

10. TOWNSCAPE AND VISUAL AMENITY

10.1 Introduction

This chapter of the ES assesses potential effects on townscape and the visual environment resulting from the Proposed Development at Shelton Road, Corby, located in **Figure 10.1, Appendix 10.1**.

The chapter describes the existing landscape of the Site and its wider surroundings. It describes and explains the design proposals, and it assesses any potential effects on the landscape and visual resource that may occur as a result of its introduction.

The main objectives of this assessment are as follows:

- to identify landscape features/elements associated with the Site, evaluate their sensitivity to change and the magnitude of change, and assess the effects of the proposal on landscape features/ elements;
- to describe the landscape character of the Site and its surroundings, evaluate its sensitivity to change and the magnitude of change, and to assess the effect of the proposal on landscape character including landscape designations;
- to identify potential visual receptors (i.e. people who would be able to see the proposal), evaluate their sensitivity to change and the magnitude of change, and to assess the effect of the proposal on visual amenity; and
- to inform the design of the proposed buildings as part of the iterative design process.

The chapter is supported by the following technical appendices in Volume 2 of the ES:

- **Appendix 10.1:** Figures;
- **Appendix 10.2:** Accurate Verified Representations; and
- **Appendix 10.3:** Detailed Methodology.

10.2 Scope of Assessment

A townscape and visual impact assessment was presented in the 2016 ES and concluded that there would be no significant adverse effects. The Proposed Development is materially different in terms of height, scale and massing and this is likely to increase the extent and magnitude of visibility. The theoretical zone of visibility and study area is wider compared to that of the Consented Development and therefore all aspects of the assessment have been updated.

10.3 Assessment Methodology and Significance Criteria

This assessment of landscape and visual effects has been undertaken with regard to the best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (April 2013) (Ref. 10.1); and
- An Approach to Landscape Character Assessment – Natural England (October 2014) (Ref. 10.2).

Detailed methodology is included in **Appendix 10.3** to this chapter. A chartered landscape architect conducted a field study and photographic survey of the study area on the 5th and 28th January 2019.

10.3.1 Data Collection and Guidance

Existing background Information on the study area was sourced from:

- Ordnance Survey – 1:50,000 and 1:25,000 scale maps;
- Google Earth and Google Street View (online);
- local authority websites to identify relevant policies/allocations and studies; and

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- LIDAR topographical mapping.

10.3.2 Receptors

The desk study and site visit identified receptors in the surrounding area which may be affected by the Proposed Development.

Landscape or townscape receptors are individual elements of the landscape fabric and the area's landscape character that may be affected by the Proposed Development.

Visual receptors are those locations from which it is possible to obtain views of the application site. These views may be partial or full, glimpsed or direct. Impacts on the visual amenity of a particular location may arise where features intrude into or obstruct views, or where there is some other qualitative change to the view.

Views from such receptors are illustrated by photographs taken from key viewpoints (**Appendix 10.1**). Receptors may be private viewpoints, such as views from domestic residences, or public viewpoints like highways, footpaths or other places with public access. For the most sensitive receptors wireframe Accurate Verified Representations (AVR) have been prepared and these are presented in **Appendix 10.2**.

The methodology determines the degree of significance of the effect, the definitions for which are set out in **Appendix 10.3**. For both landscape and visual impacts, the significance of the effects is determined by combining the assessed sensitivity of the receptor with the magnitude of change using

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Table 10.1.

Table 10.1 Matrix for Combining Sensitivity with Magnitude of Change to Determine the Significance Impact

Magnitude of change	Receptor sensitivity		
	High	Medium	Low
High	Major	Major/Moderate	Moderate
Medium	Major/Moderate	Moderate	Minor
Low	Moderate	Minor	Negligible

The weighting that each level of significance should be given in the decision-making process is set out in **Table 10.2**.

Table 10.2 Significance Criteria

Significance	Definition
Major adverse	The Proposed Development will cause substantial degradation of the landscape character/landscape features/existing views. These adverse effects are key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category.
Moderate adverse	The Proposed Development will cause noticeable degradation of the landscape character/elements/existing views. These adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Minor adverse	The Proposed Development will cause small degradation of the landscape character elements/existing views. These adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.
Negligible adverse	The Proposed Development will cause barely perceptible degradation of the landscape character/elements/ existing views.
Neutral	Beneficial effects balance out adverse effects such that there is no overall beneficial or adverse effect
No significance	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

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Significance	Definition
Negligible beneficial	The Proposed Development will cause barely perceptible improvement to the landscape character/elements/existing views.
Minor beneficial	The Proposed Development will cause a small improvement to the landscape character/elements/ existing views.
Moderate beneficial	The Proposed Development will cause noticeable improvement to the landscape character/elements/ existing views.
Major beneficial	The Proposed Development will cause substantial improvement in landscape character/elements/existing views. In making a decision about the proposal this advantageous effect may be considered to compensate to some degree for other, non-landscape, adverse effects.

10.3.3 Determination of the Study Area

Both the landscape and visual study areas have been determined by running a computer model to generate a Theoretical Zone of Visual Influence (TZVI). A model of the proposed development is located in a LIDAR-generated 3D terrain map of the area. The LIDAR survey picks up not just the terrain but the larger buildings and blocks of trees. The software then calculates the areas where it is likely to see various portions of the stack. It is relevant to the assessment whether the stack can be seen alone or together with the tallest part of the building, since this can lead to different perceptions and impacts. Therefore, a separate TZVI has been produced to show where the tallest part of the building will be visible. The two TZVI are presented in **Figure 10.2** and A10.3. The likely extent of visibility of the stack is over 7.5 km and so the study area for both landscape effects and visual effects comprises the area of the TZVI.

The increased height of the stack means that it will be potentially visible from rural areas beyond the urban area of Corby, compared with the consented scheme. Such areas include the high ground on the north side of the Welland Valley and from land to the east of the urban edge of Corby.

10.3.4 Photography and Imaging

Photographs illustrating views from each viewpoint were taken using a Sony Alpha 7 full frame sensor camera which has the ability to take panoramic images, used to show the Site in its wider context. Single frame photographs taken with a fixed 50 mm lens are also presented for each view. AVRs have been produced for some views and these are presented in **Appendix 10.2**; if the pages are printed at A3 and held between 400 and 500 mm from the viewer this will approximately match the view afforded to the naked eye when stood at the location.

10.3.5 Limitations to Survey Methods

The visual survey was undertaken in January, when the deciduous trees were out of leaf, representing maximum visibility across the landscape. Conditions on the 5th January were clear but overcast and light levels were low, but the visibility was considered adequate to allow an informed assessment. Visibility was excellent on the 28th January.

The landscape character and views have been assessed from public vantage points. Although there is no right in planning law to a view from a private property, visual impact assessment protocol normally requires such views to be considered. In this case, however, no access was sought to private property as this was impractical. Viewpoints were chosen, instead, that were representative of the few properties that afforded views towards the Site. All assessment work was undertaken at ground level and on foot.

