NORTH LONDON WASTE AUTHORITY

NORTH LONDON HEAT AND POWER PROJECT

ENVIRONMENTAL STATEMENT: VOLUME 3

The Planning Act 2008 The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulation 5 (2) (a)

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north london waste authority

Contents

1 Visual

1.1 Introduction

1.1.1 This volume of the ES describes the likely significant effects on visual receptors surrounding the North London Heat and Power Project (the Project).

1.1.2 The visual assessment describes the nature of existing views within the surrounding area as experienced by visual receptors and examines the beneficial and adverse effects on these receptors resulting from the Project during construction, operation and decommissioning. Visual receptors are individuals and/or groups of people who might be affected by the Project.

1.1.3 An assessment of effects on townscape character has been scoped out (as set out in the Scoping Report) as the current townscape character is defined by the presence of the existing waste management facility including its building and stack. The Project, similar in nature to the existing buildings, would not significantly alter this character.

1.1.4 The assessment of visual effects arising during operation was originally proposed to be scoped out as it was considered that that the Project would not significantly alter the nature of the existing views due to the context of the existing industrial land uses on and around the Application Site. However, this element has been brought back into the assessment in response to the Scoping Opinion.

1.1.5 An assessment of visual effects arising from lighting at night-time has been scoped out as the majority of construction activities would occur during standard working hours, and capped lighting would be utilised to minimise light spill. Any construction security lighting would not significantly differ from the current levels of light.

1.1.6 An assessment of operational lighting in visual terms has been scoped out on the basis that this would not be significantly different to the present situation. Effects of lighting on ecology are, however, considered in Vol 2 Section 5.

1.1.7 Since the production of the Scoping Report one additional viewpoint at Chingford Mill (viewpoint 14) has been included following the scoping response from English Heritage (now Historic England). In addition a further six viewpoints have been included to cover future baseline receptors identified in the development schedule (see Vol 1 Appendix 5.2).

1.1.8 This section should be read in context with the Air Quality and Odour assessment (Vol 2 Section 2 of the ES) regarding the visibility of existing and predicted plumes.

1.2 Engagement

1.2.1 The locations of key representative viewpoints, which form the baseline for the visual assessment as well as viewpoints chosen for the production of wireframes, were agreed in consultation with the LB Enfield, Lee Valley Regional Park Authority (LVRPA) and Natural England. Detailed consultation responses are described in Vol 3 Appendix 1.1 of the ES.

1.2.2 LVRPA suggested an additional view from the vantage point of the A406 North Circular Road. It was subsequently agreed with LVRPA not to include this view within the assessment as it was considered that a number of the viewpoints assessed, including viewpoints along the Lee Valley Public Right of Way (PRoW) and from Lee Park Way sufficiently cover visual receptors at this location. In addition transport receptors have generally a lower sensitivity as their experience of views is transient and fleeting.

1.2.3 LVRPA also suggested an additional wireframe from Lower Hall Lane at Chingford Mill as it would allow an assessment from the eastern edge of the Lee Valley Regional Park. The additional wireframe has not been included as it was considered that this aspect is sufficiently covered with the preparation of the wireframes for the view from Lee Valley PRoW in the near distance and the view from Chase Lane Park in the middle distance as well as the assessment of the effects on visual receptors at Lower Hall Lane at Chingford Mill. This was discussed with the LVRPA and this request was subsequently withdrawn.

1.3 Methodology

1.3.1 This section provides an overview of the methodology for assessing the likely significant effects of the Project on the visual assessment. Full details of the topic methodology are provided in Vol 3 Appendix 1.1 of the ES.

1.3.2 The methodology adopted for the visual assessment has been informed by industry best-practice guidance, in particular:

a. Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA)[1]; and

b. Advice Note 01/11 Photography and Photomontages in Landscape and Visual Impact Assessment [2].

1.3.3 The assessment area has been determined by the extent of the Zone of Theoretical Visibility (ZTV) and the location of sensitive receptors, which could experience a significant effect. The ZTV defines the extent over which the physical components or changes caused by the Project could affect peoples' views of the townscape within the wider area surrounding the Application Site.

1.3.4 Two separate ZTV maps have been produced to use as a basis for the visual assessment; one for the proposed buildings (excluding the stack) and one for the maximum height of the stack (see Vol 3 Plate 1.1 and Vol 3 Plate 1.2 of the ES. These show the area in which the structures would theoretically be visible, allowing for topography and intervening structures, but not taking account of screening from vegetation. The methodology for producing the ZTV is described in Vol 3 Appendix 1.1 of the ES.

[1] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment Third Edition ('GLVIA3')

[2] Landscape Institute (2011) Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment.

1.3.5 Significant effects are only expected to arise within a 2km radius from the Application Site due to the scale of the Project within the view. Beyond the 2km radius the Project would gradually become less prominent within the view as other structural features such as tall residential buildings, pylons and industrial buildings can be seen in the foreground of the views. Representative viewpoints from sensitive receptors have been selected within the 2km radius of the ZTV.

1.3.6 All viewpoints selected represent the view from recreational and/or residential receptors, which have a high susceptibility to change and are therefore likely to have a high sensitivity to change.

1.3.7 Five wirelines have been included to help visualise the maximum parameters of the proposals from selected views, representative for all four cardinal directions as well as from the near distance representative of views from the Lee Valley PRoW, National Cycle Network (NCN) Route 1 and the River Lee Navigation. The use of the maximum parameters of the proposed buildings presents a worst case assessment in terms of the visibility of the Project. The wirelines are also based on topography and illustrate the Project with no intervening vegetation or buildings, also presenting a worst case. Furthermore, the assessment considers effects during the daytime in winter, which is considered to be the worst-case due to the lack of leaves on vegetation. Wireframe prints for viewing in the field are included as Vol 3 Appendix 1.3.

1.3.8 The visual assessment has been carried out using professional judgement with reference to the GLVIA and takes into account both the adverse and beneficial contribution that the Project can make upon the surrounding visual receptors. The assessment considers the magnitude of change arising from the Project alongside the sensitivity of the visual receptor to determine the level of effect (minor, moderate, major beneficial or adverse, or negligible). Both the moderate and major categories are considered to constitute a significant effect.

1.3.9 Cumulative effects are considered during construction and operation and include a commentary on the effects of all stages of the Project and other major developments within the assessment area likely to be under construction or in operation at the same time.

1.3.10 The visual assessment examines all stages of the Project as described in Vol 1 Section 3.3 of the ES.

Construction and operation (Stages 1-3)

1.3.11 The construction and operational activities during each stage (1-3) have not been assessed separately as they would occur concurrently within these Project stages and would be experienced at the same time by visual receptors.

1.3.12 Within Stage 1, sub-stages 1a and 1d have been selected for the assessment as during both sub-stages construction activities are more likely to result in significant effects than during the other sub-stages.

1.3.13 The construction stage assessment takes into account the relevant measures in the Code of Construction Practice (CoCP) (Vol 1 Appendix 3.1 of the ES).

Operation (Stage 4)

1.3.14 The likely visual effects as a result of the new operational Energy Recovery Facility (ERF) in Stage 4 have been assessed.

Decommissioning

1.3.15 The likely visual effects as a result of the process of decommissioning the ERF have been assessed.

1.4 Assumptions and limitations

Assumptions

1.4.1 The exact location of the proposed building and stack within the set building envelope shown on works plans (see Book of Plans (AD02.01)) is not anticipated to change the conclusions of the visual assessment. This is because of the constrained envelope and the large size of the proposed built form.

1.4.2 It is assumed that all cumulative development with the exception of the Meridian Water site would be completed by the time the construction commences within the Application Site and therefore form part of the future baseline.

1.4.3 There is currently limited data available regarding the programme for the construction and operational stages of the Meridian Water development. However for the purpose of this assessment it is reasonable to assume that there would be construction activities, such as the erection of buildings and movement of construction plant, including tall cranes as well as the presence of operational buildings at various times and in various locations throughout the area of the Meridian Water development. This development would therefore affect the future baseline as well as cumulative effects.

1.4.4 Flue gas treatment (FGT) for the ERF would either be a wet or combined system. For the purposes of this assessment, wet FGT with no reheat has been assumed as it presents the worst-case in terms of the height and frequency of a visible stack plume. Also the stack plume would be more apparent against a blue, cloud free sky and therefore a worst-case assessment during winter months has been assumed. For Stage 2 the worst-case is when stack plumes from both facilities would be visible.

1.4.5 Air cooled condensers are proposed as part of the ERF. As these would not produce a visible plume, plume generation from the cooling plant has not been assessed.

1.4.6 Construction lighting within the Edmonton EcoPark site would not differ significantly from the current levels of light. Construction lighting within the Temporary Laydown Area would introduce lighting to an area which is currently not directly lit. However the construction lighting would be temporary, capped, directional and only used during normal working hours. The construction lighting would be seen against the wider sky glow. Therefore any construction lighting would not significantly differ from the current levels of light.

Limitations

1.4.7 During the baseline survey there were some areas such as private land, residential buildings including high rise residential developments and future baseline developments, which were inaccessible. In these instances professional judgement, which was informed by aerial photography and Ordnance Survey (OS) mapping, and visibility within the surrounding area as identified from the ZTVs and verified in the field, has been used to approximate the view from these visual receptors.

