

Riverside Energy Park

Environmental Statement Technical Appendices

APPENDIX:

E.5

PLANNING INSPECTORATE REFERENCE NUMBER:

EN010093

DOCUMENT REFERENCE:

COMBINED CUMULATIVE VISUAL EFFECTS TABLE

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

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

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint SA-1-West: Thames Path National Trail and National Cycle Network Route 1 travelling westwards, within 1km of REP Overall sensitivity: Medium		0088 - Equivalent Viewpoint 6		
Assessment Period / Change / Level of Significance	Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:	
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0008 (Data Centre)	Tall construction cranes of 'other developments' may be seen in the far distance behind / next to existing buildings, with construction infrastructure of Data Centre being seen in middle distance Slight, neutral, additive
			0029 (Peabody residential)	
			0032 (Peabody residential) Moderate / Major adverse	
			0033 (Peabody residential)	
			0087 (Abbey Wood residential)	
			0088 (Abbey Wood residential) -	
	Level of Significance	Moderate (Significant)	0008 (Data Centre)	Minor (Not significant)
			0029 (Peabody residential)	
			0032 (Peabody residential)	
			0033 (Peabody residential)	
			0087 (Abbey Wood residential)	
			0088 (Abbey Wood residential) -	
On Completion	Magnitude and Nature of Effect	Moderate, beneficial	0008 (Data Centre)	Rooftop of data centre will be seen framed between existing buildings, with other tall residential blocks barely visible in far distance views between existing buildings. Slight, neutral, additive
			0029 (Peabody residential)	
			0032 (Peabody residential)	
			0033 (Peabody residential)	
			0087 (Abbey Wood residential)	
			0088 (Abbey Wood residential) Low,	
	Level of Significance	Moderate (Significant)	0008 (Data Centre)	Minor (Not significant)
			0029 (Peabody residential)	
			0032 (Peabody residential)	
			0033 (Peabody residential)	
			0087 (Abbey Wood residential)	
			0088 (Abbey Wood residential) Minor beneficial	

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP SA-1-East: Thames Path National Trail and National Cycle Network Route 1 travelling eastwards, within 1km of REP Overall sensitivity: Medium				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices)	Construction cranes of 'other developments' will be hidden behind REP, with Data Centre construction infrastructure glimpsed through and above palisade fence on right of view Slight, adverse, additive
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices)	Moderate (Significant)
0008 (Data Centre) Minor (Not Significant)				
0012 (TRE Belvedere Industrial)				
On Completion	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices)	Other developments will be hidden behind REP and the RRRF building, with the Data Centre visible to the right at the start of the sequential view, against the urban skyline. Slight, neutral, additive
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices)	Moderate (Significant)
0008 (Data Centre) Minor (Not Significant)				
0012 (TRE Belvedere Industrial)				

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 1: Public Right of Way southeast of the REP site		0004 – Equivalent VP9		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0098 (Gill Aggregates resi. & hotel)	Tall construction cranes of 'other developments' may be seen in the far distance behind / next to existing buildings, with construction infrastructure of Data Centre being seen in near distance Slight, neutral, additive
			0004 (Countryside residential) Negligible, adverse	
	Level of Significance	Moderate (Significant)	0098 (Gill Aggregates resi. & hotel)	Minor (Not significant)
		0004 (Countryside residential) Minor (Not Significant)		
On Completion	Magnitude and Nature of Effect	Moderate, adverse	0098 (Gill Aareaaates resi. & hotel)	'Other developments' may be seen in the far distance behind / next to existing buildings, with Data Centre being seen to left, in near distance Slight, neutral, additive
			0004 (Countryside residential) Negligible, neutral	
	Level of Significance	Moderate (Significant)	0098 (Gill Aareaaates resi. & hotel)	Minor (Not significant)
		0004 (Countryside residential) Negligible		

