

**Figure A10.12.10a: Context - Stoke Road west of Lyddington**



**Description of the existing view**

A rural view across the Welland Valley. Corby lies hidden behind the woodland on the edge of the plateau which forms the skyline. Taller structures in Corby break the skyline, such as the ABI Mauri mill building, the two stacks of the existing power station, Rockingham Speedway and the Roquette and RS Components factories.

**Predicted change to the view**

The view from the road is glimpsed and probably obscured in summer but there are similar glimpsed views from the London Rd (A6003) and local footpaths. The stacks and upper part of the building will be visible beyond the wooded edge to the plateau, breaking the skyline. It will be viewed at distance and in association with existing structures which break the skyline, drawing further attention to Corby's location in the landscape. The stacks will be considerably narrower than the existing stacks and so will be far less noticeable.

**Value of view:** Medium

**Receptor sensitivity:** Medium

**Susceptibility of the view to the proposed development:** Medium

**Magnitude of change:** Low, although in reality the magnitude of change will be negligible resulting in a Negligible adverse impact.

**Visual impact:** Minor adverse



**Viewpoint 10**

**Direction of view:** South southeast

**Distance to the stack:** 7.73 km

**Elevation:** 131 m AOD

**Grid reference:** SP 86371 97095

**Image taken:** 28.01.19

Figure A10.12.10b: Panoramic



Figure A10.12.11a: Context - Gretton Road south of Lyddington



**Description of the existing view**

Tree cover and buildings prevent open views across the valley from within the village. It is only on heading south out of the village that the views across the Welland Valley towards the Site are possible.

**Predicted change to the view**

The stacks and upper part of the building will be visible beyond the wooded edge to the plateau, breaking the skyline. It will be viewed at distance and in association with existing structures which break the skyline, drawing further attention to Corby's location in the landscape. The stacks will be considerably narrower than the existing stacks and so will be far less noticeable.

**Value of view:** Medium

**Receptor sensitivity:** Medium

**Susceptibility of the view to the proposed development:** Medium

**Magnitude of change:** Low

**Visual impact:** Minor adverse, although in reality the magnitude of change will be negligible resulting in a Negligible adverse impact.

**Viewpoint 11**

**Direction of view:** South southeast

**Distance to the stack:** 6.15 km

**Elevation:** 62 m AOD

**Grid reference:** SP 87822 96189

**Image taken:** 28.01.19

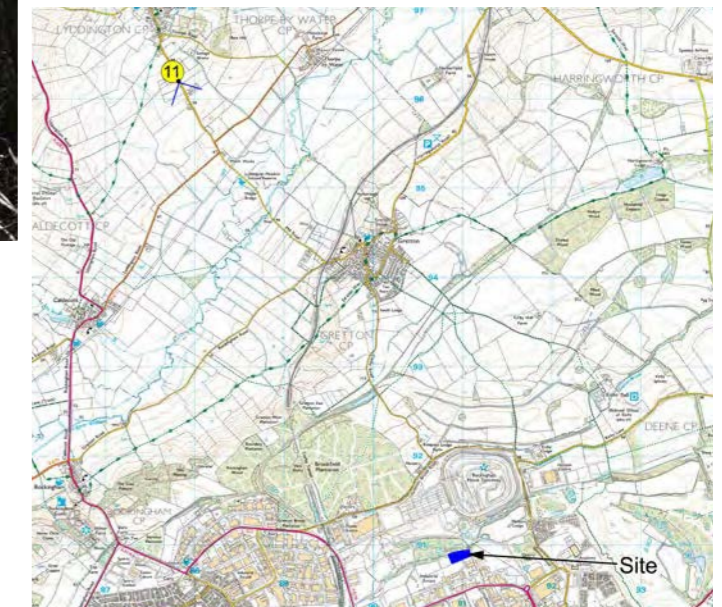


Figure A10.12.11b: Panoramic



Figure A10.12.12a: Context - The Corby Road between Gretton and Gretton Road



The facility will be screened by the trees

**Description of the existing view**

A rural view close to the southeast close to the edge of Gretton village. This view has been chosen to illustrate the typical view from the edge of the plateau and the environs of the village.