10.3.6 Consultation

The Site already benefits from planning permission for the Consented Development (NCC Reference: 16/00028/WASFUL) and during this application the following additional information was requested:

- an assessment of the likely impacts on the setting of Kirby Hall (Grade I) which lies 2.2 km to the north-east, including a detailed analysis on whether the stack will be visible from the hall and grounds;
- an assessment of the likely impacts of the stack from the rural areas beyond the urban landscape; and
- assessment of the likely impacts on users of a new but unopened section of the Northern Orbital Road to the north of the Site which will provide access to a large brownfield area awaiting redevelopment.

The impact of the Proposed Development on these receptors is presented in this chapter of the ES.

10.4 Legislation, Planning Policy and Guidance

10.4.1 National Planning Policy Framework

The National Planning Policy Framework July 2018 (Ref 10.3) sets out the Government's planning policies for England and how these should be applied. Relevant sections include:

- Section 11, Making best use of land (with substantial weight given to the value of using suitable brownfield land);
- Section 15, Conserving and enhancing the natural environment (including protecting and enhancing valued landscapes), and Section 16, Conserving and enhancing the historic environment.

10.4.2 Local Planning Context

The development plan policy relevant to this assessment is Northamptonshire Minerals & Waste Local Plan (2017) (Ref. 10.4). Relevant policies are:

Policy 18: Addressing the impact of proposed minerals and waste development (including ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area).

Policy 21: Landscape character (minerals and waste development should seek to reflect Northamptonshire's landscape character and should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire's landscape where necessary during the development, operational life, restoration, aftercare and after-use).

Policy 22: Historic environment, (where heritage assets are identified, proposals should seek to conserve and enhance Northamptonshire's historic environment)

Policy 23: Layout and design quality (the layout and overall appearance of waste management facilities, and where appropriate minerals development, will be required to demonstrate that the development supports local identity and relates well to neighbouring sites and buildings and is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate),

10.4.2.1 Part 1 Local Plan: North Northamptonshire Joint Core Strategy (2016) (Ref 10.5)

Relevant policies are:

- Policy 2, Historic Environment (protecting the distinctive North Northamptonshire historic environment);

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- Policy 3, Landscape Character (development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect);
- Policy 19, The delivery of Green Infrastructure (The Site does not lie within a Green Infrastructure Corridor, but the Willow Brook Sub-Regional Green Infrastructure corridor lies adjacent to it)
- Policy 27 – Rockingham Motor Racing Circuit Enterprise Area (which sets out a broad development strategy for the area close to the site).

The strategy identifies possible employment sites which have been used in this study to identify existing brownfield areas near the application site which may become developed in the future, since such development will have a significant impact on townscape character and visual amenity in relation to the Proposed Development.

10.5 Baseline Conditions

10.5.1 Introduction

The baseline conditions have not changed materially since the completion of the 2016 ES. The immediate townscape character is still industrial, and the character of the Proposed Development Site is industrial. A new residential area is under construction near the site, east of the Gretton Road, known as Priors Hall development which is considered as a cumulative scheme. The theoretical zone of visibility and study area is wider compared to that of the Consented Scheme and therefore some additional baseline information has been gathered and presented in this ES chapter.

10.5.2 Designated or Protected Features (No material change to 2016 ES)

There are no cultural heritage assets within or adjacent to the Site. The nearest Listed Building is the Grade II listed Weldon Lodge, a farmhouse with 17th century origins, approximately 750 m to the east. This building lies in a dip sheltered by a copse and is not inter-visible with the Site. Other notable historical assets are:

10.5.2.1 Listed buildings

1. Rockingham Castle – Grade I and numerous other historical assets associated with it;
2. Kirby Hall – Grade I and numerous other historical assets associated with it; and
3. Deene Park – Grade II.

10.5.2.2 Conservation Areas

1. Gretton;
2. Weldon;
3. Stanion;
4. Great Oakley;
5. East Carlton (proposed);
6. Cottingham and Middleton;
7. Rockingham;
8. Great Easton; and
9. Clayton.

10.5.2.3 Parks and Gardens

1. Rockingham Castle – Grade II*;

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2. Kirby Hall – Grade II*; and
3. Deene Park – Grade II.

These are plotted in **Figure 10.4, Appendix 10.1** and have been used to identify representative viewpoints. Further detailed information can be found in Chapter 15 (Archaeology and Cultural Heritage) of the ES.

10.5.3 Description of the Site (No material change to 2016 ES)

The Site forms a small part of a much larger area which was the Corby Steelworks which has been demolished leaving an extensive area of land awaiting redevelopment. As an interim use a large area is currently utilised as a car storage area (i.e. tarmac roads with gravelled areas) bounded with palisade fencing.

The Site has a total area of approximately 2.5 ha and is approximately rectangular. Access to the Site is via Shelton Road from the east boundary. There is a band of mature tree cover along this boundary which will be retained. The topography of the car storage area is relatively flat lying at approximately 106 m Above Ordnance Datum (AOD). Photographs of the Site are presented in **Figure 10.5, Appendix 10.1** and the viewpoints located on Figure 10.6.

10.5.4 Topography (No material change to 2016 ES)

Corby occupies the northern edge of a plateau, typically at an elevational range of 90 to 110 m AOD and so the stack and taller part of the building are potentially visible across the plateau, although buildings within the urban area limit views. Further north the land drops away into the valley of the River Welland (typically 50 m AOD). The valley is approximately 2 km wide before the land rises again to around 120 m AOD. The site is set back from the edge of the plateau by approximately 2 km, as a result the stack is not visible from within the base of the Welland valley but becomes visible from the higher ground on the far side of the valley.

The land also falls gently to the east, for example, Glapthorn lies 11 km to the east at around 36 m AOD. As a result, the stack is potentially visible from the east although a high level of tree cover on the east side of Corby blocks views. The land on the east side of Corby rises slightly to around 130m AOD but this is sufficient to limit views of the stack further to the west.

10.5.5 Geology (No change to 2016 ES)

According to the relevant BGS Solid and Drift Geology Map (Sheet 171: Kettering), the Site is directly underlain by infilled ground, 'opencast ironstone workings and major limestone and sand and gravel quarries, may be partly or completely backfilled'. The infilled ground is underlain by the bedrock geology of the Northampton sand formation, part of the inferior oolite group. Thus, the Site has been previously worked for minerals and restored.

10.5.6 Urban Context and Immediate Surroundings (No material change to 2016 ES)

The Site lies on the northern edge of the Willow Brook Industrial Estate which is a large industrial and commercial area on the east side of the urban area of Corby. The estate contains a mix of large-scale industrial units and processing facilities and smaller units; all serviced by a large road system designed for high numbers of Heavy Goods Vehicles. The buildings are typically ground floor only high bay, equivalent to two storeys, under a low pitch roof, often with two storeys of office accommodation on the sides. The majority of buildings are steel frame clad in profiled steel with light grey being the predominant colour. A few buildings are taller, up to 22 m high, such as Roquette, Morrisons and RS Components. Some buildings feature tall silos, tanks and stacks.

- TO THE SOUTH – The area immediately to the south will remain as open car storage but a new two storey high industrial unit is currently being constructed within a vacant plot immediately adjacent to the south-east corner of the Site. Low, mainly single storey industrial units lie beyond

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the car storage and new build, set in mature estate landscaping. Steel Road is one of the main road arteries within the estate and runs 200 m south of the Site but the industrial estate is partially screened by tree planting. The industrial area continues for a further 2 km south of Steel Road.

