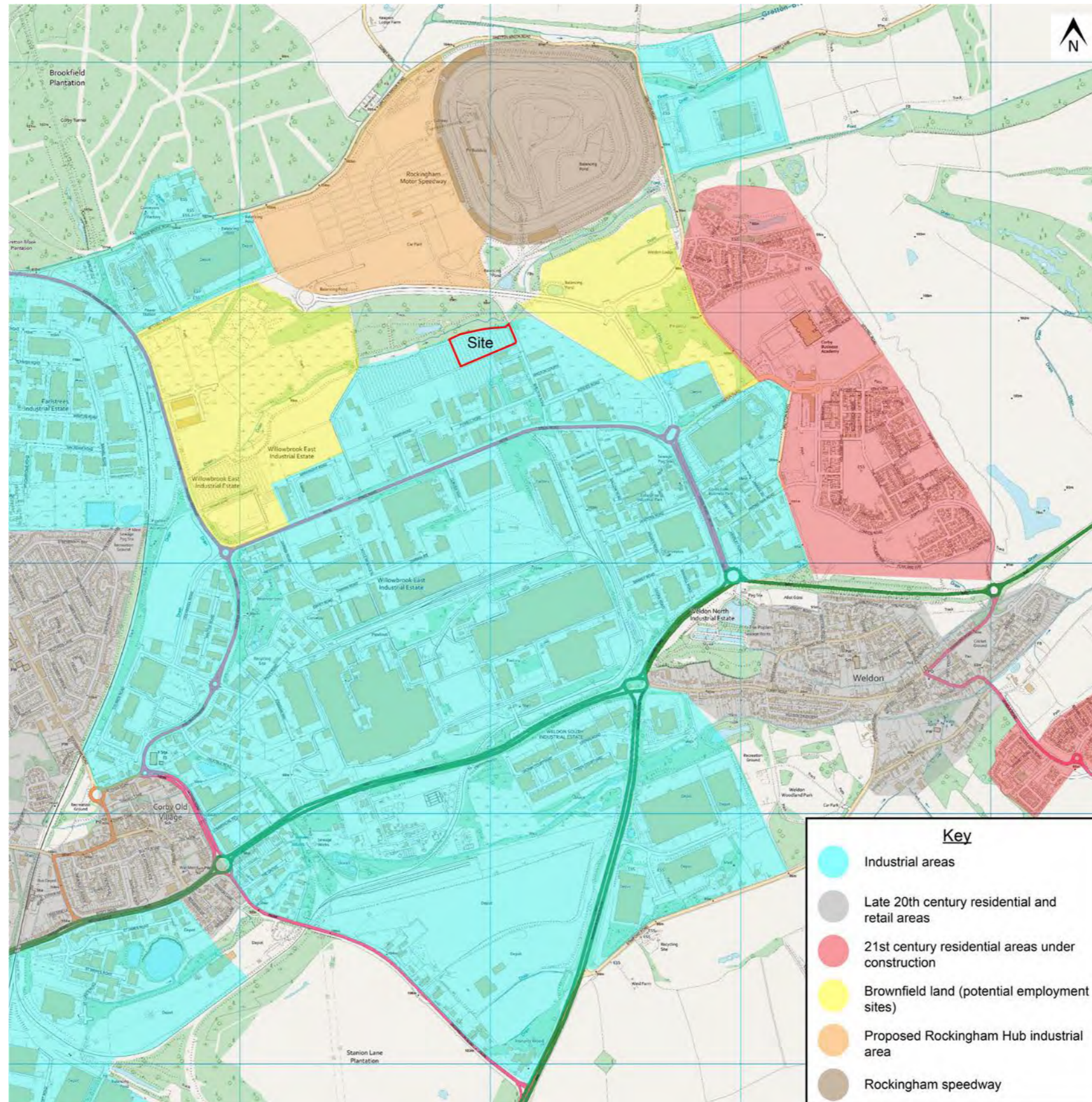