1.4.8 The ZTV for the baseline has been generated using LiDAR (light detection and ranging) topographic data, which was the latest data set readily and reasonably available for the assessment areas. It is acknowledged that changes in the assessment area through new development and/or demolition have not been included in the model. However, the ZTV has been checked on-site to verify the accuracy as far as possible.

1.4.9 Despite the limitations identified above, the assessment of visual effects is considered robust.

1.5 Baseline

1.5.1 This section sets out the baseline conditions for the visual assessment in and around the Application Site. Future baseline conditions are also described.

1.5.2 Two separate ZTV maps have been produced to use as a basis for the visual assessment; one for the proposed buildings (excluding the stack) and one for the full height of the stack, see Vol 3 Plate 1.1 and Vol 3 Plate 1.2 of the ES. These show the area in which the structures would theoretically be visible, allowing for topography and intervening structures, but not taking account of screening from vegetation. The methodology for producing the ZTV is described in Vol 3 Appendix 1.1 of the ES.

1.5.3 The locations of the 15 selected representative viewpoints and five future baseline viewpoints are illustrated on Vol 3 Plate 1.3 of the ES. Viewpoints 2 and 10 lie within the western part of the Application Site.

1.5.4 The majority of the viewpoints selected represent the view from recreational and residential receptors in publicly accessible locations. The sensitivity of these visual receptors to change is considered to be high. This is a result of the high susceptibility of these receptors to changes in views and visual amenity as well as the value attached to views from viewpoint 2, 3 and 8 at the Lee Valley PRoW and NCN Route 1, viewpoint 14 at the edge of the Lee Valley Regional Park (LVRP) and viewpoint 11 at the Tottenham Marshes.

1.5.5 Viewpoint 16 is representative of hotel and employment receptors at the recently constructed hotel on Advent Way and is considered to have a medium sensitivity to change. This is as a result of the lower susceptibility of change and value attached to views from hotel receptors at this location.

1.5.6 The assessment of each viewpoint follows the following structure:

a. a description of what receptors the viewpoint represents;

b. the description of the view, including the elements visible in the foreground, middle ground and background;

c. the visibility of the existing Energy from Waste (EfW) facility in winter;

d. the visibility of the existing EfW facility in summer; and

e. a description of any changes that would occur in the future baseline view.

1.5.7 Images have been included for winter and summer views.

Current baseline

1.5.8 The existing EfW facility building is between approximately 16.5m and 31.5m in height and has white and pale blue metal façades.

1.5.9 The existing EfW stack is approximately 100m high and 10m wide. Most of the stack is of a beige colour, with the exception of the light blue top where two flues extend above the single stack.

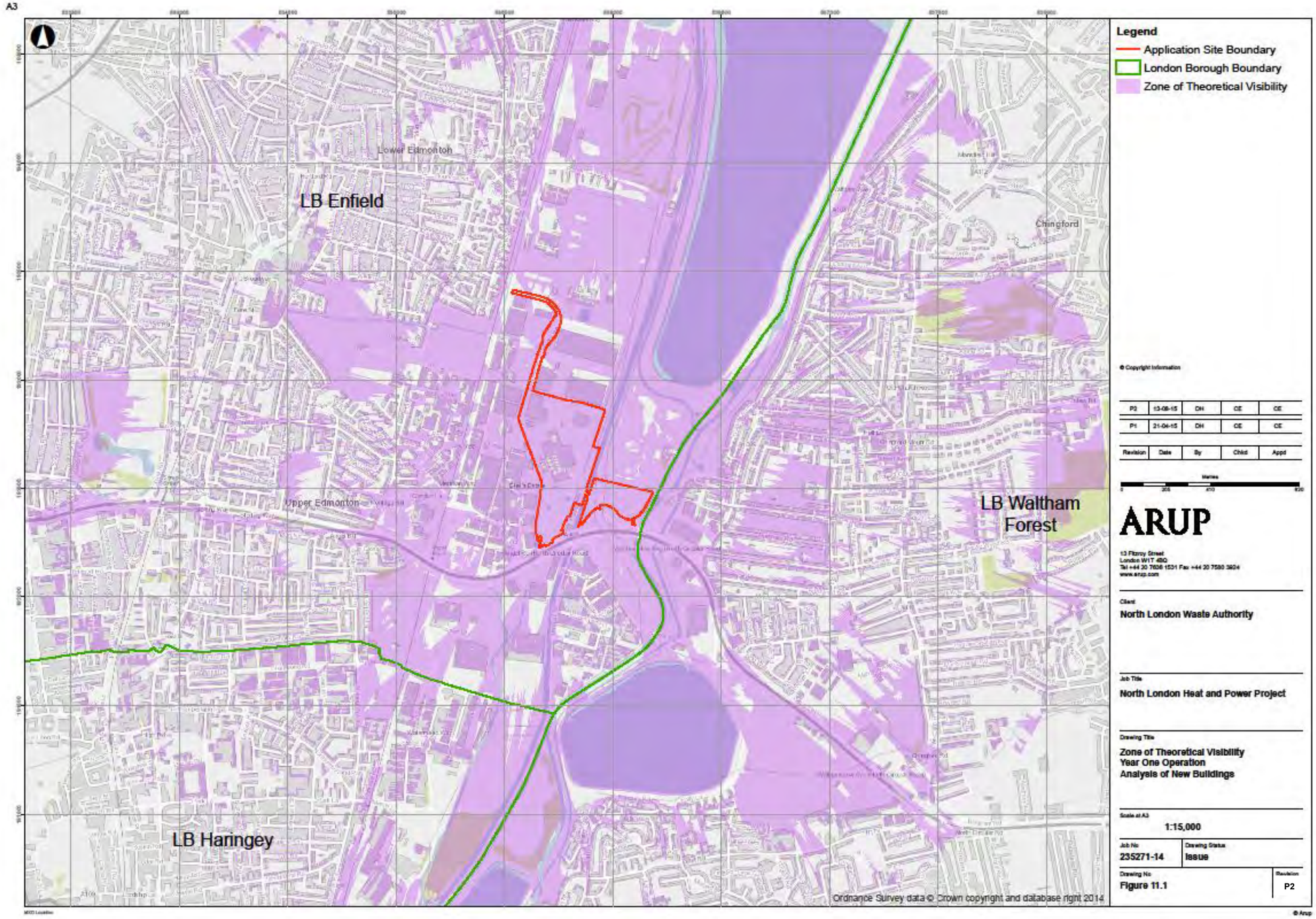
1.5.10 Depending on the operation of the existing EfW facility and atmospheric conditions, a white plume can be seen rising above the existing stack. This plume is generally between 20-60m in length; however, in certain atmospheric conditions, may be in excess of 300m long. Visible plume formation is generally most prevalent during the winter months when warmer moist air from the stack mixes with the colder ambient air. The speed and direction of the wind would alter the direction and extent of visibility of the stack plume.

Future baseline

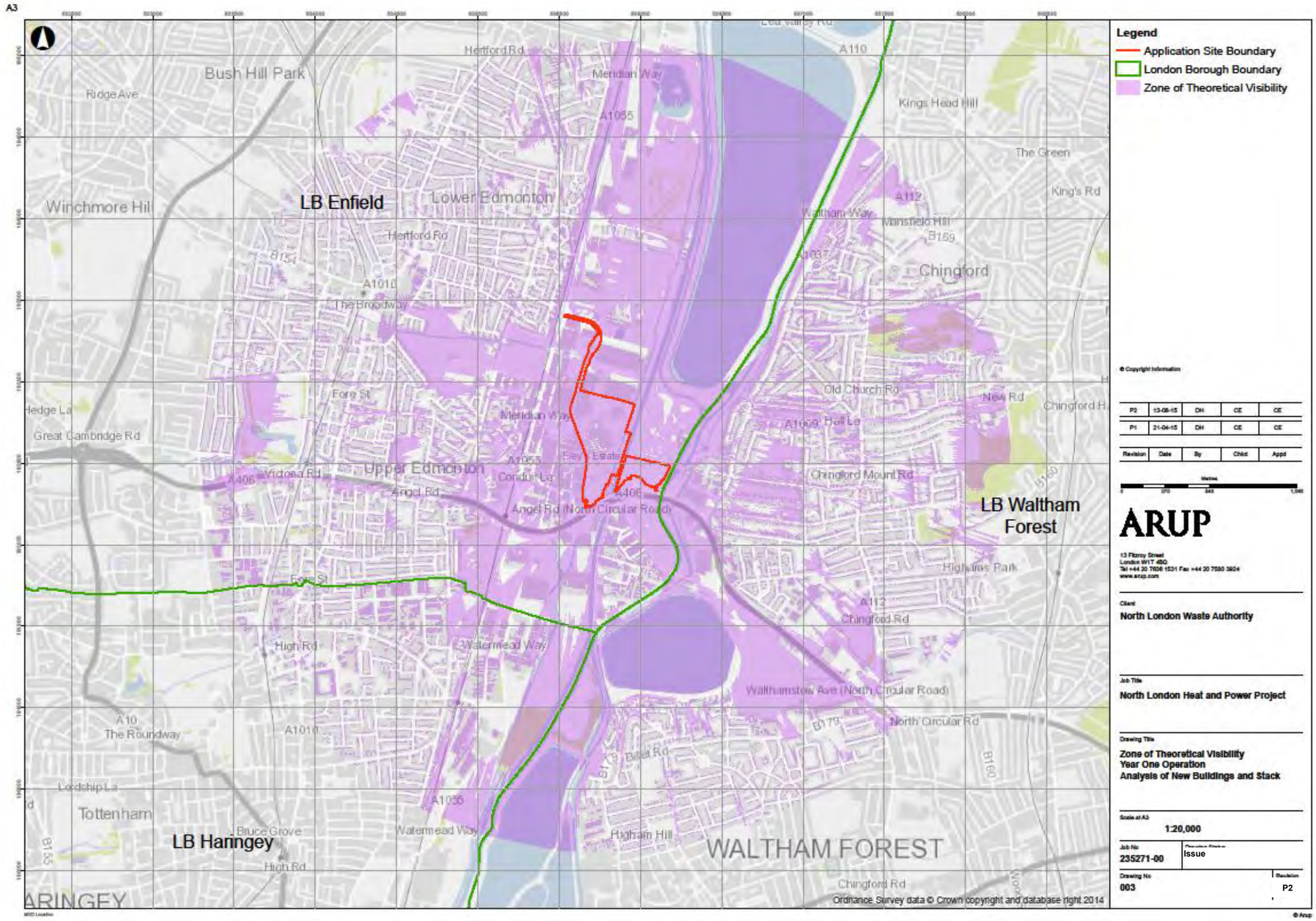
1.5.11 All developments which form part of the future baseline (see development schedule in Vol 1 Appendix 5.2 of the ES) have been taken into account in the description of the future baseline. Most relevant to the assessment of visual effects are those which would stand above the surrounding townscape as well as developments which would introduce new visual receptors.