- TO THE NORTH – A watercourse, known as Northern Stream forms the northern boundary. Beyond lies woodland which forms a screening backdrop to the Site. Rockingham Motor Racing Circuit (RMRC) and associated facilities lies to the northeast and the stadium is a prominent local landmark and is a substantial screening element to views from further north. A new road has been built which passes between the Site and the RMRC to access brownfield land awaiting redevelopment but currently remains unopened.

Land previously occupied by the steelworks is being redeveloped and this includes a large warehouse to the north-west (Staples) which restricts views towards the Site from the north-west. In 1994 a 350 MWe gas-fired power station became operational on the site of the former steelworks and is known as Corby Power Station. It lies 1.28 km to the north-west of the Site and has two 70 m high stacks, which have a diameter of approximately 7 m and so are prominent landmarks. An overhead transmission line passes over the industrial estate from the power station.

- TO THE EAST – Land immediately to the east comprises previously developed land which has been cleared and is awaiting redevelopment. It is currently mainly scrub. A dual carriageway with roundabout junctions has been built, leading to a partly completed residential area (Priors Hall Park, 750 m east of the Site). The older residential area of Weldon lies 1.5 km to the south-west and an extensive new residential area is currently under construction on the south-east edge of the village.
- TO THE WEST – The area formerly occupied by the steelworks and now cleared extends from the Site, westwards, for over a kilometre to Phoenix Parkway. This large open area is mainly used for car storage. The parkway is one of the few areas which affords a reasonably clear view across to the Site, but a couple of industrial units have been built on the Parkway which restrict views and the construction of further units will block these further. The main residential areas and town centre of Corby lie to the east, the closest being the Stephenson Way area (1.5 km from the Site).

To summarise, the Site lies within an extensive industrial area which is approximately 3.3 km x 2.7 km in extent which is in a state of partial flux as old industries are replaced with new. It is supported by a network of major roads which are typically lined with trees which have now matured and substantially reduce the dominance of the buildings and provide a green infrastructure. The older residential areas and town centre are distant from the Site but a new residential area, Priors Hall, is being built out 750 m to the east and there is a new residential area under construction 2.8 km to the south-east at Weldon. The townscape character areas are plotted on **Figure 10.7, Appendix 10.1**.

10.5.7 Landscape Character of the Wider Rural Area (Updated Baseline)

The tallest part of the building and the stacks will be visible beyond the urban area, as the Theoretical Zone of Visual Influence indicates.

The Site lies within National Landscape Character Area 92: Rockingham Forest (Natural England's national character assessment of England) and is described as follows:

- Undulating landform rising to prominent scarp along edge of Welland Valley in Rockingham Forest.
- Large woodlands on higher ground enclose the landscape.
- High historic and nature-conservation interest in woodlands.
- Remnants of unimproved grassland throughout, with limestone heaths and fragments of acid bogs in the Soke of Peterborough.
- Foreground views are occupied by large arable fields with low hedges.

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- Large mature landscape parks and country houses.
- Dry stone walls around villages, becoming more common in open countryside in Soke of Peterborough.
- Nucleated, historic villages often in sheltered locations. Distinctive buildings constructed in local ironstone.
- Undisturbed, deeply rural quality despite nearby towns and adjoining trunk roads. Prominent, disused ironstone quarries (gulleys) and abandoned second world war airfields.
- A sharp transition between the countryside and the main towns of Kettering, Corby and Peterborough (lying just outside the area) which have developed rapidly in recent years.

The current Landscape Character Assessment for Northamptonshire gives a more in-depth analysis of the rural landscapes around Corby. The rural landscape on the east side of Corby is classified as the Ironstone Quarried Plateau (LCA 3a: Kirby and Gretton Plateau).

Due to the increased height of the stack and building the wider rural landscape character areas have been scoped in; these are described below and are identified on **Figure 10.8, Appendix 10.1**).

10.5.7.1 *Ironstone Quarried Plateau (Kirby and Gretton Plateau)*

The underlying geology is predominantly Inferior Oolite Ironstones of the Northampton Sand Formation. These deposits date to the Middle Jurassic. Extensive mining has been undertaken to reach the underlying ironstone and iron ore deposits, and the landscape contains the largest concentration of former quarry sites in the county. Large areas of the plateau are unwooded and therefore retain an open and expansive character.

However, significant areas of woodlands do exist, and where present, these make an important contribution to landscape character, forming a backdrop to many long-distance views. The largest woodlands are Stanion Lane Plantation and Cowthick Plantation, which together define the southern border of the landscape type, and Brookfield Plantation, which marks the boundary between the Ironstone Quarried Plateau and industrial estates on the eastern edges of Corby. These woodlands are predominantly coniferous and contain numerous tracks, but little in the way of public access. These woodlands screen Corby from the Welland valley to the north and form a long linear wooded skyline to the valley. Elsewhere woodlands are moderately sized broadleaved and coniferous woodlands, many planted on or bordering former quarry workings.

Linear belts of woodland are also a conspicuous and important landscape element, particularly along the Gretton Brook in the vicinity of Kirby Hall. These tend to be located along field boundaries, roads and streams. Where present, these small woodlands give the locality a distinctly intimate, small-scale character, which is in striking contrast to more open areas.

Historically there has been very little settlement within the Ironstone Quarried Plateau landscape. A small number of roadside cottages are evident, but in the wider landscape there are few isolated houses and farmsteads. This is possibly an indication of it being heavily quarried. The principal settlement is Gretton, which is located mostly on the plateau but also extends down onto the Farmed Scarp Slopes landscape type. Currently new settlements are being built on the brownfield land.

The landscape value of this area is considered to be Medium, sensitivity Low and susceptibility Low but there are pockets of High value, High sensitivity and High susceptibility in the vicinity of Kirby Hall (see Appendix 10.3 for definition of terms and assessment criteria).

10.5.7.2 *Wooded Clay Plateau*

The Wooded Clay Plateau (LCA 7) wraps around the majority of the southern and western edges of Corby including the Ironstone Plateau. The principal area of the Wooded Clay Plateau landscape comprises a narrow, elevated band of land extending around the north of the Rolling Ironstone Valley Slopes to the south of Corby. It drains mainly into Harper's Brook, which rises to the east of the Triangular Lodge, although peripheral areas drain westwards into the Welland and southwards into the River Ise. The second extensive area of the Wooded Clay Plateau forms the heart of Rockingham Forest. It mainly drains into the River Nene via a number of westward flowing tributaries. A small

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number of streams also flow southwards into Harper's Brook. The third character area is a small area of wooded plateau that encircles Kirby Hall.

Although very limited in extent this landscape is of a sufficiently different geological character to the neighbouring Ironstone Quarried Plateau and Wooded Limestone Hills and Valleys to be identifiable as part of the Wooded Clay Plateau landscape character type.

Woodland is a significant feature of the plateau landscape, often sited on elevated land and therefore emphasising relief. Whilst not forming continuous belts across wide areas of the plateau, significant blocks of woodland coalesce visually with hedgerow trees, smaller copses and coverts and shelterbelts around farmsteads to increase the perception of an extensive woodland cover across the landscape.