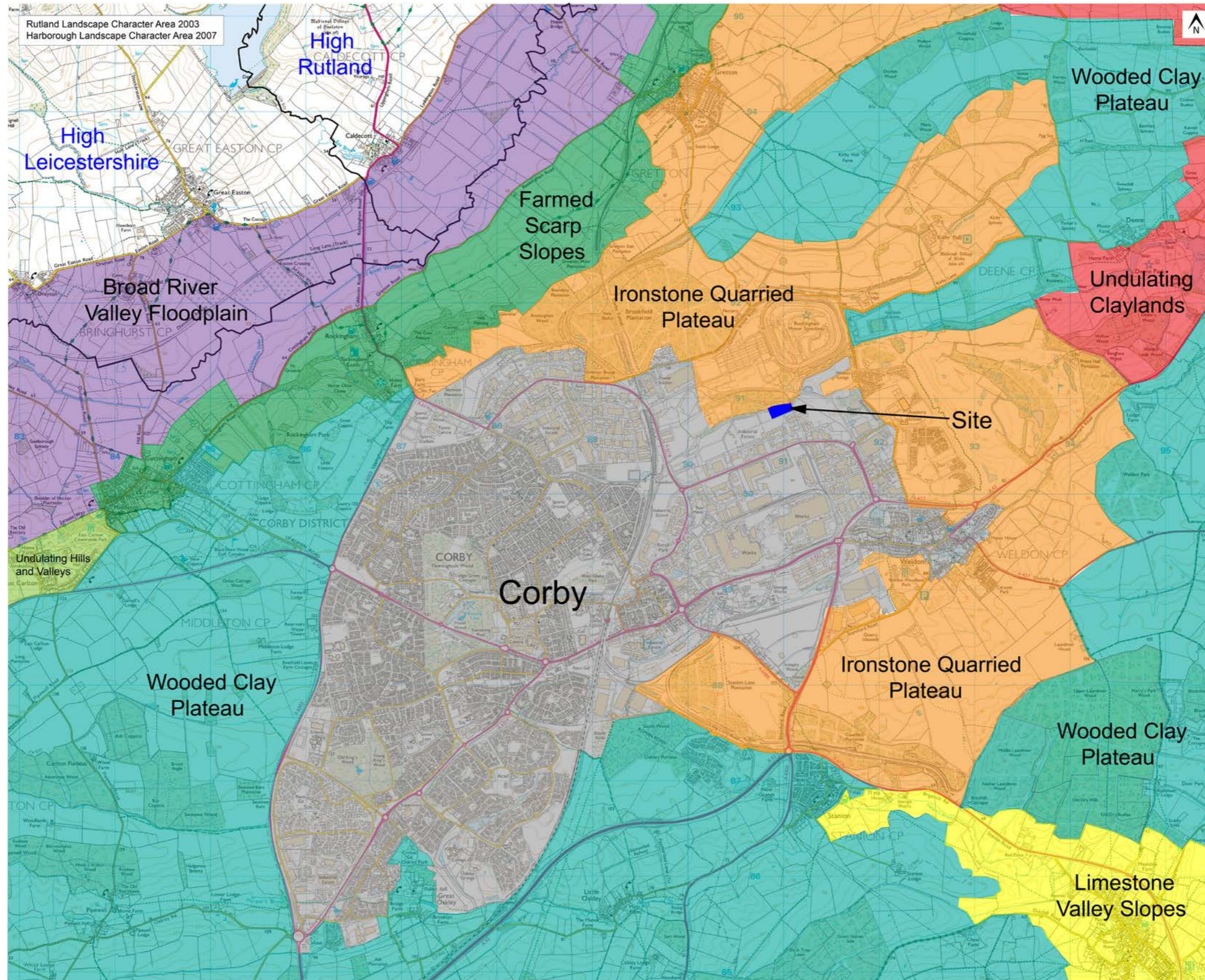