1.5.12 It should be noted that due to the uncertainty around the development of the Meridian Water masterplan, this development has been considered within both the future baseline as well as the cumulative assessment.

1.5.13 Regarding the future baseline the upgraded overhead electricity lines associated with the north London (Electricity Line) Reinforcement development would be visible from all viewpoint locations with the exception of viewpoint 2 and 10. However as the new power lines are likely to be similar to the existing lines the development is not considered to represent a noticeable change in the future baseline.

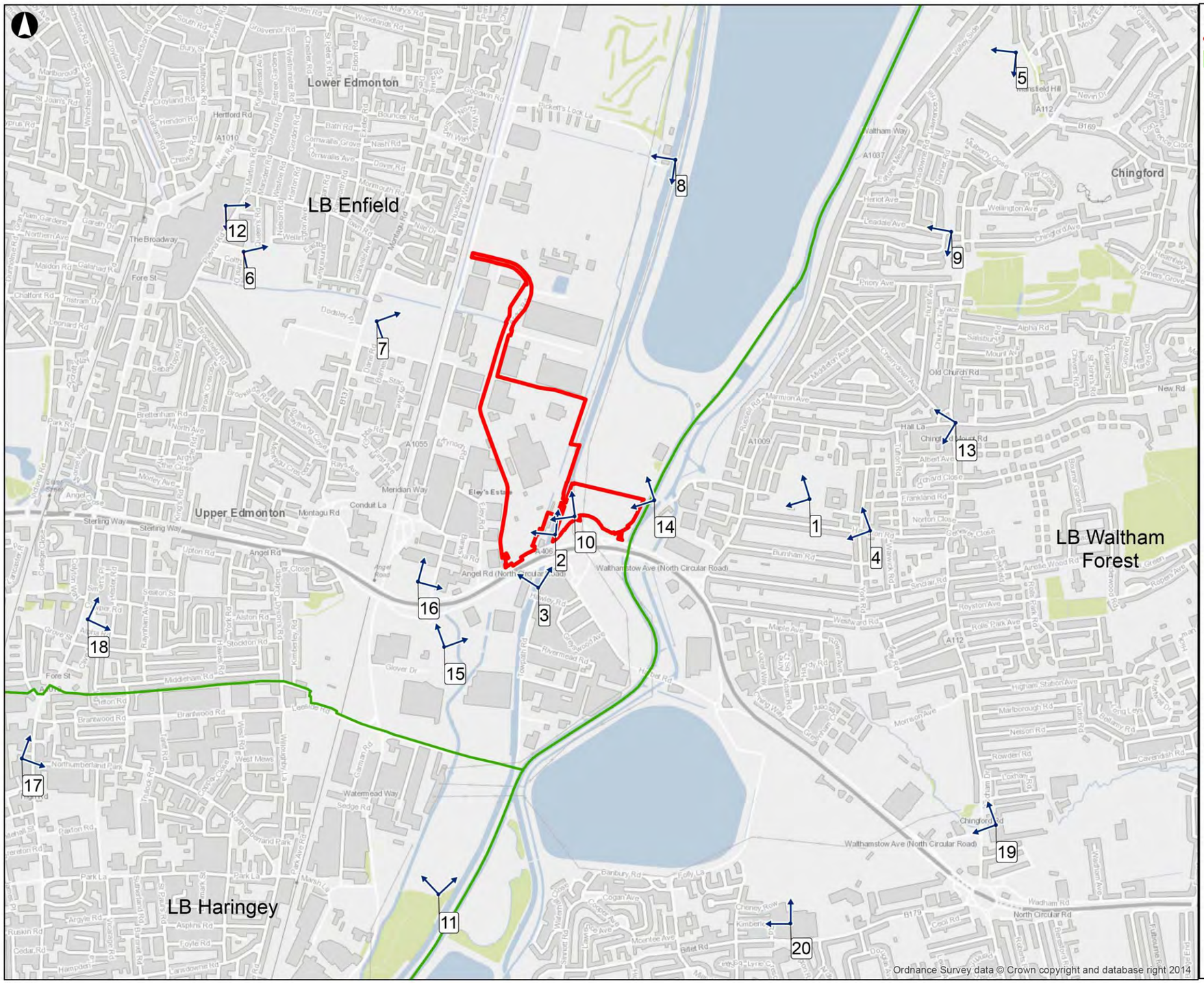


Vol 3 Plate 1.1: ZTV building only



Vol 3 Plate 1.2: ZTV stack height

A3



Legend

- Application Site Boundary
- London Borough Boundary
- Viewpoints

1 Chase Lane Park
2 Lee Valley PRoW
3 LCN Route 1
4 Hampton Road
5 Mansfield Park
6 Menon Drive Play area
7 Montagu Recreation Ground
8 Picketts Lock
9 Leadale Avenue
10 Lee Park Way
11 Totthenham Marshes
12 Edmonton Green Tower Block
13 Chingford Mount/Hall Lane
14 Chingford Mill
15 Meridian Water (F)
16 Advent Way
17 Brook House (F)
18 Highmead Estate (F)
19 Walthamstow Stadium (F)
20 Banbury Park (F)

(F) denotes future baseline receptor

P1	15-04-15	DB	CE	MJ

Revision	Date	By	Chkd	Appd

Metres
0 180 360 720

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Client
North London Waste Authority

Job Title
North London Heat and Power Project

Drawing Title
Viewpoint plan

Scale at A3
1:13,500

Job No	Drawing Status
235271-14	**Issue**

Drawing No	Revision
Figure 11.3	**P1**

Vol 3 Plate 1.3: Viewpoint plan

Viewpoint summary

1.5.14 Vol 3 Table 1.1 identifies the viewpoints, the receptor type and their distance to the existing EfW stack.

Vol 3 Table 1.1: Viewpoint summary

Viewpoint	Receptor	Approximate distance from existing EfW stack
Existing receptor viewpoints		
1: View west from Chase Lane Park	Recreational	1.1km
2: View north-west from Lee Valley PRoW and NCN Route 1 north of A406 North Circular Road	Recreational	300m
3: View north from Lee Valley PRoW and NCN Route 1 south of A406 North Circular Road	Recreational	470m
4: View west from Hampton Road	Residential	1.3km
5: View south-west from Mansfield Park	Recreational	2.4km
6: View south-east from Menon Drive open space	Residential and recreational	1.3km
7: View south-east from Montagu Recreation Ground	Recreational	760m
8: View south from Pickett's Lock	Recreational	1.3km
9: View south-west from Leadale Avenue	Residential	1.8km
10: View north-west from Lee Park Way	Recreational	280m
11: View north-east from Tottenham Marshes	Recreational	1.6km
12: View south-east from Edmonton Green Tower Block	Residential	1.4km
13: View west at cross roads of Hall Lane and Chingford Mount Road	Residential and recreational	1.6km
16: View north-east from the hotel on Advent Way	Hotel and workers	580m
Existing and future receptor viewpoint		
14: View west from Lower Hall Lane at Chingford Mill	Residential and recreational	530m
Future receptor viewpoints		
15: View north from Meridian Water	Residential, recreational and workers	480m
17: View north-east from Brook House	Residential and educational	2.2km
18: View north-east from Highmead Estate	Residential	1.7km
19: View north-west from Walthamstow Stadium	Residential and recreational	2.3km
20: View north-west from Banbury Park	Residential and workers	2.0km

Viewpoint 1: View west from Chase Lane Park

1.5.15 This view is representative of recreational receptors within Chase Lane Park, immediately adjacent to the children's play area.