The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Medium, but there are pockets of High value, High sensitivity and High susceptibility such as around Deene Park (see Appendix 10.C for assessment criteria).

10.5.7.3 Farmed Scarp Slopes Cottingham to Harringworth (LCA 15 C)

This is a long linear character area which separates Corby from the floodplain of the Welland Cottingham to Wakerley (LCA 18i). Land cover comprises a combination of both arable cereals and horticulture and improved pastures, in largely regular shaped fields with evidence of geometric systems around Gretton and Cottingham. Although fields under arable cultivation are evident on the steeper, upper slopes, land use is generally confined to improved pastures and large areas of calcareous grassland. Due to the steeper nature of the slopes, and reduced suitability for agricultural use, woodland blocks are frequent in such locations, for example south of Rockingham Village.

The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility Low.

10.5.7.4 Welland Valley (Harborough Landscape Character Assessment 2007)

The character area follows the wide shallow valley of the River Welland, which flows from west to east through Market Harborough. The River Welland itself forms the boundary between Leicestershire and Northamptonshire. The area is mainly a mix of medium sized agricultural fields enclosed by mixed hedgerows with some evidence of hedgerow removal. There is little established woodland with most mature planting following the water courses. The area has extensive views across the valley but is enclosed by ridges of higher land from the adjoining character areas particularly to the north.

The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Low.

10.5.7.5 High Leicestershire (Harborough Landscape Character assessment 2007) and High Rutland (Rutland Landscape Character Assessment 2003)

These are the undulating mixed farmlands which occupy the higher ground on the northside of the Welland valley. The landscape value of this area is considered to be Medium, sensitivity Medium and susceptibility to the type of development proposed Medium.

10.5.8 Identification of Sensitive Receptors (Updated Receptors)

Following an analysis of the zone of theoretical visual influence the following views have been chosen to illustrate the likely impact on the visual amenity of people in the townscape/landscape (receptors). Other locations will afford views of the Proposed Development, but the viewpoints below have been chosen to be representative and cover close, medium distant and long distant views and from 360° around the site. The viewpoints are presented in **Table 10.3**. Due to the increased height of the stack and building additional views have been scoped in to illustrate the wider visual impacts. The locations of the townscape views are plotted on Figure 10.9 and the photographs are presented within Figure 10.10 and the rural viewpoints are plotted on Figure 10.11 and are presented in Figure 10.12 (all within Appendix 10.1).

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Table 10.3 Representative Viewpoints

Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
Viewpoints				
1. Shelton Road	80 m Looking NNE	Those working on the industrial estate and visitors.	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. Illustrates the limited visibility of the Site and changes to improve the access.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low
2. From the junction of Pywell Road looking down Pywell Court.	222 m Looking NNE	Those working on the industrial estate and visitors.	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.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low
3. Steel Road west of the Site	707 m Looking NE	Those working on the industrial estate and visitors.	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.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the development: Low
4. Stephenson Way at the junction with Pen Green Lane	1.6 km Looking NE	Residents and those using the recreational space on the edge of the urban area.	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. The stand of the RMRC forms a prominent landmark to the left.	Value of view: Low Receptor Sensitivity: Medium Susceptibility of the view to the Proposed development: Medium

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Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
5. Industrial estate on Napier Road	1 km Looking NEE	Workers and visitors	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.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the proposed development: Low
6. 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.	296 Looking SE	Users of the road	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.	Value of view: Low Receptor Sensitivity: Low Susceptibility of the view to the proposed development: Low
7a. The edge of the Priors Hall residential development at the Gretton Rd – Priors Hall West Link Road junction	734 M Looking south-west	Users of the road and a few residents on the edge of the development.	The 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.	Value of the view: Low Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Low
7b From Kestrel Road within the Priors hall residential development	831 m Looking south-west	Residents and visitors and to illustrate the setting of a Grade II listed building, Weldon Lodge.	The listed building faces the residential area and its setting has been substantially altered as a result. A backdrop of trees and slightly rising ground separates it from the Site.	Value of view: medium
8. Rural footpath close to the Corby Road (B670)	6km Looking NE	Walkers enjoying the countryside	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.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium

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Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
9. A lane on the west side of Eyebrook Reservoir	7.2 Km looking SE	Walkers enjoying the countryside	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 Corby Power Station.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
10. Stoke Road west of Lyddington	7.6 km looking SE	Users of the road and rural footpath network on the ridge, edge of a Conservation Area.	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 Corby Power Station, RMRC and the Roquette and RS Components factories.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
11. The Gretton Road on the edge of Lyddington	6.09 km Looking SE	Users of the road	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.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
12. The Corby Road between Gretton and Gretton Brook Road	2.6 Km Looking SSE	Users of the road and those using nearby rural footpaths	A rural view close to the south-east 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 and adjacent rural footpaths.	Value of view: Medium Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Medium
13. The Corby Road between Gretton and Gretton Brook Road, closer to the RMRC	1.58 Km SSE	Road users	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.	Value of view: Low Receptor Sensitivity: Low

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Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
				Susceptibility of the view to the proposed development: Low
14. From Kirby Hall	2.3 Km Looking E	Visitors	<p>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.</p> <p>Kirby Hall lies in a dip in the landscape, Corby lies beyond the rising ground which is visible beyond the formal garden.</p>	<p>Value of the view: High</p> <p>Receptor Sensitivity: High</p> <p>Susceptibility of the view to the proposed development: High</p>
15. A view from a rural lane as it passes Ferrel's Wood	4.2 Km looking SE	Users of the lane and people within the landscape to the NE of the Site	<p>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. Kirby hall lies hidden in the dip.</p> <p>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 Corby Power Station.</p>	<p>Value of view: Medium</p> <p>Receptor Sensitivity: Medium</p> <p>Susceptibility of the view to the proposed development: Medium</p>
16. A rural footpath just west of the boundary to the registered park and garden Deene Park.	2.9 km looking SSE	Users of the footpath	A rural view across pasture to a wooded skyline which is broken by the stands of the Rockingham RMRC and the twin stacks of the existing Corby Power Station. It illustrates the relationship of the Site to the parkland.	<p>Value of view: Medium</p> <p>Receptor Sensitivity: High</p> <p>Susceptibility of the view to the proposed development: Medium</p>
17. A rural footpath from within Deene Park registered Park and Garden	3.6 km SSW	Users of the footpath	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	<p>Value of view: High</p> <p>Receptor Sensitivity: High</p>

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Viewpoint Location	Distance from site	Visual receptors	Description of the existing view and reason for choice	Receptor sensitivity
			potential impact of the proposed development on visual amenity and the setting of the park and garden.	Susceptibility of the view to the proposed development: Medium
18. From the Oundle Road as it crests the high ground above Weldon	3.4 km looking SE	Users of the road and a nearby public right of way which runs across the ridge	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 south-east.	Value of view: Low Receptor Sensitivity: Medium Susceptibility of the view to the proposed development: Low

10.5.9 Existing Nightscape (No material change to the 2016 ES)

The car storage area is periodically lit with tall lighting columns and the service yards and roads of the adjacent industrial estate are also well lit. The existing stacks of Corby Power Station are fitted with aircraft warning lights. Viewed from the north, the wooded skyline forms a dark band with few lights visible but the glow of lights from the urban area of Corby beyond is noticeable.