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 2. Public Right of Way between Crossness Nature Reserve and Thames Path National Trail Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue))	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre)	Tall construction cranes of 'other developments' may be seen in the far distance, with construction infrastructure of Data Centre being seen in middle distance with other industrial buildings Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre)	Minor (Not significant)
	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre)	Roof top of Data Centre will be seen in right of view against industrial skyline, with TRE and Savills hidden behind. Far distant tall buildings to north of river will be hidden behind vegetation. Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre)	Minor (Not significant)

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations			
REP Viewpoint 3: Public Right of Way in Crossness Nature Reserve Overall sensitivity: Low			
Assessment Period / Change / Level of Significance	Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)
			Tall construction cranes of 'other developments' may be seen in the far distance, with construction infrastructure of Data Centre being seen in middle distance with other industrial buildings
			Slight, adverse, additive
On Completion	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)
			Roof top of Data Centre will be seen in right of view against industrial skyline, with TRE and Savills hidden behind. Far distant tall buildings to north of river will be hidden behind vegetation.
			Slight, adverse, additive

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 4: Public Right of Way between Crossness Nature Reserve and Eastern Road		0004 – Equivalent VP9		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, adverse	Tall construction cranes of 'other developments' may be seen in the far distance, with construction infrastructure of Data Centre being seen in middle distance with other industrial buildings Slight, adverse, additive
	Level of Significance	Minor (Not significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Minor (Not Significant)	Minor (Not significant)
On Completion	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, neutral	Roof top of Data Centre will be seen in right of view against industrial skyline, with TRE and Savills hidden behind. Far distant tall buildings to north of river will be hidden behind vegetation. Slight, adverse, additive
	Level of Significance	Minor (Not significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible	Minor (Not significant)

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 5: Public Right of Way off Picardy Manorway		0004 – Equivalent VP9		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Slight, adverse	0008 (Data Centre)	Tall construction cranes of 'other developments' may be seen in the far distance, with construction infrastructure of Data Centre being seen in near distance with other industrial storage and fencing areas Slight, neutral, additive
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Negligible, adverse	
	Level of Significance	Minor (Not significant)	0008 (Data Centre)	Minor (Not significant)
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Minor (Not Significant)	
Completion	Magnitude and Nature of Effect	Slight, beneficial	0008 (Data Centre)	Data Centre will be seen prominently in near distance, partially hiding REP. TRE and Savills may be visible to right in the context of an industrial skyline. Far distant tall buildings to north of river will be hidden behind REP. Slight, neutral, additive
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Negligible, neutral	
	Level of Significance	Minor (Not significant)	0008 (Data Centre)	Minor (Not significant)
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Negligible	

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 6: Public Right of Way at South Mere, west of Erith Marshes		0004 – Equivalent VP9		
Overall sensitivity: Medium				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, adverse	Tall construction cranes of 'other developments' may be seen in the far distance, with construction infrastructure of Data Centre being seen in middle distance with other industrial buildings Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Minor (Not Significant)	Minor (Not significant)
	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, neutral	Roof top of Data Centre and TRE will be seen in right of view against industrial skyline, with Savills hidden behind. Far distant tall buildings to north of river may be visible in far distance behind vegetation. Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible	Moderate (Significant)
On Completion	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, neutral	Roof top of Data Centre and TRE will be seen in right of view against industrial skyline, with Savills hidden behind. Far distant tall buildings to north of river may be visible in far distance behind vegetation. Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible	Moderate (Significant)
	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible, neutral	Roof top of Data Centre and TRE will be seen in right of view against industrial skyline, with Savills hidden behind. Far distant tall buildings to north of river may be visible in far distance behind vegetation. Slight, adverse, additive
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0004 (Countryside residential) Negligible	Moderate (Significant)