1.5.16 The grassed area of Chase Lane Park forms the foreground of the view.

1.5.17 The middle ground is defined by a line of trees and a hedge, beyond which the residential properties on Waverley Avenue are situated. Pylons and overhead power lines can be glimpsed above the residential properties.

1.5.18 In winter the stack of the existing EfW facility within the Edmonton EcoPark as well as the upper storeys of a tower block beyond the Application Site are visible in the background. The existing EfW facility is partially screened by residential properties and tree canopies.

1.5.19 In summer the trees partially screen of the lower part of the EfW stack and completely screen the EfW building.

1.5.20 The winter view is presented in Vol 3 Plate 1.4. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.5.

1.5.21 The future baseline view would not be noticeably different to the current baseline.

Vol 3 Plate 1.4: Viewpoint 1 - existing winter view

Vol 3 Plate 1.5: Viewpoint 1 - existing summer view

Viewpoint 2: View north-west from Lee Valley PRoW and National Cycle Network Route 1 north of A406 North Circular Road

1.5.23 This view is representative of recreational receptors on the Lee Valley PRoW, NCN Route 1 and the River Lee Navigation ('The Blue Ribbon Network'), taken immediately adjacent to the base of the Advent Way elevated road and pedestrian underpass.

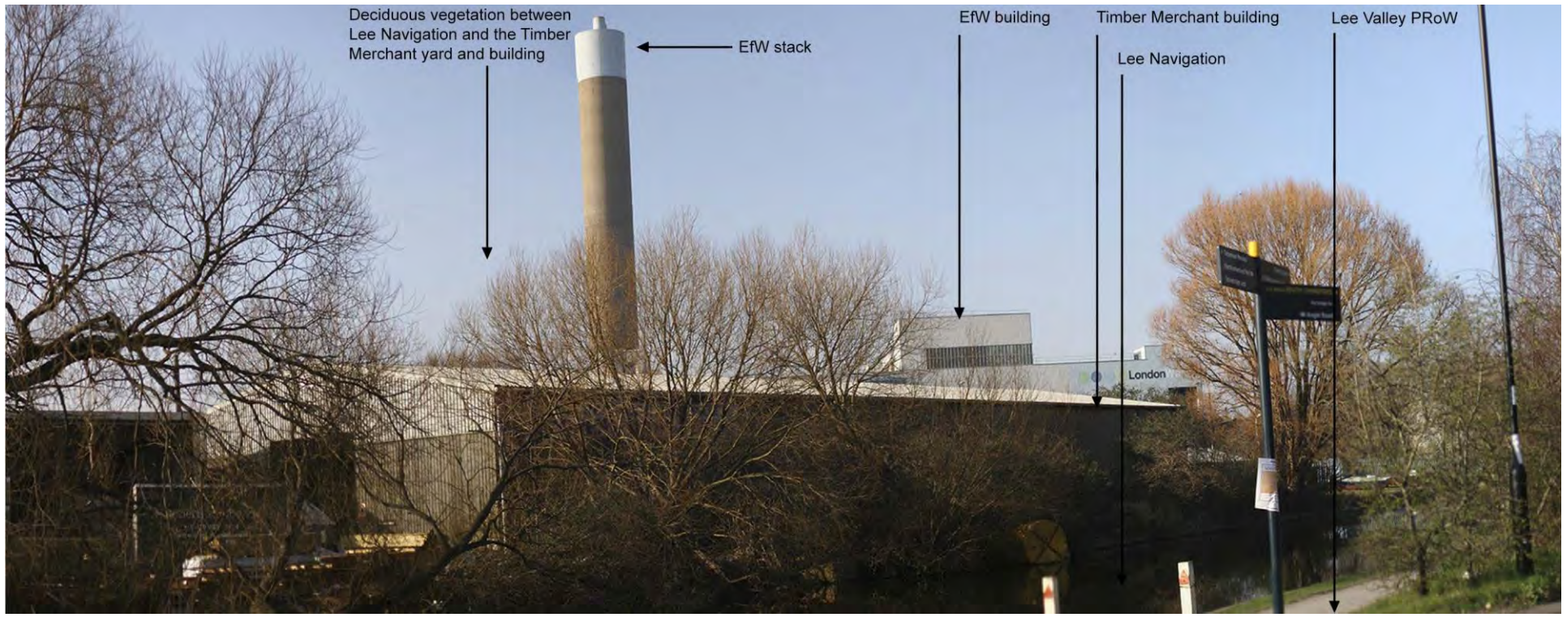
1.5.24 The Lee Valley PRoW, NCN Route 1 and the River Lee Navigation are located in the foreground of the view, beyond which lies Enfield Ditch with scattered tree and scrub planting.

1.5.25 Beyond the line of vegetation the existing EfW stack and building as well as the industrial building of the timber yard can be seen in winter.

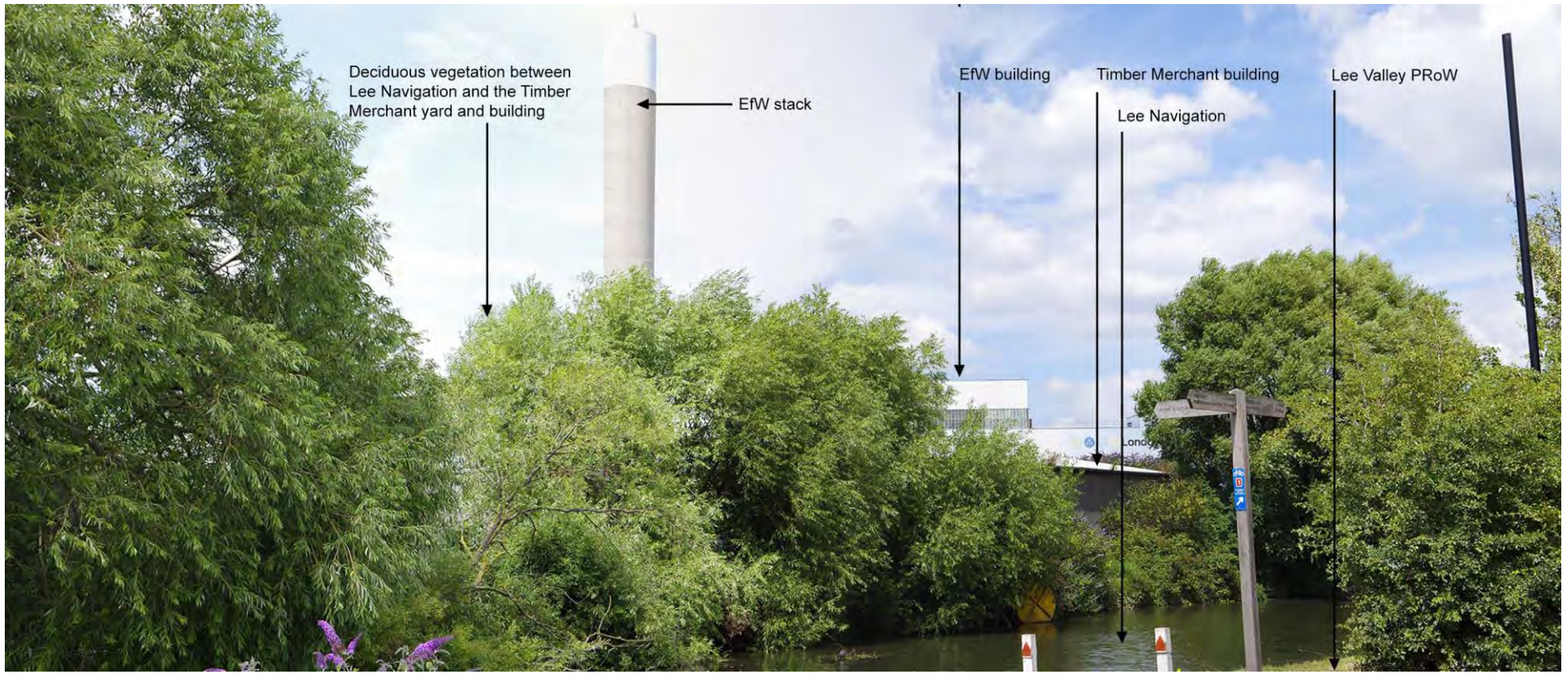
1.5.26 In the summer the vegetation along Enfield Ditch provides a dense screen to the existing EfW building and partial screening of the lower parts of the EfW stack.

1.5.27 The winter view is presented in Vol 3 Plate 1.6. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.7.

1.5.28 There would be no change to the future baseline as none of the cumulative developments would be visible in this view.