Figure A10.7: Townscape Character Areas



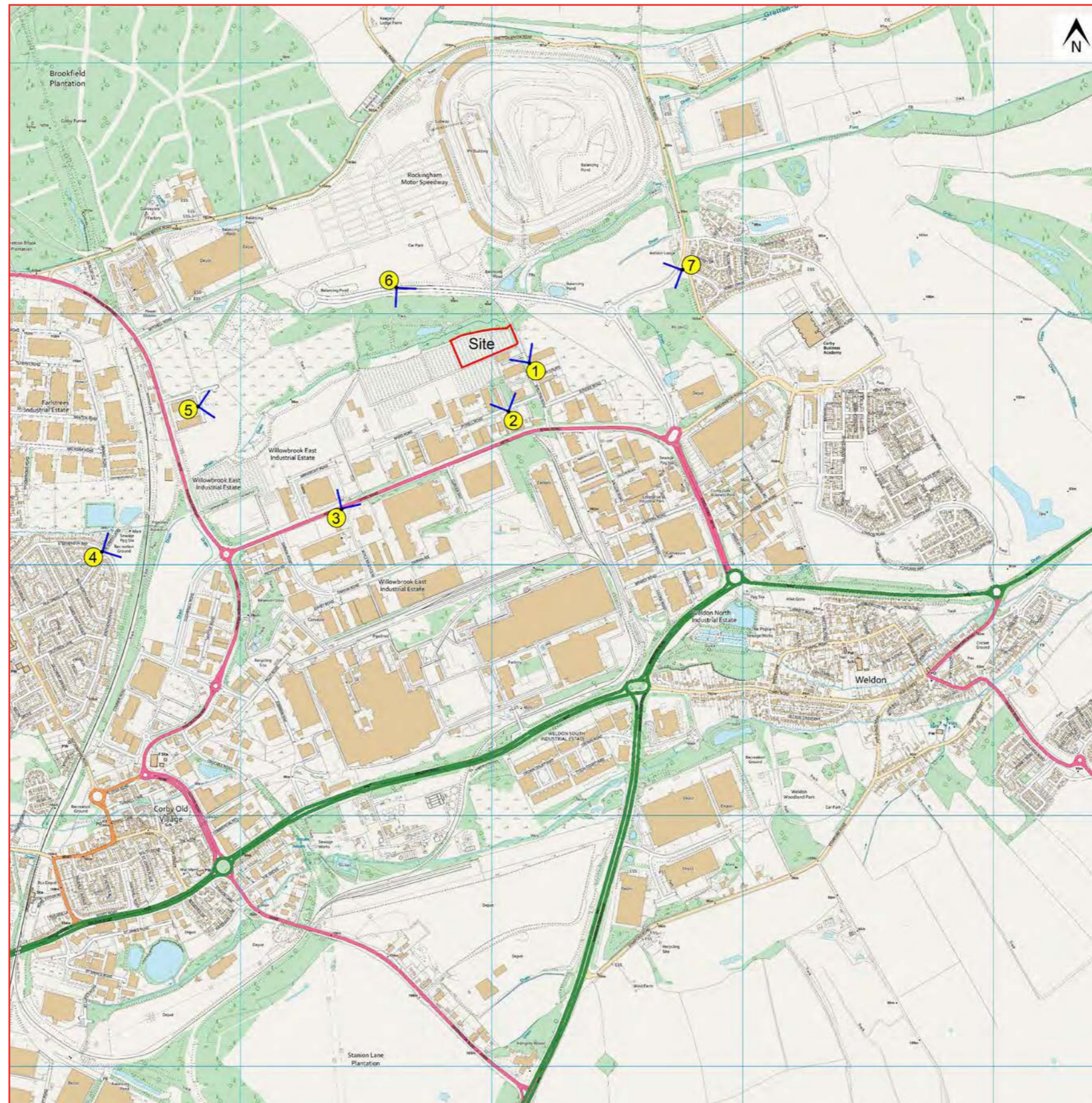
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Figure A10.8: Rural Landscape Character Areas Representative



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Figure A10.9: Townscape Viewpoint Locations



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Figure A10.10.1a: Context - Shelton Road



Description of the existing view

A view towards the Site entrance and perimeter fencing. The line of trees along the east boundary is visible. It is representative of views of the Site from the edge of the industrial estate. It illustrates the limited visibility of the Site and changes to improve the access.

Predicted change to the view

The Proposed Development will be largely screened by the intervening plot and tree cover. A retention lagoon is proposed for this corner of the Site which will have very little visual impact. The only visible building will be the weighbridge cabin at the gate. The trees on the eastern boundary will be retained.

Value of view: Low

Receptor sensitivity: Low

Susceptibility of the view to the development: Low

Magnitude of change: Low

Visual impact: Negligible

Viewpoint 1

Direction of view: Northwest

Distance to the stack: 284 m

Elevation: 106 m AOD

Grid reference: SP 91149 90800

Image taken: 05.01.19



Figure A10.10.2a: Context - From the junction of Pywell Road looking down Pywell Court



Description of the existing view

Illustrating the character of the industrial estate to the south. The Site lies at the head of the road beyond the fringe of birch trees, beyond an area of car storage. This view has been chosen to illustrate the scale and extent of the proposed development.