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 7: Edge of Crossness Conservation Area (requested by PINS) Overall sensitivity: Medium				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Construction cranes for 'other developments' likely to be hidden behind REP and intervening vegetation and buildings Negligible
	Level of Significance	Moderate (<i>Significant</i>)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Moderate (<i>Significant</i>)
	Magnitude and Nature of Effect	Moderate, neutral	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Some 'other developments' likely to be hidden behind REP and intervening vegetation and buildings, though Data Centre may be visible in right of view in context of urban skyline Slight, adverse, additive
	Level of Significance	Negligible (not <i>significant</i>)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Minor (Not <i>Significant</i>)
On Completion	Magnitude and Nature of Effect	Moderate, neutral	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Some 'other developments' likely to be hidden behind REP and intervening vegetation and buildings, though Data Centre may be visible in right of view in context of urban skyline Slight, adverse, additive
	Level of Significance	Moderate (<i>Significant</i>)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Moderate (<i>Significant</i>)
	Magnitude and Nature of Effect	Moderate, neutral	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Some 'other developments' likely to be hidden behind REP and intervening vegetation and buildings, though Data Centre may be visible in right of view in context of urban skyline Slight, adverse, additive
	Level of Significance	Negligible (not <i>significant</i>)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial)	Minor (Not <i>Significant</i>)

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 8: Lesnes Abbey Overall sensitivity: Medium		0004 – Equivalent VP9		
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices)	Tall construction cranes of 'other developments' may be seen in the far distance, filtered by intervening vegetation Slight, adverse, additive
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0098 (Gill Aggregates resi. & hotel)	
During Construction	Level of Significance	Moderate (Significant)	0004 (Countryside residential) Negligible, adverse	Moderate (Significant)
			0014 (Savills bus depot, ind. & offices)	
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
On Completion	Magnitude and Nature of Effect	Moderate, neutral	0098 (Gill Aggregates resi. & hotel)	Tops of rooflines of Data Centre, TRE, and Savills developments may be visible, with taller residential towers appearing on urban skyline to the left of view. Slight, adverse, additive
			0014 (Savills bus depot, ind. & offices)	
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
On Completion	Level of Significance	Negligible (not significant)	0004 (Countryside residential) Negligible, neutral	Minor (Not Significant)
			0014 (Savills bus depot, ind. & offices)	
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 9: Halt Robin Road at north western corner of Franks Park, near to Wood Side School		0004 – Equivalent VP9		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance	Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:	
During Construction	Magnitude and Nature of Effect	Moderate, adverse,	0014 (Savills bus depot, ind. & offices)	Tall construction cranes of 'other developments' may be seen in the far distance, filtered by intervening vegetation and buildings, and in context of a mixed industrial townscape
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Negligible, adverse	
	Level of Significance	Minor (Not significant)	0014 (Savills bus depot, ind. & offices)	Minor (Not significant)
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
0098 (Gill Aggregates resi. & hotel)				
0004 (Countryside residential) Minor (Not Significant)				
On Completion	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices)	Tops of rooflines of Data Centre, TRE, and Savills developments may be visible, with taller residential towers appearing on mixed industrial urban skyline in far distance.
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0098 (Gill Aggregates resi. & hotel)	
			0004 (Countryside residential) Negligible, neutral	
	Level of Significance	Minor (Not significant)	0014 (Savills bus depot, ind. & offices)	Minor (Not significant)
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
0098 (Gill Aggregates resi. & hotel)				
0004 (Countryside residential) Negligible				

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations					
REP Viewpoint 10. Ferry Lane, between Frog Island and Jetty		0088 – Equivalent Viewpoint 6 0087 – Closest equivalent Viewpoint 1 Lesnes Abbey			
Overall sensitivity: Medium					
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:	
During Construction	Magnitude and Nature of Effect	Moderate, adverse,	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0029 (Peabody residential) 0032 (Peabody residential) 0033 (Peabody residential) 0087 (Abbey Wood residential) 0088 (Abbey Wood residential) -	Tall construction cranes of 'other developments' may be seen in the far distance, in context of a mixed industrial river frontage townscape Slight, neutral, additive	
	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0029 (Peabody residential) 0032 (Peabody residential) 0033 (Peabody residential) 0087 (Abbey Wood residential) 0088 (Abbey Wood residential) -	Minor (Not significant)	
	Magnitude and Nature of Effect	Moderate, neutral	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0029 (Peabody residential) 0032 (Peabody residential) 0033 (Peabody residential) 0087 (Abbey Wood residential) Medium 0088 (Abbey Wood residential) Low	Tops of rooflines of Data Centre, TRE, and Savills developments will be visible next to RRRF and REP, with taller residential towers appearing on mixed industrial urban skyline in far distance. Slight, neutral, additive	
	Level of Significance	Negligible (Not significant)	0014 (Savills bus depot, ind. & offices) 0008 (Data Centre) 0012 (TRE Belvedere Industrial) 0029 (Peabody residential) 0032 (Peabody residential) 0033 (Peabody residential) 0087 (Abbey Wood residential) Moderate beneficial 0088 (Abbey Wood residential) Minor beneficial	Minor (Not significant)	
	On Completion				