Vol 3 Plate 1.6: Viewpoint 2 - existing winter view



Vol 3 Plate 1.7: Viewpoint 2 - existing summer view

Viewpoint 3: View north from Lee Valley PRoW and National Cycle Network Route 1 south of A406 North Circular Road

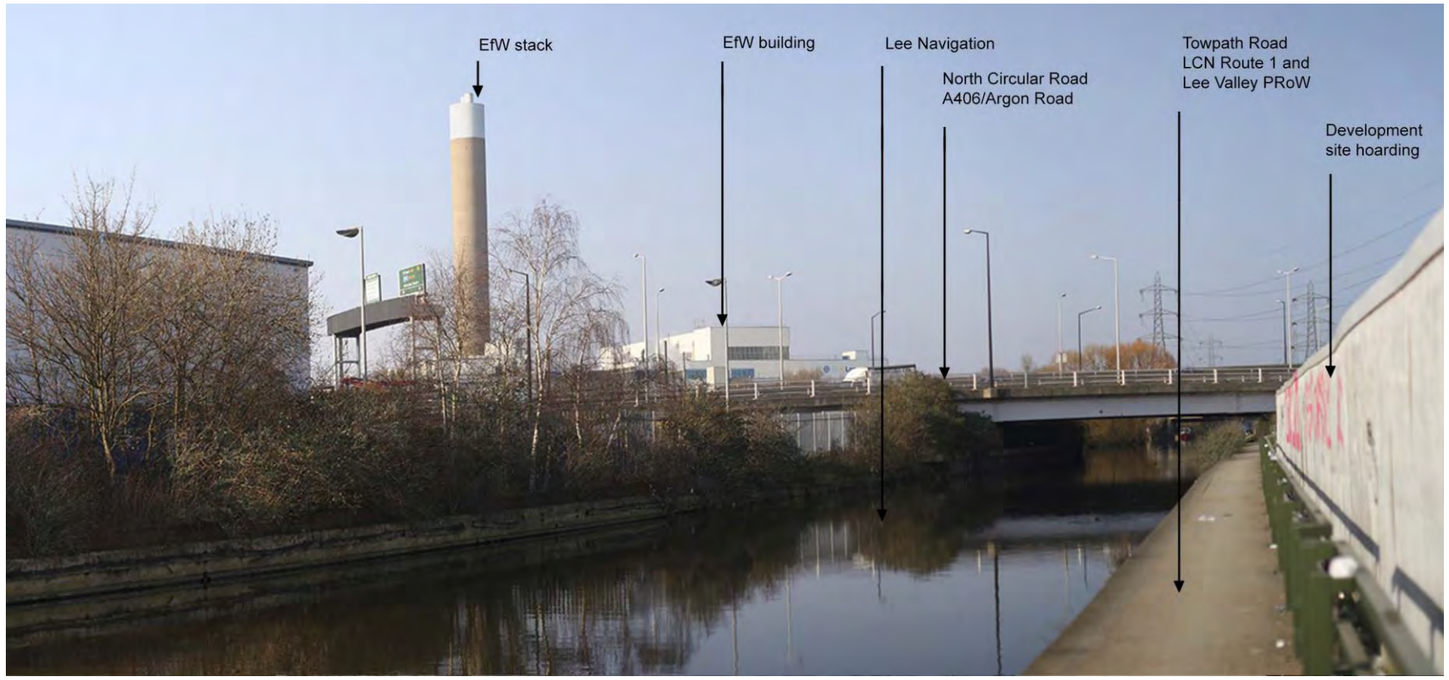
1.5.29 This view is representative of recreational receptors on the NCN Route 1, Lee Valley PRoW and the River Lee Navigation ('The Blue Ribbon Network'), taken at the corner of Hawley Road and Towpath Road.

1.5.30 The fore- to middle-ground of this view is defined by the NCN Route 1 and the Lee Valley PRoW as well as the River Lee Navigation and a strip of shrub and scattered tree planting.

1.5.31 In the background the existing EfW facility's stack and building are visible beyond the A406 North Circular Road. Numerous vertical man-made structures within the middle ground and background of the view are present in the form of lighting columns and pylons.

1.5.32 In winter the stack and the outlines of the existing EfW facility buildings are clearly visible. Trees within the foreground provide limited filtering of views.

1.5.33 In the summer the vegetation along the edge of the River Lee Navigation provides a partial screen to the lower parts of the existing EfW facility's stack and building.

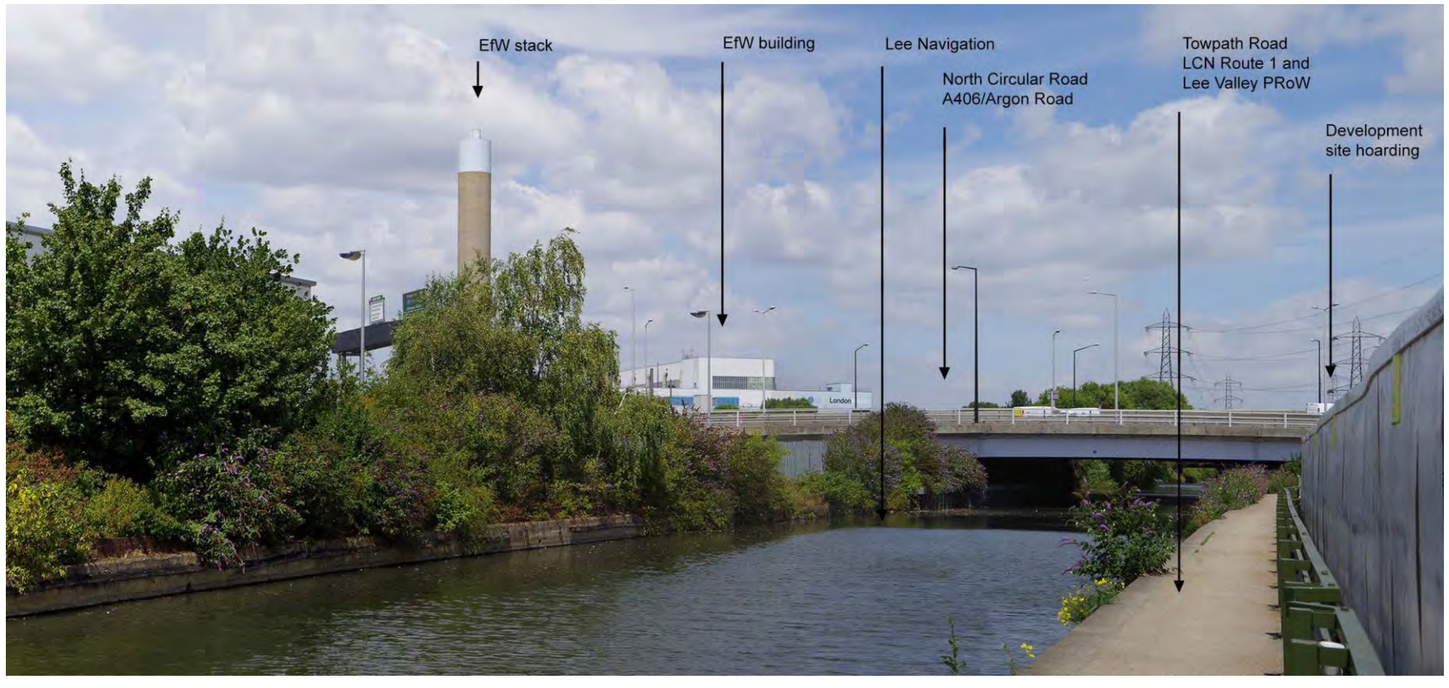


Vol 3 Plate 1.8: Viewpoint 3 - existing winter view

1.5.34 The winter view is presented in Vol 3 Plate 1.8. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.9.

1.5.35 Within the future baseline the Stonehill Estate, which forms part of the Meridian Water development, would frame the view to the right of the River Lee Navigation. The existing site hoarding would be removed. The proposed buildings would be set back from the water's edge with a new public green space adjacent to the towpath as well as a car parking area associated with the Project.

1.5.36 To the right of the River Lee Navigation the 3-7 storey high retail buildings of the proposed Meridian Water development would form part of the new baseline view.



Vol 3 Plate 1.9: Viewpoint 3 - existing summer view

Viewpoint 4: View west from Hampton Road

1.5.37 This view is representative of residential receptors on Hampton Road and the surrounding residential area.

1.5.38 The foreground and middle ground are dominated by Hampton Road, residential houses and associated car parking.

1.5.39 In the background the existing EfW stack is visible beyond the residential properties and scattered tree planting, whilst the EfW building is completely screened. An industrial building close to the Application Site is discernible following the end of the road. Beside the stack there are also a number of lighting columns and timber poles visible as vertical man made features within the skyline. The power lines and pylons within the LVRP are barely visible.

1.5.40 Whilst in winter the upper part of the existing EfW facility's stack is clearly visible, in the summer the scattered tree planting along Hampton Road provide a small amount of additional screening to the base of the EfW stack.

1.5.41 The winter view is presented in Vol 3 Plate 1.10. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.11.

1.5.42 The future baseline view would not be noticeably different to the current baseline.

Vol 3 Plate 1.10: Viewpoint 4 - existing winter view

Vol 3 Plate 1.11: Viewpoint 4 - existing summer view

Viewpoint 5: View south-west from Mansfield Park

1.5.44 This view is representative of recreational receptors within Mansfield Park, taken along the main pedestrian path leading from Mansfield Hill.