Predicted change to the view

The proposed facility will be clearly visible, rising up behind the low level units in the foreground but will be seen in the context of an industrial environment. Due to its height and scale it will be slightly out of context with other buildings in the estate.

Value of view: Low

Receptor sensitivity: Low

Susceptibility of the view to the development: Low

Magnitude of change: High

Visual impact: Moderate adverse

A photomontage is available for this in Appendix 10-B

Viewpoint 2

Direction of view: Northwest

Distance to the stack: 293 m

Elevation: 107 m AOD

Grid reference: SP 91065 90614

Image taken: 05.01.19



Figure A10.10.2b: Panoramic



Figure A10.10.3a: Context - Steel Road west of the Site



The facility will be visible behind the trees

Description of the existing view

Steel road is a main road through the estate, lined with industrial units. Tree cover provides an effective screen to the units in summer. A low point in the vegetation affords a view towards the Site. One of the lighting masts within the car storage area is visible.

Predicted change to the view

The Proposed Development will be partially screened by the trees which line the road. In winter it will be possible to make out the upper section of the new building and stacks above the roofline of the existing buildings within the industrial estate.

Value of view: Low

Receptor sensitivity: Low

Susceptibility of the view to the development: Low

Magnitude of change: Medium in winter, Low in summer

Visual impact: Moderate adverse in Winter. Negligible in Summer

Viewpoint 3

Direction of view: Northeast

Distance to the stack: 748 m

Elevation: 106 m AOD

Grid reference: SP 90427 90230

Image taken: 05.01.19

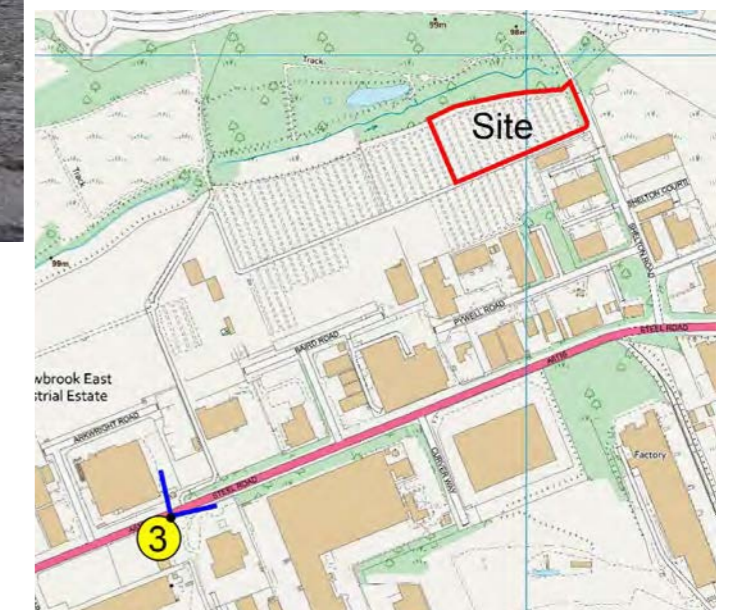


Figure A10.10.3b: Panoramic



Figure A10.10.4a: Context - Stephenson Way at the junction with Pen Green Lane



Description of the existing view

This is an area of public open space on the edge of the closest housing area to the west of the site. An embankment screens the industrial areas beyond. Conifers have also been planted beyond which will provide further screening as they grow. The transmission tower is visually intrusive.

Predicted change to the view

The upper part of the stacks will be just visible, rising above the woodland, but will be at distance and seen beyond and in the context of the transmission line. The existing conifer planting will eventually screen the proposed development from view.