10.6 Identification and Evaluation of Key Effects (Updated Assessment)

Consent already exists for a similar but smaller energy recovery facility on the Site (the Consented Development). Although the Proposed Development has a slightly smaller footprint the elements of the building are taller, (39.5 m in the Proposed Development compared to 22 m in the Consented Development). Previously the stack was 45 m high (comprising 3 aggregated stacks) while two 75 m high aggregated stacks are now proposed. The increase in height of the tallest element of the building and the stack means that the visual influence extends over a wider area. The stacks are each 1.66 m in diameter and so present an aggregated profile of between 1.66 and 3.5 m depending upon the angle of view. This should be taken in context of the stacks of the existing Corby Power Station which are estimated to be each 7 m in diameter.

10.6.1 Effects During Construction

10.6.1.1 Effect on Topography during Construction (No Material Change to 2016 ES)

The Site is fairly level and the preparation of the build platform will only require minor modifications to existing levels (typically +/- 1 up to a maximum of 2 m). The main change will be the excavation of a storm water attenuation pond on the east side of the Site which will be approximately 1.6 m deep. Since it is a previously developed site the existing levels are not natural. The effect on topography during construction will be Negligible.

10.6.1.2 Effect on Natural Landscape Features during Construction (No Material Change to 2016 ES)

The only natural landscape feature on the Site is a line of trees along the eastern boundary; these will be retained for screening proposes and the root protection areas respected. There will be loss of a

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small area of grassland on the northern boundary. There will be no adverse effect on landscape features.

10.6.1.3 Townscape Character effects During Construction (No material change to 2016 ES)

The construction works will take place within an industrial setting and the ground level activities will be screened from view. The Proposed Development will strengthen the industrial character of the area as the structures gain in height and become more visible over a wider area but overall the effect will be Negligible

10.6.1.4 Landscape Character effects during Construction

The Proposed Development will only start to have an influence on the character of the wider rural landscapes as the structure rises above the skyline. Since the views from rural areas will be distant the incomplete nature of the structure will be hard to discern but cranes used in the construction will also be visible. The influence of the construction process on landscape character will be slightly greater than during operation but temporary.

10.6.1.5 Visual Impacts during Construction (No Material Change to 2016 ES)

Ground level construction activities will be screened from the surrounding townscape and wider countryside by the adjacent industrial units and woodland and so the visual impact arising from ground level activities will be Negligible. There will be a need for one or more cranes to complete the build and these will be visible over a wide area (similar to that of the stack). As the building increases in height it will also become more visible but the incomplete structure is likely to have a slightly greater adverse effect on visual amenity and townscape character than the finished building but only for viewpoints within approximately 1 km of the Site. Further afield it will be harder to discern the incomplete nature of the development. The visual impacts arising from the construction process will be temporary (less than 2 years). If there is a need for permanent 4 m high acoustic fencing along any of the perimeters, these will screen construction activities once erected.

10.6.2 Effects during Operation

10.6.2.1 Visual Impact when Operational (Updated Assessment)

The visual impact for each representative view is determined in

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Table 10.4 and summarised at the end of this section. Reference should also be made to the figures in **Appendix 10.1**.

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Table 10.4 Assessment of Visual Impact from Representative Viewpoints

Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
1. Shelton Road	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a low susceptibility to additional industrial development.</p>	Low	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.	Negligible
2. From the junction of Pywell Road looking down Pywell Court.	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a low susceptibility to additional industrial development</p>	<p>High</p> <p>The facility will appear significantly taller than adjacent buildings and the stack will be a landmark.</p> <p>A wire line AVR is available for this view.</p>	The Proposed Development 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.	Moderate adverse
3. Steel Road west of the Site	<p>Sensitivity: Low (industrial)</p> <p>Susceptibility: Low</p> <p>The industrial character of the estate has a Low susceptibility to additional industrial development</p>	Medium in winter, Low in summer	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 stack above the roofline of the existing buildings within the industrial estate.	Minor adverse in winter, Negligible in summer

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
4. Stephenson Way at the junction with Pen Green Lane	Sensitivity: High (residential and open space) Susceptibility: Medium (some intrusive elements)	Low A wire line AVR is available for this view.	The upper part of the stacks will be 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.	Moderate adverse
5. Industrial estate on Napier Road	Sensitivity: Low (industrial) Susceptibility: Low	High	The upper part of the building and stack 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.	Moderate adverse
6. 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.	Sensitivity: Low (industrial) Susceptibility: Medium (woodland screened existing industry)	Low	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. A 4 m high acoustic fence may be erected along the northern boundary. This will be largely screened by the woodland and, if visible where the cover is thinner, will beneficially screen the ground level plant and activities within the facility.	Negligible

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
7. The edge of the Priors Hall residential development at the Gretton Rd – Priors Hall West Link Road junction.	Sensitivity: Medium Susceptibility: Medium	Medium A wire line AVR is available for this view.	The upper part of the building and stack 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 a result of tree cover and the orientation of the houses only a few properties will afford views of the Proposed Development and mainly when the deciduous vegetation is out of leaf.	Moderate adverse
7b From Kestrel Road within the Priors Hall residential development	Sensitivity: Medium Susceptibility: Medium	No change	The Proposed Development will be screened from view by the backdrop of trees to the east of the listed building.	No effect
8. Rural footpath close to the Corby Road (B670) on the west side of Corby	Sensitivity: Medium Susceptibility: Medium It is a rural view with the urban area of Corby hidden behind the brow but the water tower detracts from the view.	None	The upper section of the existing Corby Power Station stacks are just visible but the proposed stack will be 870 m further away from the viewer and so will not break the skyline.	No change, No change

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
9. A rural lane leading down to Eyebrook Reservoir	Sensitivity: High Susceptibility: Medium, it is an attractive rural view but distant from the Site and the existing stacks are already a visual detractor on the skyline	Low A wire line AVR is available for this view.	The stack 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 combined stacks will appear substantially narrower than a single stack of the existing Corby Power Station and so will be far less noticeable.	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality the magnitude is so low that the impact will be Minor adverse
10. Stoke Road west of Lyddington	Sensitivity: Medium Susceptibility: Medium, it is an attractive rural view but distant from the Site and the existing stacks are already a visual detractor on the skyline	Low	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 stack 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 combined stacks will appear substantially narrower than a single stack of the existing Corby Power Station and so will be far less noticeable.	Minor adverse

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
11. Gretton Road south of Lyddington	Sensitivity: Medium Susceptibility: Medium, it is an attractive rural view but distant from the Site and the existing stacks are already a visual detractor on the skyline	Low	The stack 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 combined stacks will appear substantially narrower than a single stack of the existing Corby Power Station and so will be far less noticeable.	Minor adverse
12. The Corby Road between Gretton and Gretton Road	Sensitivity: Medium Susceptibility: Low, the view is already marred by the stadium and the industrial area adjacent to it.	Low	The majority of the Proposed Development will be screened by the intervening woodland and only the upper part of the stack just visible, and mainly in winter.	Minor adverse
13. The Corby Road between Gretton and Gretton Road	Sensitivity: Low Susceptibility: Low, the view is already marred by the stadium and the industrial area adjacent to it.	Medium, A wire line AVR is available for this view.	The upper part of the building and stack 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.	Minor adverse