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 11: Public Right of Way, west of Horse Shoe Corner Overall sensitivity: Low		No Equivalent Viewpoints in LVIA/TVIA of 'other developments'		
Assessment Period / Change / Level of Significance	Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:	
During Construction	Magnitude and Nature of Effect	Moderate, adverse	0014 (Savills bus depot, ind. & offices)	Some cranes hidden behind REP, and RRRF buildings, but a few construction cranes of 'other developments' may be seen in the far distance, in context of a mixed industrial river frontage townscape. Slight, neutral, additive
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0060 (Anderson Design residential)	
During Construction	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices)	Minor (Not significant)
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0060 (Anderson Design residential)	
On Completion	Magnitude and Nature of Effect	Moderate, beneficial	0014 (Savills bus depot, ind. & offices)	Data Centre, TRE, and Savills developments will be hidden behind RRRF and REP, and 0060 Anderson Erith Quarry will be far away, and unlikely to be visible. Negligible, neutral, additive
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0060 (Anderson Design residential)	
On Completion	Level of Significance	Moderate (Significant)	0014 (Savills bus depot, ind. & offices)	Minor (Not significant)
			0008 (Data Centre)	
			0012 (TRE Belvedere Industrial)	
			0060 (Anderson Design residential)	

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
REP Viewpoint 12: Thameside Walk / Thames Path National Trail, northwest of Thamesmere Leisure Centre				
Overall sensitivity: Low				
REP not visible from this Viewpoint				
During Construction	Magnitude and Nature of Effect	No Change, -		
On Completion	Level of Significance	No Change		

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 13: Roundabout at junction of A202, A2016, Walnut Tree Road and Bexley Road		REP not visible from this Viewpoint		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	No Change, -	[Empty]	
	Level of Significance	No Change	[Empty]	
On Completion	Magnitude and Nature of Effect	No Change, -	[Empty]	
	Level of Significance	No Change	[Empty]	

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 14: Barnes Clay Overall sensitivity: Low		REP not visible from this Viewpoint		
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	No Change, -		
	Level of Significance	No Change		
On Completion	Magnitude and Nature of Effect	No Change, -		
	Level of Significance	No Change		

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 15: Bridleway west of Littlebrook Nature Park		REP is barely visible on the skyline in winter views between substantial tree planting areas. 'Other developments' are not considered to be sufficiently visible in this view to give rise to additional cumulative effects.		
Overall sensitivity: Low				
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	Negligible, adverse		
	Level of Significance	Negligible (Not significant)		
On Completion	Magnitude and Nature of Effect	Negligible, adverse		
	Level of Significance	Negligible (Not significant)		

REPRESENTATIVE VIEWPOINTS: Refer to Figure 9.1 for the REP Project Viewpoint Locations				
REP Viewpoint 16: Eaglesfield Recreation Ground Overall sensitivity: Medium		REP not visible from this Viewpoint		
Assessment Period / Change / Level of Significance		Summary of Visual Effects from the REP TVIA	Summary of Visual Effects of 'other developments' that may be seen in view. (Available LVIA/TVIA data in blue)	Combined Cumulative Visual Effect:
During Construction	Magnitude and Nature of Effect	No Change, -		
	Level of Significance	No Change		
On Completion	Magnitude and Nature of Effect	No Change, -		
	Level of Significance	No Change		