Value of view: Low

Receptor sensitivity: High

Susceptibility of the view to the proposed development: Medium

Magnitude of change: Low

Visual impact: Moderate adverse

A photomontage is available for this in Appendix 10-B

Viewpoint 4

Direction of view: East northeast

Distance to the stack: 1.61 km

Elevation: 110 m AOD

Grid reference: SP 89446 90052

Image taken: 05.01.19

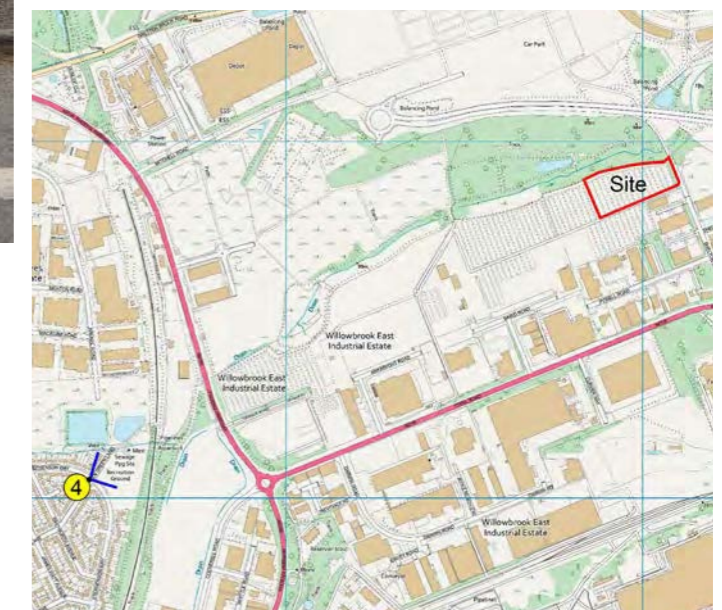


Figure A10.10.4b: Panoramic



Figure A10.10.5a: Context - Industrial estate on Napier Road



Description of the existing view

A view across the brownfield land of the former steelworks across to the vehicle storage areas and the Willow Brook East industrial estate. It is the only clear view across to the site from a public area.

Predicted change to the view

The upper part of the building and stacks will be clearly visible on the skyline but the brownfield land is likely to be redeveloped at some stage in the future which will block views of the facility.

Value of view: Low

Receptor sensitivity: Low

Susceptibility of the view to the proposed development: Low

Magnitude of change: High

Visual impact: Moderate adverse

Viewpoint 5

Direction of view: East northeast

Distance to the stack: 1.05 km

Elevation: 110 m AOD

Grid reference: SP 89832 90623

Image taken: 05.01.19

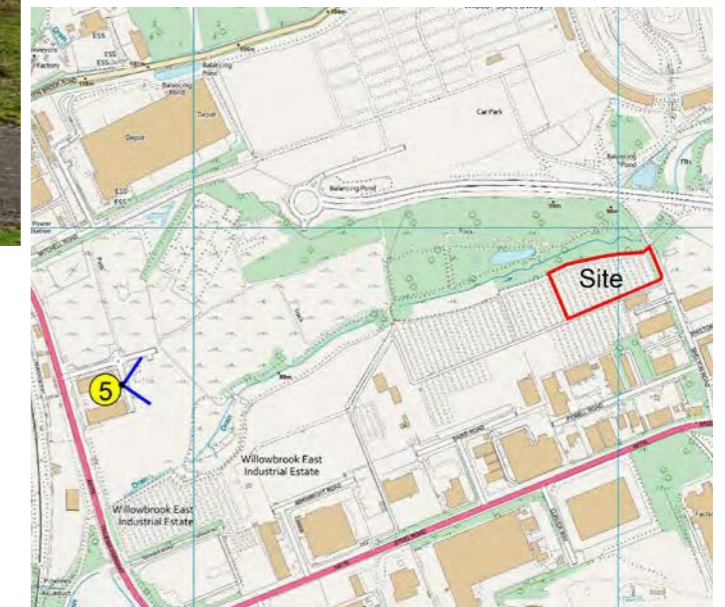


Figure A10.10.5b: Panoramic



Figure A10.10.6a: Context - Northern Orbital Road



The facility will lie behind the trees

Description of the existing view

This view illustrates how the woodland forms a rural setting to the road and screens the Site from view. The foreground view is dominated by the lamp posts and signage associated with the roundabout. The road is not currently open. The Northern Orbital Road built to open up brownfield land for redevelopment. It lies on the opposite side of the woodland which lies on the northside of the Site.

Predicted change to the view

The road hugs the woodland which elevates the line of sight, preventing views of the proposed development. The upper section of the facility will be briefly visible where the woodland is set back from the road as it crosses Gretton Brook.