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
14. Kirby Hall	<p>Sensitivity: High</p> <p>Susceptibility: High, the taller structures within Corby are not visible from the house and its immediate environs.</p>	<p>None in summer, Low in winter</p> <p>A wire line AVR is available for this view.</p>	It may just be possible to see the tip of one stack (less than 5 m) through the leafless trees in winter, from a few upper floor windows, but from this viewpoint the stack will appear a third thinner than the stacks to the existing Corby Power Station and will be barely perceptible through the leafless branches.	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality, the magnitude is so low that the impact will be Minor adverse
15. A view from a rural lane as it passes Ferrel's Wood	<p>Sensitivity: Low</p> <p>Susceptibility: Low, the view is already marred by the stadium and existing stacks breaking the skyline.</p>	Low	The building will be screened by the stadium, but the upper part of the stack 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 combined stacks will appear substantially narrower than a single stack of the existing Corby Power Station and so will be far less noticeable	Minor adverse

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
16. A rural footpath just west of the boundary to the registered park and garden Deene Park.	Sensitivity: Medium Susceptibility: Medium, the view is already marred by the stadium and existing stacks breaking the skyline.	Medium A wire line AVR is available for this 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 combined stacks will appear substantially narrower than a single stack of the existing Corby Power Station and so will be far less noticeable.	Moderate adverse
17. A rural footpath from within Deene Park registered Park and Garden	Sensitivity: High (within the registered parkland) Susceptibility: Medium, the view is already marred by the stadium and existing stacks breaking the skyline.	Low A wire line AVR is available for this view.	The tip of the stack will be just visible, seen rising above the woodland and in the context of the existing stadium.	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality, the magnitude is so low that the impact will be Minor adverse

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Viewpoint Location	Receptor sensitivity and susceptibility of the view	Magnitude of impact	Description of the change to the view	Effect
18. From the Oundle Road as it crests the high ground above Weldon	Sensitivity: Low Susceptibility: Low, the view is primarily of the industrial area.	Low	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.	Negligible

Summary of the Effect on Visual Amenity when Operational

The Proposed Development will be on brownfield land enclosed within a large industrial and commercial area and due to the enclosing nature of the buildings to the south, tree cover to the north and east and the extent of brownfield land to the west, the ground level parts of the proposed facility will be largely screened and will not be readily discernible. If there is a need for 4 m high acoustic fencing along any of the boundaries, it will beneficially screen the ground level activities and plant. The building and stacks will be considerably taller than the adjacent buildings and woodland and so the upper sections will be seen over a wide area, extending beyond the urban area and across to the far side of the Welland Valley in the north, high ground above Weldon to the southeast and south and east towards Deene Park.

The rising landform to the east of Corby means that the Proposed Development will not be visible much further than the eastern edge of the town.

The high ground to the south and above Weldon affords views over the industrial areas of Corby and the Proposed Development will be seen in this context and so the visual effect will not be significant.

The Proposed Development sits 3 km from the northern edge of the plateau and so, despite its height, it will not be visible from the base of the Welland Valley or the southern scarp slope, including Rockingham Castle. The upper section of the facility will be visible from the northern slopes of the valley, where it will be seen rising above the wooded edge of the plateau. It will be seen in the context of existing structures within Corby which break the skyline including the two 70 m high stacks of the existing Corby Power Station. The viewing distance will be substantial and so the tightly aggregated stacks will be seen as a small element in a panoramic view. They will appear narrower than the existing Corby Power Station stacks and, in most views will be set further back within the plateau and so will be harder to discern.

The upper part of the building and stack will be visible in land to the east, but nearly always in association with the RMRC, but this facility may be dismantled/modified and the site redeveloped. The Proposed Development will not be visible from Deene village or the majority of the registered parkland, but it will be visible from a small area of higher ground in the parkland which is crossed by a PRoW.

The Proposed Development will not be visible to those visiting the grounds of Kirby Hall although the upper 5 m of the stacks might just be visible in winter through the leafless trees and gaps in the tree line from a few upper floor windows. The two stacks have been aligned to present the thinnest profile to Kirby Hall (it will be approximately 1.66 m wide) and so the small section that will be potentially visible will be barely perceptible.

The residential and retail areas of Corby are sufficiently distant and screened by existing buildings that their residential character and the visual amenity of residents will be unaffected by the Proposed Development, with two exceptions; a few houses on the edge of Stephenson Way to the west and four houses on the edge of the Priors Hall development to the northeast (at the junction of the Gretton Road and Priors Hall West Link Road). These properties are currently shielded from the industrial areas by slightly rising ground, and some tree and hedge cover, but the stacks and upper part of the building will be seen rising above the brow and mainly in winter when the deciduous vegetation is out of leaf. Views from the remainder of the Priors Hall development will be blocked by buildings within the development and the large industrial buildings on the periphery, such as Morrisons, RS Components and Roquette. The extensive tree planting throughout Priors Hall will increasingly provide further screening as it establishes and land between the residential areas and the Proposed Development is allocated for employment uses and so new buildings are likely to block views.

Within Stephenson Way only the upper part of the stacks will be seen from the public open space and properties which fringe it and will be seen in the context of a transmission line and tower which occupies the foreground. Overall the effect on the visual amenity of those within the residential areas of Corby is considered minor adverse declining to negligible as existing landscaping matures.

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The Proposed Development will not be visible from the streets within the numerous villages within the rural to the north, but it may be possible to see the upper part of the building and stack on the skyline from the upper windows of a few properties within these villages and from a few isolated dwellings on higher ground. In all these views only the stack will be visible as a distant, barely perceptible feature within the context of existing structures which break the wooded skyline. Overall the effect on the visual amenity of residents will be Negligible.

10.6.2.2 Visual Effect due to Pluming

In certain weather conditions, typically cold, clear days in winter, vapour can form from the stack emissions and this draws attention to the stack, particularly as it can rise and move in the wind. It is anticipated that weather conditions required for pluming will occur between 5 – 10 days a year. It is likely that other flues in the industrial area will also create plumes under such conditions. Therefore, while the pluming will increase the visibility of the two stacks and draw attention to them, it is likely to be seen in the context of other plumes.

10.6.2.3 Effect on Natural Landscape Features when Operational (No change to the 2016 ES)

The line of trees along the east boundary will be retained with root protection areas respected. There are no other natural landscape features on the Site and so the Proposed Development will have no adverse effect.

10.6.2.4 Effect on Townscape Character when Operational (No material change to the 2016 ES)

The Proposed Development will be located in an industrial area, but it will be substantially larger in height, scale and mass than the industrial units immediately adjacent to it. There are, however, large industrial and commercial buildings and structures within the wider industrial area. The Proposed Development will reinforce the industrial character of the area but overall the effect on the townscape character of the industrial area is considered to be Negligible.

The Proposed Development will be seen from the edge of the Stephenson Way and from the Gretton Road – Priors hall Link Road West junction on the edge of the Priors Hall residential area, but it is likely to be screened by recent tree planting and the build out of brownfield land allocated for employment and so the effect on the residential townscape character will be negligible.