1.5.45 The foreground the view is dominated by a dense area of tree and shrub planting. Within the middle ground lies a large open expanse of grass leading up to the residential properties along Silverthorn Gardens.

1.5.46 In the background the EfW stack as well as the tower blocks within the Edmonton EcoPark and the pylons and associated overhead power lines can be glimpsed above the tree and shrub planting in winter.

1.5.47 In summer the area of tree and shrub planting provide some additional screening towards the existing EfW facility's stack.

1.5.48 The winter view is presented on Vol 3 Plate 1.12. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.13.

1.5.49 The future baseline view would not be noticeably different to the current baseline.

Vol 3 Plate 1.12: Viewpoint 5 - existing winter view

Vol 3 Plate 1.13: Viewpoint 5 - existing summer view

Viewpoint 6: View south-east from Menon Drive open space

1.5.50 This view is representative of residential and recreational receptors within and surrounding the Menon Drive open space. The image is taken adjacent to the fenced play area.

1.5.51 The foreground is dominated by an undulating grassed area to the eastern boundary of the open space. The middle ground shows the boundary fence and sheds of the allotments as well as some scattered shrub and tree planting. Beyond the allotments a row of residential properties on Barrowfield Close are visible.

1.5.52 In winter the existing EfW facility's stack, as well as a large building within the industrial area close to the Application Site, are clearly visible in winter. The existing EfW facility building is completely screened behind vegetation.

1.5.53 In summer the deciduous tree planting within the allotments and the Tottenham Park Cemetery provide a partial screen to the existing EfW facility's stack. The industrial building nearby is almost completely concealed.

1.5.54 The winter view is presented in Vol 3 Plate 1.14. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.15.

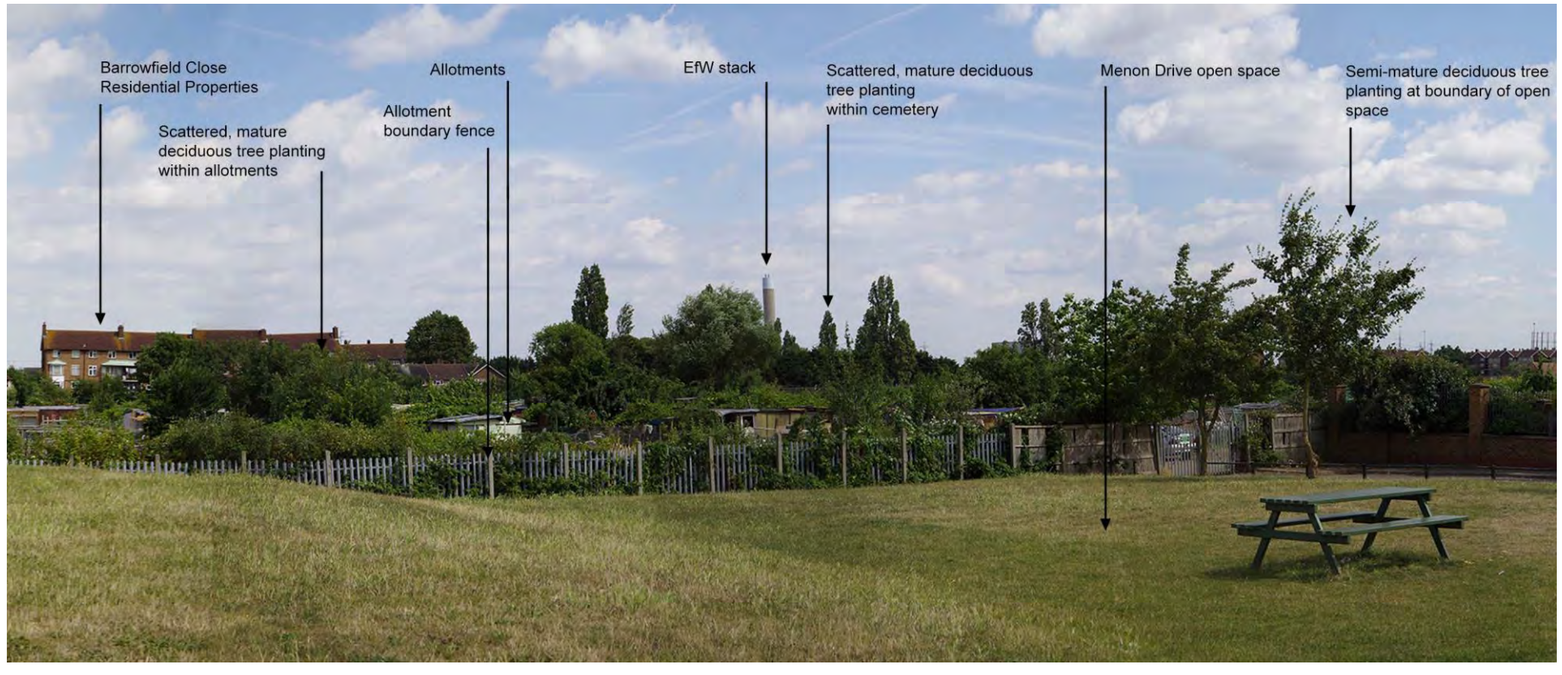
1.5.55 The future baseline view would only be affected by tall developments as developments of lower height would be concealed behind existing buildings within the foreground and middle ground of the view. These would be the Kedco Waste Wood Biomass Plant, the Stonehill Estate, the Meridian Water development and the upgrading of the electricity line.

1.5.56 The two 43.8m high flues as well as their plumes of the proposed Kedco Waste Wood Biomass Plant would be visible in front of the existing large industrial building near the Application Site.

1.5.57 The proposed 20m high industrial buildings of the Stonehill Estate development would be visible through the existing pylons beyond the existing large industrial building near the Application Site.

1.5.58 Due to the uncertainty surrounding the proposed timescales associated with the Meridian Water development it has been assumed that construction activities as well as some of the

Vol 3 Plate 1.14: Viewpoint 6 - existing winter view



Vol 3 Plate 1.15: Viewpoint 6 - existing summer view

proposed buildings would be visible within the future baseline view. This would include the above mentioned 20m high Stonehill Estate development, other 3-7 storey high retail and industrial buildings along the A406 North Circular Road as well as some of the 6-15 storey high residential blocks further south beyond the proposed retail and industrial buildings.

1.5.59 It is expected that the removal of the gas holder which can be seen in the right of the exiting views, would be completed by the time of the commencement of the works within the Application Site.

Viewpoint 7: View south-east from Montagu Recreation Ground

1.5.61 This view is representative of recreational receptors within the Montagu Recreation Ground. The view is taken from the north-eastern corner of the multi-use games area adjacent to the play area.

1.5.62 The foreground is dominated by grassed playing fields. In the middle ground there is a dense belt of vegetation at the eastern boundary of the recreation ground in front of the railway line.

1.5.63 In the background the existing EfW facility's stack is visible beyond the industrial area and associated buildings. The existing EfW facility building is concealed behind the industrial buildings.

1.5.64 In winter and in summer the existing vegetation provides limited softening of the industrial built form.

1.5.65 The winter view is presented in Vol 3 Plate 1.16. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.17.

1.5.66 Within the future baseline the following proposed developments would be visible due to their height:

a. Pegamoid Works (approximately 12m high);
b. Kedco Waste Wood Biomass Plant (two 43.8m high flues, approximately 11.6m high buildings);
c. Stonehill Estate, part of the proposed Meridian Water masterplan (maximum building height between 14m and 20m);
d. Meridian Water (between two to 15 storey buildings); and
e. North London (Electricity Line) Reinforcement (approximately 44m).

1.5.67 The proposed industrial sheds at Pegamoid Works would be visible above the existing shed along A1055 Meridian Way, which can be seen directly to the east of the Application Site beyond the boundary vegetation.

1.5.68 The upper parts of the two proposed flues as well as their plumes of the Kedco Waste Wood Biomass Plant would be visible above the existing industrial area at Pegamoid Road.

Vol 3 Plate 1.16: Viewpoint 7 - existing winter view

Vol 3 Plate 1.17: Viewpoint 7 - existing summer view

1.5.69 The proposed industrial buildings of the Stonehill Estate development would be visible above the existing industrial area at Pegamoid Road.

1.5.70 Due to the uncertainty surrounding the proposed timescales of the Meridian Water development it is assumed that construction activities as well as some of the proposed buildings would be visible within the future baseline view. This would include the above mentioned Stonehill Estate development, other 3-7 storey high retail and industrial buildings along the A406 North Circular Road as well as some of the 6-15 storey high residential blocks further south beyond the proposed retail and industrial buildings.

Viewpoint 8: View south from Pickett's Lock

1.5.72 This view is representative of recreational receptors on the Lee Valley PRoW, NCN Route 1 and the River Lee Navigation ('The Blue Ribbon Network'), taken at the picnic area opposite Pickett's Lock and Lock Keepers Cottage.

1.5.73 The foreground is characterised by an area of hard standing associated with Pickett's Lock and the base of an electricity pylon, with a grass strip at the edge of the space.