Value of view: Low

Receptor sensitivity: Low

Susceptibility of the view to the proposed development: Medium

Magnitude of change: Low

Visual impact: Negligible

Viewpoint 6

Direction of view: Southeast

Distance to the stack: 366 m

Elevation: 110 m AOD

Grid reference: SP 90634 91112

Image taken: 05.01.19



Figure A10.10.7a: Context - The edge of the Rockingham Gate Housing development at the Gretton Road junction



Description of the existing view

Priors Hall is a large new residential area east of the Site, the Rockingham Gate section is closest occupies a dip in the land and so does not afford a clear view towards the Site. This road climbs out of the dip and affords a view towards the Site across former brownfield land awaiting redevelopment.

Predicted change to the view

The upper part of the building and stacks will be clearly visible on the skyline, but the brownfield land is likely to be redeveloped at some stage in the future which will block views of the facility as will growth of the avenue of trees.

Value of the view: Low

Receptor sensitivity: Medium

Susceptibility of the view to the proposed development: Medium

Magnitude of change: Medium

Visual impact: Moderate adverse

A photomontage is available for this in Appendix 10-B

Viewpoint 7

Direction of view: West southwest

Distance to the stack: 719 m

Elevation: 105 m AOD

Grid reference: SP 91553 91063

Image taken: 28.01.19



Figure A10.10.7a: Panoramic



Figure A10.10.7b: View from Kestrel Road (close to the junction with the Gretton Road)