10.6.2.5 Effect on Landscape Character when Operational (Updated Assessment)

The Proposed Development will be visible beyond the urban area of Corby and so will affect the character of the rural surroundings. This is assessed based on the documented Landscape Character Areas.

Iron Stone Quarried Plateau (Kirby and Gretton Plateau)

This character area has evolved and been shaped by the industry within it. It is a mix of industrial land, brownfield land and woodland. The Proposed Development represents a further evolution of industry within the area, replacing the former tall structures of the steelworks. It will reinforce the existing character of the area but will have a minor adverse effect because it will re-introduce structures of height visible from the more sensitive area to the east.

Wooded Clay Plateau

The Proposed Development will have no visual influence on the wooded clay plateau to the west of the town, but the stack and upper part of the building will be visible from parts of the plateau on the west side, notably in the vicinity of Deene Park. It will often be seen in context with the RMRC and stacks of the existing Corby Power Station. Nevertheless, it will introduce another detracting element which will reinforce the negative characteristics which already influence the existing landscape. The

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Proposed Development will have a moderate adverse effect on the character of a small area of the Wooded Clay Plateau on the east side of the town but will have no effect on the character of the wider area.

Farmed Scarp Slopes Cottingham to Harringworth

The farmed slopes are tucked into the scarp and so will not be visually influenced by the Proposed Development from within the character area. This character area is, however, defined by the wooded skyline which the Proposed Development will break. It will be seen in association with other structures. The Proposed Development will have a negligible to minor adverse effect on the setting of this character area.

Welland Valley

The Proposed Development is not visible from the floodplain of the valley and will have no effect on its character.

High Leicestershire and High Rutland

This character area affords views across to the wooded skyline which the Proposed Development will break. It will be seen in association with other structures. The Proposed Development will have a negligible to minor adverse effect on the setting of this character area.

10.6.2.6 Effect on Nightscape when Operational

There shall be no direct illumination of the external faces of completed buildings, chimneys or external areas of the Proposed Development. Light pollution is to be controlled, the position, height, type and power of each light and the need in safety and security terms, and the circumstances in which the light shall be activated. The facility will be lit as described in Chapter 4 (The Proposed Development) of the ES.

10.6.3 Summary

The proposed ground level lighting will be shielded from the wider area by the adjacent buildings and woodland. The only light visible over the wider area will be the aircraft warning light on top of the stacks, but this will be seen in the context of the existing warning lights on the Corby Power Station stacks. It will, however, allow the position of the stack to be identified on the dark wooded skyline from the rural landscape to the north and east.

The effect of the Proposed Development on the nightscape will be negligible.

10.6.4 Compliance with Planning Policy

The Proposed Development will be built on previously developed land and lies adjacent to but not within a Green Infrastructure Corridor. The Proposed Development will not result in major or moderate to major adverse landscape and visual effects and so will be largely in line with policies which seek to minimise such effects. There will, however, be some minor and moderate adverse effects which will have to be balanced against the wider, non-landscape, benefits of the scheme, such as the delivery of much needed infrastructure and the generation of power.

10.7 Assessment of Cumulative Effects

No developments of a similar height and scale are currently consented in the area and so there will be no cumulative effect within the surrounding rural landscape. If some, or all, of the employment land is eventually built out it is likely to mainly comprise warehousing buildings with a larger floor plan but lower in height than the Proposed Development and is unlikely to have a cumulative effect with regards to skyline impacts and views from the more sensitive rural areas. Such development is likely to surround the Proposed Development and reduce its visibility from within the urban area. If the RMRC is dismantled or modified, it is likely to remove or reduce what is currently a substantial,

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singular landmark structure on the skyline. While this will bring about substantial landscape and visual enhancements to the rural landscapes to the north and east it may result in the Proposed Development becoming the dominant intrusive element in a few views.

Any warehousing built to the west of the RMRC will be seen in the foreground of the Priors Hall development, (a substantial mixed use urban extension under construction, 740 m to the east at its closest), but it is of a different townscape character and scale in relation to the Proposed Development and there is sufficient spatial and visual separation between the two. The intervening area is allocated for employment uses and so the Proposed Development is likely to become absorbed deeper within an industrial/employment townscape. The part of Priors Hall closest to the Site has been built out and so forms part of the baseline.

A renewable fuel production and recycling facility is consented on land adjacent to the Gretton Brook Road 1.5 km to the north-west (NCC - 4/00093/WASVOC) but it will be on the site of an existing recycling facility within an industrial area. The proposed recycling facility is small scale compared to the Proposed Development and will be visually separated from it by other buildings, trees and hedgerows. No tall stack is proposed.

Currently there will be no cumulative effects in relation to consented, but yet to be built, developments.

10.8 Enhancement, Mitigation and Residual Effects

The Proposed Development will be screened at ground level by adjacent buildings, tree cover, car storage areas and brownfield land. The upper sections of the facility will be visible over a wide area but will be too tall to significantly mitigate with landscaping or bunding. Since the upper sections will nearly always be seen against the sky it is proposed to clad the building in light grey panelling and the stack will be light grey. This will reduce its prominence although most of the views from the high ground to the north will see the structure in silhouette on the skyline. The stacks have been aligned one behind the other to present the narrowest profile towards the two most sensitive receptors, Kirby Hall and Deene Park.

The mitigation proposed is primary mitigation incorporated into the design. Tree planting, including evergreens, is proposed along the north and east boundaries which will help reinforce the existing tree cover on these boundaries but give the height of the building and stacks the residual effects will remain as same as the initial effects.

10.9 Differences from the Consented Development

The only significant difference between the Proposed Development and the Consented Development is the substantially increased height of the building and stacks. The result of this is that the upper part of the stacks will be seen further than the Consented Development would have been, beyond the urban area of Corby, most notably the high ground on the far side of the Welland Valley (such as around Lyddington). The stacks will be set further back within the plateau than the stacks of the existing Corby Power Station, as a result (and due to their slender profile) they will be far less prominent and the effect on landscape character and visual amenity will be minor adverse.

The stacks will be substantially thinner than the stacks of the existing Corby Power Station and so will be less prominent, particularly as viewing distances will be substantial. Nevertheless, the Proposed Development will become a new local landmark on the skyline in a few views, but often seen in the context of other tall structures.

The stacks and building will not be visible from the majority of Deene Park apart from a small area of higher ground crossed by a public right of way, where it will be seen in the context of existing structures on the skyline, such as the RMRC. In the wider context of the park and the visual amenity of visitors it will not be significant. There will be a moderate adverse visual impact to users of a rural footpath just outside the historic parkland and this is likely to be the most significant impact of the whole development.

10.10 Decommissioning

At the end of the operational life of the Proposed Development the building will be dismantled. It is likely to require cranes which will initially increase the visual impact, but visual impact will rapidly decrease as the building is dismantled. Once dismantling is complete the Site is likely to be left as brownfield land awaiting redevelopment which is currently a characteristic of the local area. The current visibility of the Site is limited and so the decommissioned site is likely to have a similar negligible effect on townscape character and visual amenity. It is likely that the Site will become increasingly enclosed by buildings as adjacent brownfield sites are developed during the operational life of the facility. The townscape/landscape and visual effects of decommissioning will be Negligible during decommissioning and beneficial of Moderate significance once decommissioning is complete.