**Predicted change to the view**

The majority of the proposed development will be screened by the intervening woodland and only the upper part of the stacks will be just visible above the tree line, and mainly in winter.

**Value of view:** Medium

**Receptor sensitivity:** Medium

**Susceptibility of the view to the proposed development:** Medium

**Magnitude of change:** Low

**Visual impact:** Minor adverse

**Viewpoint 12**

**Direction of view:** South southeast

**Distance to the stack:** 2.71 km

**Elevation:** 114 m AOD

**Grid reference:** SP 90046 93408

**Image taken:** 05.01.19

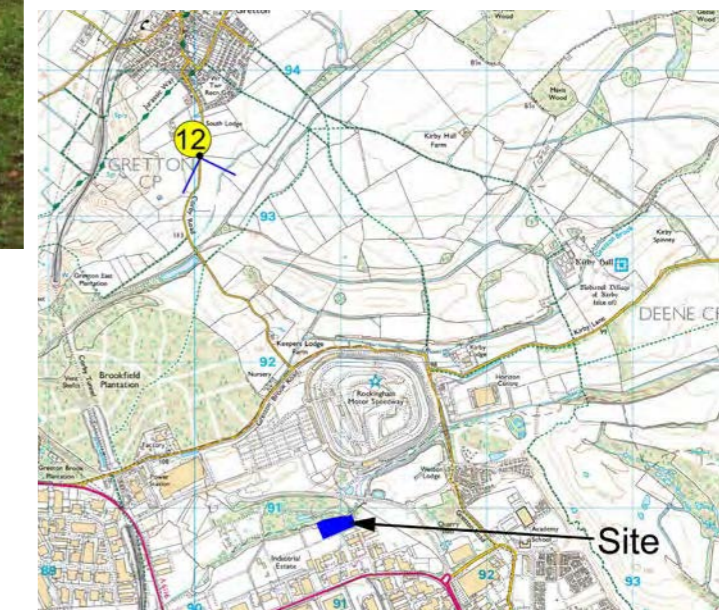


Figure A10.12.12b: Panoramic



Figure A10.12.13a: Context - The Corby Road between Gretton and Gretton Road

The upper part of the facility will be visible on the skyline



**Description of the existing view**

On rounding a bend the view opens up towards the stadium and an industrial area to the right, which affords a long view towards the Site.

**Predicted change to the view**

The upper part of the building and stacks will be visible to the right of the stadium, beyond the industrial area and woodland which forms the backdrop. The industrial land is currently used for low level storage. The Proposed Development will only be visible for a short section of the road as it rounds the bend before dropping into a dip.

**Value of view:** Low

**Receptor sensitivity:** Low

**Susceptibility of the view to the proposed development:** Low

**Magnitude of change:** Medium

**Visual impact:** Minor adverse

A photomontage is available for this view in Appendix 10-B

**Viewpoint 13**

**Direction of view:** South southeast

**Distance to the stack:** 1.78 km

**Elevation:** 114 m AOD

**Grid reference:** SP 90188 92491

**Image taken:** 28.01.19

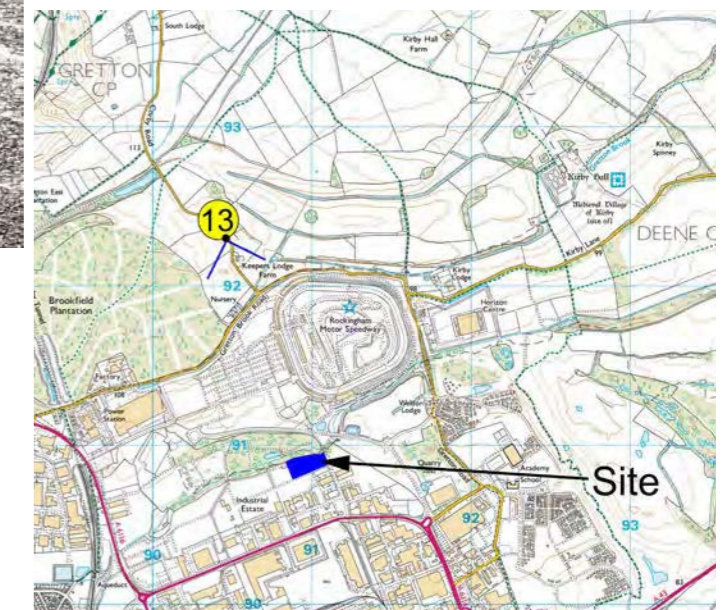


Figure A10.12.13b: Panoramic





Figure A10.12.14a: Context - Kirby Hall

The building and stacks will lie out of site behind the rising ground.