The Proposed Development will be screened by the house and trees

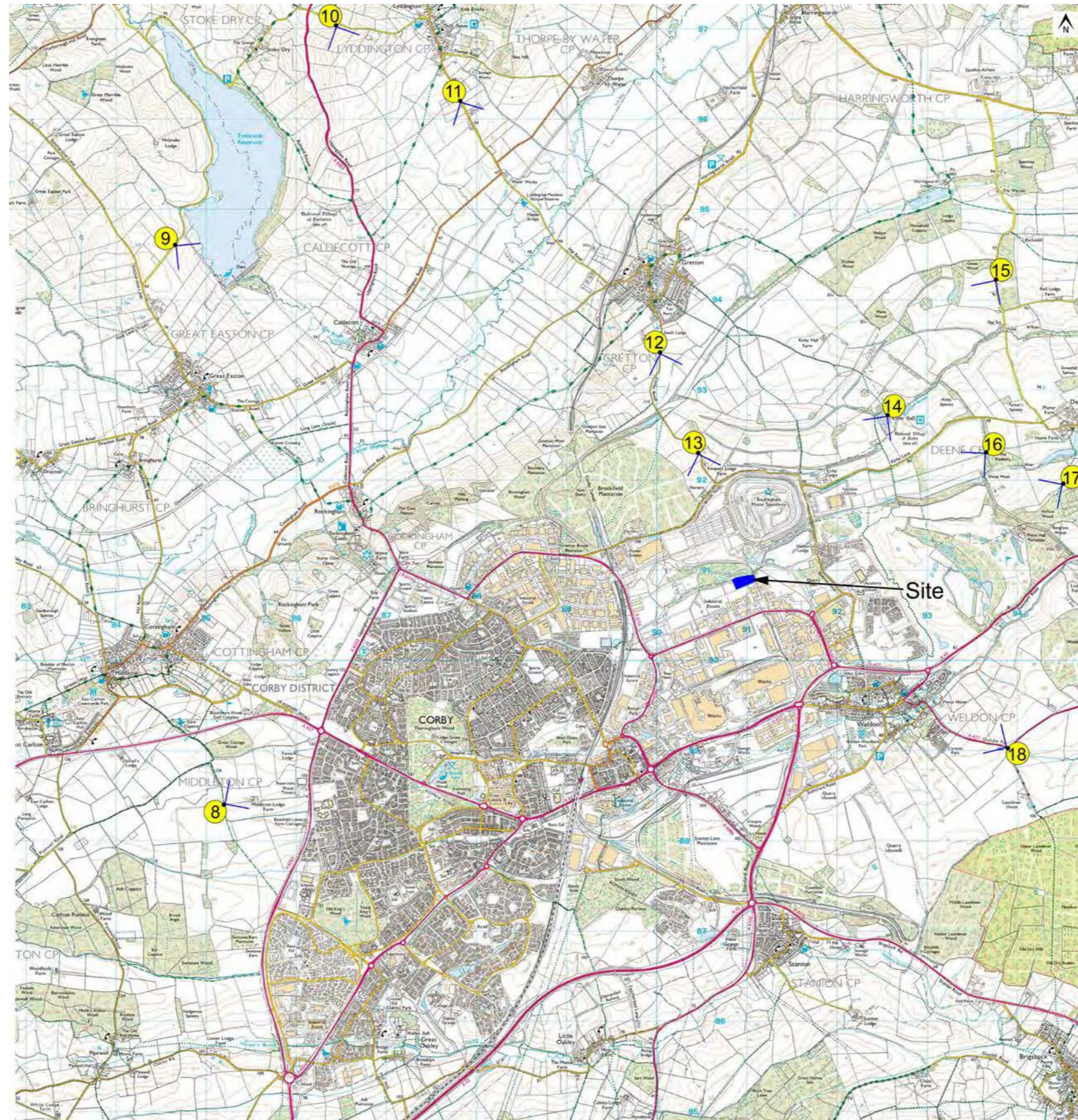


Point where View 7a was photographed

This is the view from the junction of Kestrel Road at the junction with Gretton Road on the edge of the Priors Hall residential development, illustrating how the Proposed development will be screened by the listed building in the foreground (Weldon Lodge,) and the tree cover behind it. This is a more typical view from the edge of the new residential area.



Figure A10.11: Rural Representative Viewpoints



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Figure A10.12.8a: Context - Rural footpath close to the Corby Road (B670) on the west side of Corby

Top of a stack at Corby Power Station

The facility will be below the skyline

Water tower



Description of the existing view

This rural view illustrates the limited visibility from countryside on the west side of the town. Middleton Farm lies in the foreground while the water tower marks the western extent of the urban edge of Corby.

Predicted change to the view

The upper section of the existing Corby Power Station stacks are just visible but the proposed stacks will be 870 m further away from the viewer and so will not break the skyline.

Value of view: Medium

Receptor sensitivity: Medium

Susceptibility of the view to the proposed development: Medium

Magnitude of change: No change

Visual impact: None

Viewpoint 8

Direction of view: Northeast

Distance to the stack: 6.17 km

Elevation: 135 m AOD

Grid reference: SP 85192 88412

Image taken: 05.01.19



Figure A10.12.8b: Panoramic



Figure A10.12.9a: Context - A rural lane leading down to Eyebrook Reservoir



Description of the existing view

A rural view over the Welland Valley from a popular area to enjoy the countryside. It illustrates a typical view from countryside to the north of the Site. The woodland on the edge of the plateau forms the skyline on the far side of the valley but is punctuated by the twin stacks of the existing power station. There are no views from around the shores of the reservoir.

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

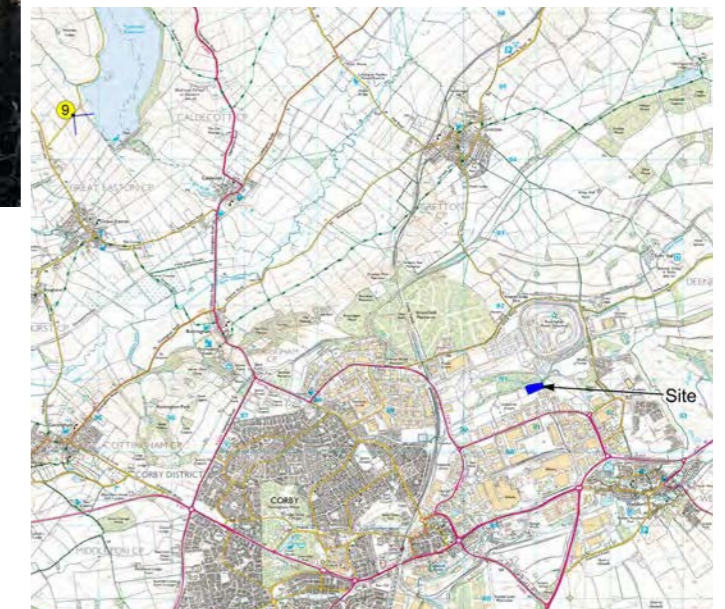
Receptor sensitivity: High

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 9

Direction of view: Southeast

Distance to the stack: 7.29 km

Elevation: 89 m AOD

Grid reference: SP 84614 94566

Image taken: 28.01.19

Figure A10.12.9b: Panoramic