10.11 Summary

The two most sensitive receptors, in terms of visual amenity, landscape character and the settings of historical assets are Kirby Hall and Deene Park. The stacks have been orientated so that from these areas one stack will be hidden behind the other and since the stacks will be around 1.66 m in diameter, they will be far less visible than the 7 m wide stacks of the existing Corby Power Station, particularly at a viewing distance of over 2.5 km.

Within the grounds of Kirby Hall the rising ground to the east combined with the trees which form the skyline beyond, will screen the building and stack from view. It might just be possible to glimpse the top of the stack through the small panes of glass in upper floor windows within the hall, and mainly in winter through leafless trees or through the few gaps in the perimeter and skyline vegetation, but it will be barely perceptible.

The stacks and building will not be visible from the majority of Deene Park apart from a small area of higher ground crossed by a public right of way, where it will be seen in the context of existing structures on the skyline, such as the RMRC. In the wider context of the park and the visual amenity of visitors it will not be significant. There will be a Moderate adverse visual impact to users of a rural footpath just outside the historic parkland and this is likely to be the most significant impact of the whole development.

The upper part of the building and stacks will be just visible from the rural landscape to the north but will be seen at distance in the context of other structures on the skyline. The stacks will be set further back within the plateau than the stacks of the existing Corby Power Station, as a result (and due to their slender profile) they will be far less prominent.

The upper part of the stacks will be visible from a few properties along Stephenson Way and the upper part of the stacks and building to a few properties on the edge of the Priors Park Hall (Gretton Road – Priors Hall Link Road West junction) but in each case they will be seen at distance and visibility will reduce as existing tree planting matures and may reduce further as intervening employment land is built out.

No developments of a similar height and scale are proposed in the area and so there will be no cumulative effect within the surrounding rural landscape. If employment land is built out it is likely to comprise warehousing which will be lower and is unlikely to have a cumulative effect. Instead such development is likely to screen the Proposed Development from nearby streets and reduce its visibility from the edges of the urban areas. If RMRC is dismantled or modified, it is likely to beneficially remove or reduce what is currently a substantial structure on the skyline, reducing cumulative effect.

Table 10.5 Townscape and Visual Effect Summary

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/ Enhancement Measures	Residual Effects
CONSTRUCTION				
Topography	Permanent	No effect	None required	No effect
Landscape features	Permanent	No effect	None lost	Negligible
Townscape	Temporary	Negligible	None required	Negligible
Visual effect	Temporary	Negligible adverse	None required due to temporary nature and existing industry	Negligible adverse
OPERATION				
Landscape features	Permanent	No effect	Nothing of significance proposed	No effect
Townscape character	Permanent	Negligible	None proposed	Negligible
Landscape character Ironstone Plateau LCA	Permanent	Minor adverse	None proposed	Minor adverse
Wooded Clay Plateau LCA	Permanent	Moderate adverse	None proposed	Moderate adverse to a small area, No change to the remainder.
Welland Valley LCA	Permanent	No change	None proposed	No change
High Leicestershire High Rutland LCA's	Permanent	Negligible	None proposed	Negligible
Visual effect – Viewpoint 1 – Shelton Road	Permanent	Negligible	None proposed	Negligible
Visual effect – Viewpoint 2 - Pywell Road looking down Pywell Court	Permanent	Moderate adverse	None proposed	Moderate adverse

Shelton Road, Corby Energy from Waste Facility

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/ Enhancement Measures	Residual Effects
Visual effect – Viewpoint 3 Steel Road	Permanent	Minor adverse	None proposed	Minor adverse
Visual effect – Viewpoint 4 Public open space Stephenson way	Permanent	Moderate adverse	None proposed	Moderate adverse
Visual effect – Viewpoint 5 Business park Napier Road	Permanent	Moderate adverse	None proposed	Moderate adverse
Visual effect – Viewpoint 6 Northern Orbital Road	Permanent	Negligible adverse	None proposed	Negligible adverse
Visual effect – Viewpoint 7 The edge of the Priors Hall residential development at the Gretton Rd junction	Permanent	Moderate adverse	Tree planting on the east boundary to reinforce the existing tree cover provided by the woodland	Moderate adverse Minor adverse to Negligible to the few residential properties which face the direction of the Site.
Visual effect – Viewpoint 8 Rural footpath close to the Corby Road (B670) on the west side of Corby	Permanent	No change	None proposed	No change
Visual effect – Viewpoint 9 - Lane on high ground above Eyebrook Reservoir	Permanent	Moderate adverse	None proposed	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality, the magnitude is so low that the impact will be Minor adverse.
Visual effect – Viewpoint 10 Stoke Road west of Lyddington	Permanent	Minor adverse	None proposed	Minor adverse
Visual effect – Viewpoint 11 The	Permanent	Minor adverse	Tree planting on the northern boundary to reinforce the	Negligible adverse

Shelton Road, Corby Energy from Waste Facility

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/ Enhancement Measures	Residual Effects
Gretton Road on the edge of Lyddington			existing tree cover provided by the woodland	
Visual effect – Viewpoint 12 The Corby Road on the outskirts of Gretton	Permanent	Minor adverse	Tree planting on the northern boundary to reinforce the existing tree cover provided by the woodland	Minor adverse
Visual effect – Viewpoint 13 The Corby Road between Gretton and Gretton Brook Road	Permanent	Minor adverse	Tree planting on the northern boundary to reinforce the existing tree cover provided by the woodland	Minor adverse
Visual effect – Viewpoint 14 Kirby Hall	Permanent	Minor adverse/Negligible	Stacks aligned with narrowest profile	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality, the magnitude is so low that the impact will be Minor adverse
Visual effect – Viewpoint 15 a rural lane as it passes Ferrel's Wood, high ground north-east of the site	Permanent	Minor adverse	None proposed	Minor adverse
Visual effect – Viewpoint 16 just beyond the westboundary of Deene Park	Permanent	Moderate adverse	Stacks aligned with narrowest profile	Moderate adverse
Visual effect – Viewpoint 17 high ground within Deene Park	Permanent	Moderate adverse	Stacks aligned with narrowest profile	Although the matrix indicates a Moderate adverse impact by combining High sensitivity with Low magnitude of change, in reality, the magnitude is so low

Shelton Road, Corby Energy from Waste Facility

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/ Enhancement Measures	Residual Effects
				that the impact will be Minor adverse
Visual effect – Viewpoint 18 Oundle Road as it crests high ground above Weldon	Permanent	Negligible	None proposed	Negligible
Nightscape	Permanent	Negligible	None proposed	Negligible

10.12 References

Ref 10.1 Landscape Institute, I.E.M.A (2013) Guidelines for Landscape and Visual Impact Assessment

Ref 10.2 Natural England (2014) An Approach to Landscape Character Assessment

Ref 10.3 Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework.

Ref 10.4 Northamptonshire County Council (2017) Northamptonshire Minerals and Waste Local Plan

Ref 10.5 North Northamptonshire Joint Planning Unit (2016) North Northamptonshire Joint Core Strategy 2011 – 2031