Network Route 1 – Garden of England  <b>LCA:</b> 14 – Lower Thames Floodplain  <b>Distance:</b> 2.9km to the west of the REP site at the nearest point	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Oblique and glimpsed view from Thames Path, and National Cycle Network. Moderate numbers of walkers, cyclists.  Looking east, the block paved Thames path is prominent in the foreground and middle distance, running along the lower slopes of a vegetated bank rising to the south. Metal painted storage building features to the right of the view with open views to the River Thames to the left, above metal pedestrian guard railings.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity within the site, are unlikely to be seen from this distance. Occasional high cranes may be seen on the skyline as a very small part of the wider view.  There is no intervisibility between the construction work for the Electrical Connection Routes and this Viewpoint so there will be no visual impacts of this construction work.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Activity within site, seen as a very small part of the distant view to the east <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT	Adverse	Minor (not significant)
		The site is not visible, due to topography and vegetation, and distance. The proposed stack may be visible from these long distance routes as a small industrial element as one part of the distant view, in the context of an urban skyline with other vertical elements such as lighting columns, and turbines.		<b>On Completion:</b>  Looking east, the top section of the stack within the site may be seen from some sections of the cycle network, and road network above existing urban and industrial development, and as a very small part of the built skyline.		<b>On Completion:</b>  <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Stack to the east is a very small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT	Adverse	Minor (not significant)

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: 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: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
13:  Roundabout at junction of A202, A2016, Walnut Tree Road and Bexley Road	<p><b>Designation:</b> Road network access to the Thames Path National Trail, National Cycle Network Route 1 – Garden of England, and the Green Chain Walk long distance route</p> <p><b>LCA:</b> 14 – Lower Thames Floodplain,</p> <p><b>Distance:</b> 2.9km to the south east of the REP site at the nearest point</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Oblique and glimpsed view from road network. Moderate number of walkers, cyclists and road users.</p> <p>Looking north west, the pavement, road, streetlights, fences, and vegetation feature in the foreground, with a brick building appearing in the right of the view. 2 storey development on Walnut Tree Rd is prominent in the middle distance.</p> <p>The ground of the site is not visible, but the proposed stack may be visible as a small industrial element as one part of the distant view, in the context of an urban skyline</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity within the site, are unlikely to be seen from this distance. Occasional high cranes may be seen on the skyline as a very small part of the wider view.</p> <p>The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.</p> <p><b>On Completion:</b></p> <p>Looking north west, the top section of the stack within the site may be seen, above the existing development, and as a very small part of the built skyline.</p> <p>The development adds additional large scale industrial features to the view, in the existing context of a built skyline. Most, if not all, of the proposed REP buildings and stack will be screened by the existing urban development.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>Tree protection fencing to retained trees;</li> <li>Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Activity within site, seen as a very small part of the distant view to the north west <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Stack to the north west is a very small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT</p>	Adverse	Minor (not significant)
				Adverse	Minor (not significant)			

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 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
14: Barnes Clay	<p><b>Designation:</b> National Cycle Network Route 1</p> <p><b>LCA:</b> 20 – River Cray Valley</p> <p><b>Distance:</b> 6km to the south-east of the REP site at the nearest point</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Oblique and glimpsed view from road network, and National Cycle Network. Low numbers of walkers, cyclists and many road users.</p> <p>Looking north west, the pavement, road, security fence, and vegetation appear in the foreground, with a large industrial unit appearing in the centre of the view in the middle distance. View is limited due to rising ground of surrounding land areas.</p> <p>The ground of the site is not visible, and is hidden behind industrial building, but the proposed stack may be visible from the cycle network as a small industrial element as one part of the distant view, in the context of an urban skyline.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity within the site, are unlikely to be seen from this distance. Occasional high cranes may be seen on the skyline as a very small part of the wider view.</p> <p>The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.</p> <p><b>On Completion:</b></p> <p>Looking north west, the top section of the stack within the site may be seen from some sections of the cycle network, and road network above existing urban and industrial development, and as a very small part of the built skyline.</p> <p>From this viewpoint, it is likely that the REP site will be entirely hidden behind the industrial building.</p>	<p><b>Primary Measures:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <p><b>Secondary Measures:</b> None</p>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Activity within site, seen as a very small part of the distant view to the north west <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Stack to the north west is a very small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p> <p>Adverse</p>	<p>Minor (not significant)</p> <p>Minor (not significant)</p>

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Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
15: Bridleway west of Littlebrook Nature Park	<b>Designation:</b> Public Open Space Network  <b>LCA:</b> Dartford – Thames Gateway:Western Thames Marshes  <b>Distance:</b> 7km to the south-east of the REP site at the nearest point	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Glimpsed view from road network near Littlebrook Nature Park. Many road users and a moderate number of pedestrians.  Looking north west, foreground is dominated by tarmac of road network, and overhead electricity cables, with street light columns, and varying vertical signage posts. Tree belts, and hedgerows form dominant horizontal elements in the middle distance, giving a semi enclosed character to the view.  The ground of the site is not visible, and is hidden behind existing trees, but the proposed stack may be visible as a small new industrial element featuring in the distance above the tree belts.	<b>Value of Views:</b> Low/Medium  <b>Susceptibility to Change:</b> Low/Medium  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Cranes and construction activity within the site, will be seen in the distance on the skyline, and as a small element of the wider view. Though the middle and far distance of this view does not contain many urban elements, the foreground already contains a lot of urban signage and highway infrastructure which reduces the sensitivity of this viewpoint.  The route of the Electrical Connection works has not been confirmed, but may go near this Viewpoint. Construction activities are expected to involve the construction plant, signage, and traffic management infrastructure involved in digging a trench in the carriageway of the proposed route which will be a very minor and temporary change to the view.  <b>On Completion:</b>  Looking north, the top section of the taller buildings, and most of the stack within the site will be seen, above the existing tree belts, and as part of the skyline.  The development adds additional industrial features to the distant view. The lower sections of the proposed REP buildings will be partially screened and filtered by the existing vegetation.  Though the middle and far distance of this view does not contain many urban elements, the foreground already contains a lot of urban signage and highway infrastructure which reduces the sensitivity of this viewpoint.	<b>Primary Measures:</b> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The REP building is orientated on a north south axis to allow for some visual permeability through the site from Belvedere to the River Thames, and from the Thames Path into, and through, the REP site.</li> <li>• Landscape planting; building materials; massing; roofline; detail; texture; colour; boundary fencing details to be considerate of site context and adjacent landuse, character, and views.</li> <li>• Tree protection fencing to retained trees;</li> <li>• Use of hoardings during construction.</li> </ul> <b>Secondary Measures:</b> None	<b>During Construction:</b>  <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Activity within site, seen as a small part of the distant view to the north west <b>Duration/Reversibility:</b> Medium Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT  <b>On Completion:</b>  <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Buildings and stack to the north is a small part of the distant view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT	Adverse	Minor (not significant)
				Adverse	Minor (not significant)			

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