1.5.74 The William Girling Reservoir and associated grass bunding is visible in the left of the middle ground. The River Lee Navigation is visible in the middle of the view bordered with mature shrubs and trees along its eastern and western edge. The Lee Valley PRoW runs along the eastern bank of the river. A number of electricity pylons and lighting columns are visible tall man-made structures within the view.

1.5.75 Within the background there are clear views towards the stack and building of the existing EfW facility as well as other warehouse/industrial buildings along Ardra Road in winter (Vol 3 Plate 1.18). The existing vegetation provides only limited screening.

1.5.76 In summer (Vol 3 Plate 1.19) the existing EfW building as well as other buildings within the industrial area are partially screened by the scattered vegetation adjacent to the River Lee Navigation. However the existing EfW facility's stack is clearly visible alongside the existing electricity pylons.

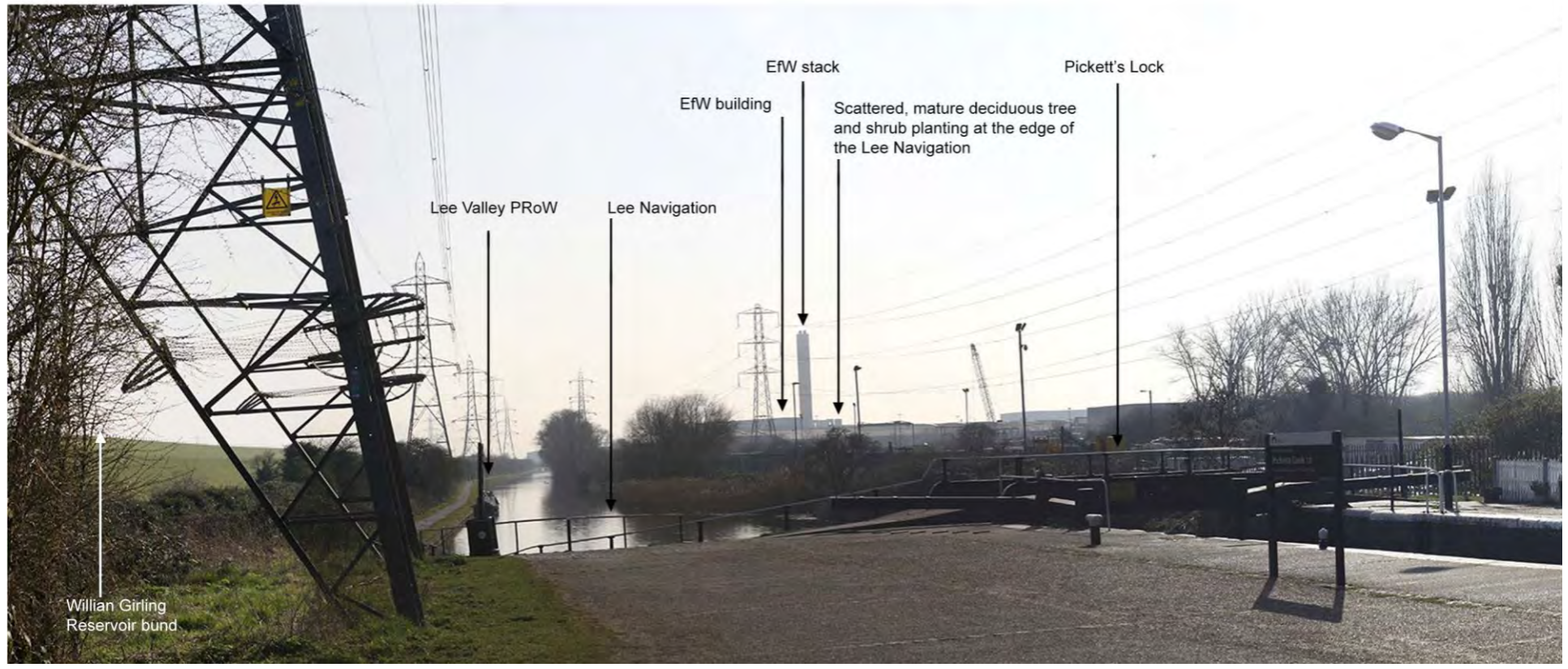
1.5.77 The winter view is presented in Vol 3 Plate 1.18. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.19.

1.5.78 Within the future baseline the following developments would be visible:

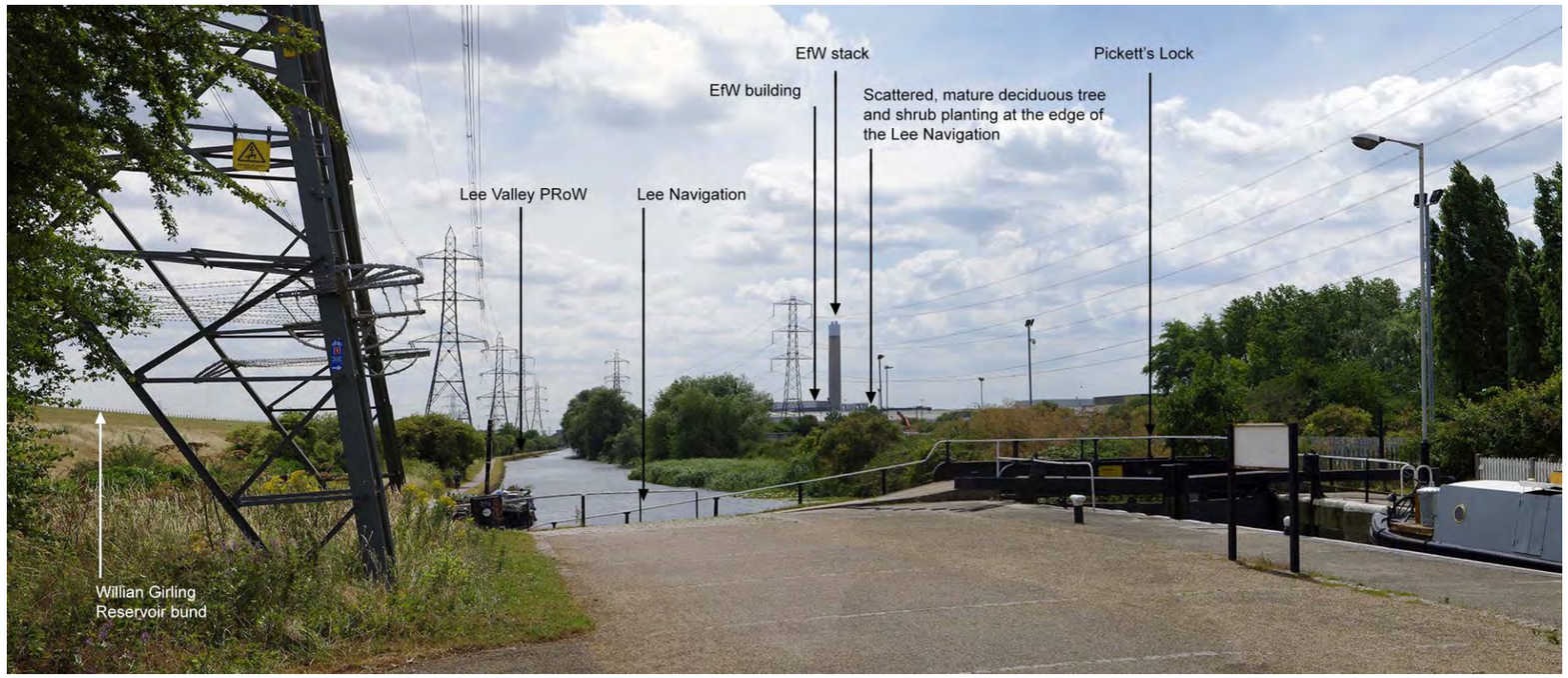
a. Deephams Sewage Treatment Works (buildings and structures up to 14.9m high;

b. Kedco Waste Wood Biomass Plant (two 43.8m high flues, approximately 11.6m high buildings);

c. Stonehill Estate (maximum building height between 14m and 20m);



Vol 3 Plate 1.18: Viewpoint 8 - existing winter view



Vol 3 Plate 1.19: Viewpoint 8 - existing summer view

d. Meridian Water (between two to 15 storey buildings);

e. Brook House (22 storey); and

f. North London (Electricity Line) Reinforcement (approximately 44m).

1.5.79 In winter additional tanks, pumping stations and stacks would be visible within the Deephams Sewage Treatment Works through a belt of existing vegetation within the right side of the view. These structures are between 10 and 15m high. In summer they would be completely screened by the existing vegetation.

1.5.80 The two proposed flues as well as their plumes within the Kedco Waste Wood Biomass Plant would be visible to the west of the stack of the existing EfW facility above existing industrial buildings.

1.5.81 The proposed industrial buildings of the Stonehill Estate development would be visible through the existing pylons just to the east of the River Lee Navigation in the far distance.

1.5.82 The Meridian Water development would lie beyond the Application Site and includes the above mentioned Stonehill Estate development. Due to the uncertainty surrounding the proposed timescales of the Meridian Water development it is assumed that construction activities as well as some of the proposed buildings would be visible within the future baseline view. In addition to the Stonehill Estate this would include three seven-storey high retail and industrial buildings to the south of the A406 North Circular Road as well as some of the six 15-storey high residential blocks further beyond the proposed retail and industrial buildings.