**Description of the existing view**

Kirby Hall is Grade I and a series of views are presented to illustrate the impact on its historical setting and the visual amenity of users. Kirby Hall lies in a dip in the landscape, Corby lies beyond the rising ground which is visible beyond the formal garden. The post breaking the skyline is an electricity post on the entrance drive to the hall.

**Predicted change to the view**

It may just be possible to see the tip of the stacks (less than 5 m of the tip) through the leafless trees in winter from a few upper floor windows, but the stacks will be considerably thinner than the stacks to the existing Corby Power Station.

**Value of the view:** High

**Receptor sensitivity:** High

**Susceptibility of the view to the proposed development:** High

**Magnitude of change:** No change summer, Low in winter

**Visual impact:** No change in summer. Minor adverse/Negligible in winter

A photomontage is available for this view in Appendix 10-B

**Viewpoint 14**

**Direction of view:** South southwest

**Distance to the stack:** 2.53 km

**Elevation:** 91 m AOD

**Grid reference:** SP 92565 92706

**Image taken:** 05.01.19



Figure A10.12.14b & c: Panoramic and view from a window



This panoramic view illustrates the high level of tree cover within the grounds of Kirby Hall, which combined with the rising ground behind, will screen the proposed development from view.

This a view from an upper floor window within the hall. The proposed development will be screened by the rising ground but it may be possible to glimpse the final few meters of one stack in winter when the trees are out of leaf, but it will appear as a thin profile and is likely to be imperceptible seen through the branches of the trees. A photomontage is available for this view in Appendix 10\_B.



Figure A10.12.14d & e: View from the drive in to Kirby Hall



**Figure A10.12.15a: Context - A view from a rural lane as it passes Ferrel's Wood**



The stack will be seen rising above the stadium but the building will be screened by it

Stacks at the Corby Power Station and Mill

**Description of the existing view**

This view is only afforded from a field gateway due to hedge cover flanking the lane but it has been chosen to illustrate the typical view from this side of the countryside. The wooded edge of the plateau is clearly visible, the skyline punctuated by the stands of the RMRC and the twin stacks of the existing power station.

**Predicted change to the view**

The building will be screened by the stadium, but the upper part of the stacks will be seen rising above the stadium. Motor racing has ceased at the stadium and it may be dismantled, in which case a view of the upper section of the proposed building will open up. The stacks will be considerably narrower than the existing stacks and so will be far less noticeable. Kirby Hall lies in a dip below the line of site.

**Value of view:** Medium

**Receptor sensitivity:** Low

**Susceptibility of the view to the proposed development:** Low

**Magnitude of change:** Low

**Visual impact:** Minor adverse

**Viewpoint 15**

**Direction of view:** South southwest

**Distance to the stack:** 4.46 km

**Elevation:** 99 m AOD

**Grid reference:** SP 93744 94220

**Image taken:** 28.01.19



Figure A10.12.16a: Context - A rural footpath just west of the boundary to the registered park and garden Deene Park



**Description of the existing view**

A rural view across pasture to a wooded skyline which is broken by the stands of the RMRC and the twin stacks of the existing power station. It illustrates the relationship of the Site to the parkland.

**Predicted change to the view**

The upper section of the building and the stack will be seen rising above the woodland, but currently seen in the context of the existing stadium. The stacks will be considerably narrower than the existing stacks and so will be far less noticeable.

**Value of view:** Medium

**Receptor sensitivity:** Medium

**Susceptibility of the view to the proposed development:** Medium

**Magnitude of change:** In the context of the stadium, Medium

**Visual impact:** Moderate adverse

A photomontage is available for this view in Appendix 10-B

**Viewpoint 16**

**Direction of view:** Southwest

**Distance to the stack:** 3.16 km

**Elevation:** 94 m AOD

**Grid reference:** SP 93650 92330

**Image taken:** 28.01.19



Figure A10.12.16b: Panoramic



Figure A10.12.17a: Context - A rural footpath from within Deene Park registered Park and Garden



**Description of the existing view**

A rural view over the parkland to a wooded skyline. A stand within the RMRC is visible through a gap in the trees. This view illustrates the potential impact of the proposed development on visual amenity and the setting of the park and garden.

**Predicted change to the view**

The tip of the stack will be just visible, seen rising above the woodland and in the context of the existing stadium.

**Value of view:** High

**Receptor sensitivity:** High

**Susceptibility of the view to the proposed development:** Medium

**Magnitude of change:** Low

**Visual impact:** Moderate adverse, although in reality the magnitude of change will be negligible resulting in a Minor adverse impact.

A photomontage is available for this view in Appendix 10-B

**Viewpoint 17**

**Direction of view:** Southwest

**Distance to the stack:** 3.72 km

**Elevation:** 90 m AOD

**Grid reference:** SP 94415 91979

**Image taken:** 28.01.19



Figure A10.12.17b: Panoramic





Figure A10.12.18a: Context - From the Oundle Road as it crests the high ground above Weldon

The upper part of the facility will be visible behind the Roquette factory



**Description of the existing view**

Views from the high ground to the south of Corby do not have the benefit of screening woodland and so the industrial townscape and new residential areas are clearly visible. This view has been chosen to illustrate the typical views from high ground to the southeast.

**Predicted change to the view**

The upper part of the building and stacks will be visible, set among the existing industry and so will not be particularly noticeable apart from the stacks.

**Value of view:** Low

**Receptor sensitivity:** Low

**Susceptibility of the view to the proposed development:** Low

**Magnitude:** Low

**Visual impact:** Negligible

**Viewpoint 18**

**Direction of view:** Northwest

**Distance to the stack:** 3.4 km

**Elevation:** 105 m AOD

**Grid reference:** SP 93799 89056

**Image taken:** 28.01.19

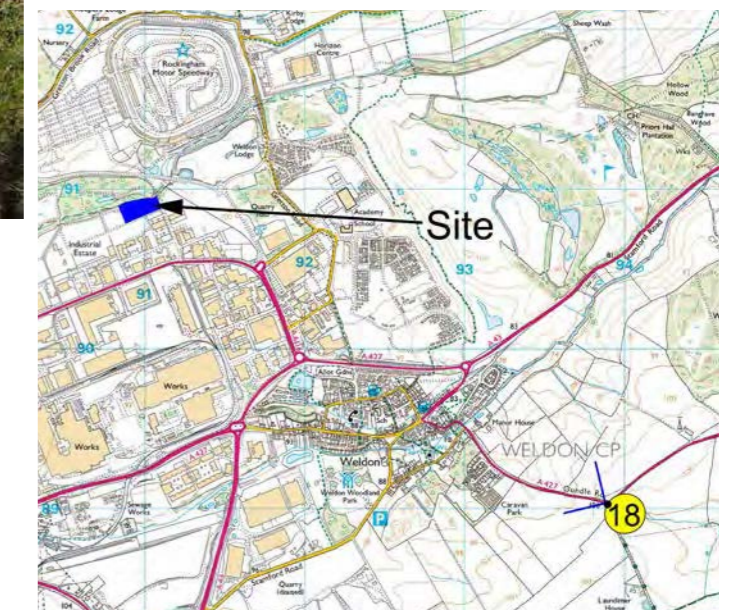


Figure A10.12.18b: Panoramic



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## **APPENDIX 10.2 ACCURATE VISUAL REPRESENTATIONS**



# CORBY ENERGY FROM WASTE

SHELTON ROAD, WILLOWBROOK INDUSTRIAL ESTATE

APPENDIX 10.2

ACCURATE VISUAL REPRESENTATIONS

FEBRUARY 2019

Figure 1: Location of Views montaged