1.5.83 Brook House would be situated beyond the Application Site to the south-west. Only the upper storeys of this proposed residential tower block would be visible in the distance above existing buildings of the industrial estate.

Viewpoint 9: View south-west from Leadale Avenue

1.5.85 This view is representative of residential receptors on Leadale Avenue and adjacent streets.

1.5.86 The foreground is dominated by Leadale Avenue and associated residential properties and cars. The middle ground is also formed by residential properties and scattered mature, deciduous trees within private gardens and lining the street.

1.5.87 Within the background it is possible to see a glimpsed view of the existing EfW facility's stack beyond the residential properties in winter. The existing EfW facility building is concealed behind the existing houses.

1.5.88 In summer the foliage of the trees offers no additional screening of views.

1.5.89 The winter view is presented in Vol 3 Plate 1.20. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.21.

1.5.90 There would be no change to the future baseline as none of the cumulative developments would be visible within this view.

Vol 3 Plate 1.20: Viewpoint 9 - existing winter view

Vol 3 Plate 1.21: Viewpoint 9 - existing summer view

Viewpoint 10: View north-west from Lee Park Way

1.5.92 This view is representative of recreational receptors on the Lee Park Way, adjacent to the LVRP 'gateway' and entrance.

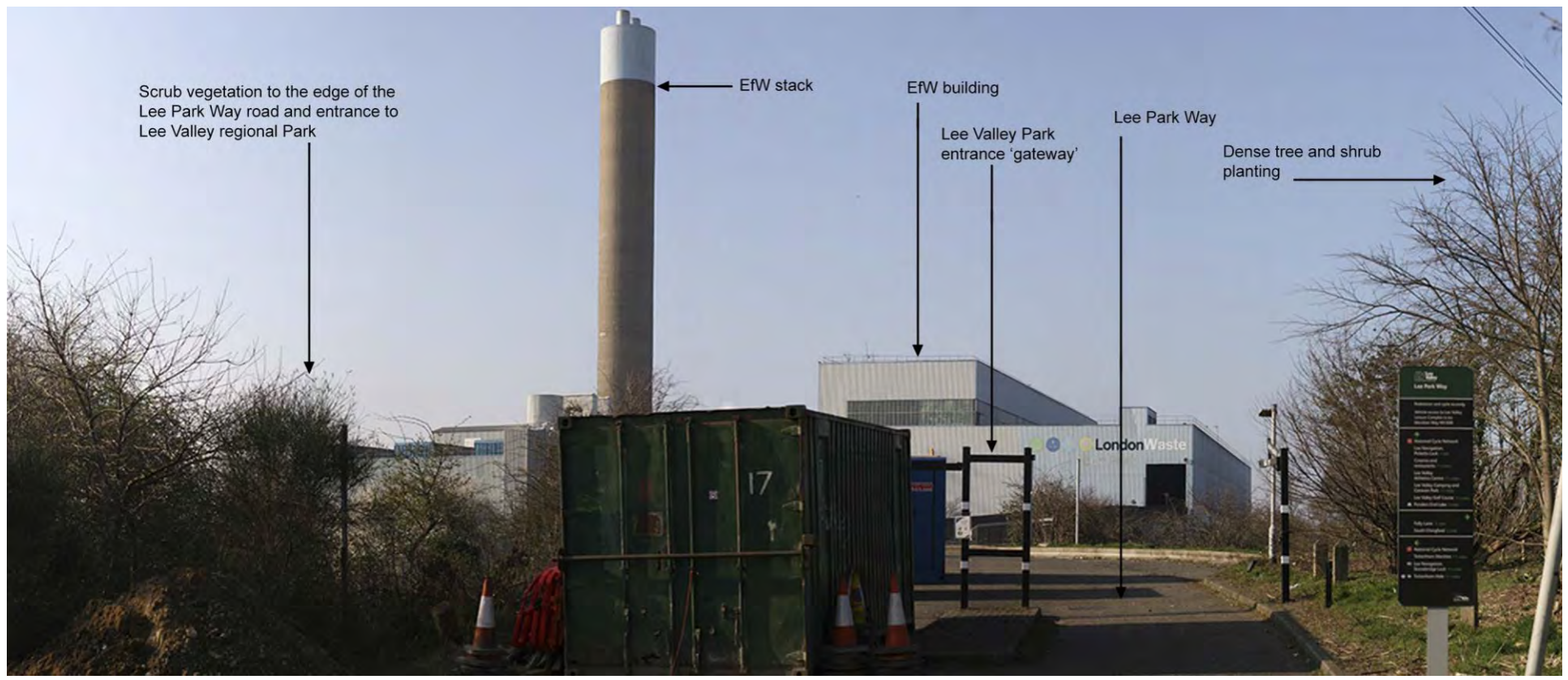
1.5.93 The foreground to middle ground is defined by the road, 'gateway' entrance and vegetated edges.

1.5.94 The background is dominated by the existing EfW building and stack beyond the road and bridge in winter.

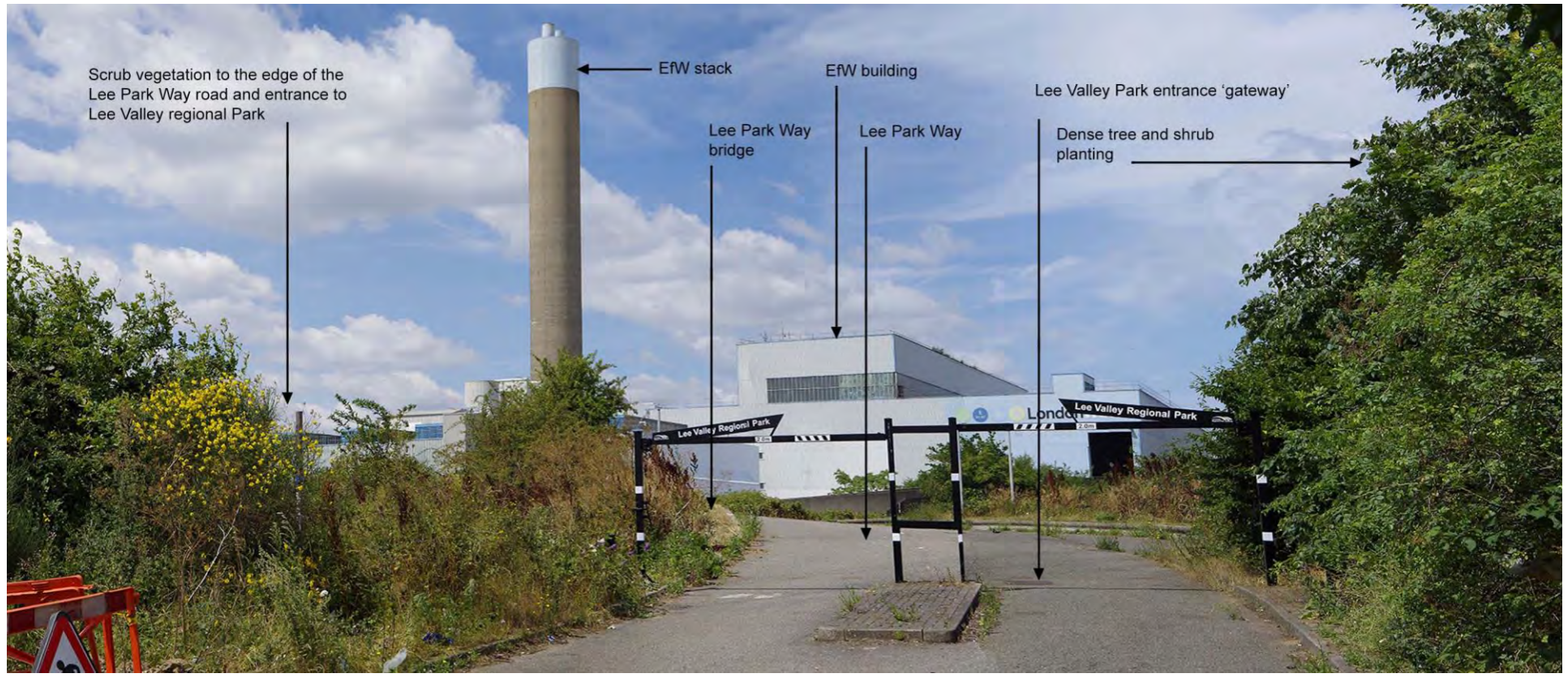
1.5.95 In summer the vegetation in the foreground provides minimal screening of the existing EfW facility building and lower part of the stack.

1.5.96 The winter view is presented in Vol 3 Plate 1.22. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.23.

1.5.97 There would be no change to the future baseline as none of the cumulative development would be visible within this view.



Vol 3 Plate 1.22: Viewpoint 10 - existing winter view



Vol 3 Plate 1.23: Viewpoint 10 - existing summer view

Viewpoint 11: View north-east from Tottenham Marshes

1.5.99 Representative view of recreational receptors within Tottenham Marshes, taken at a path junction close to the River Lee Navigation (east of the entrance off Watermead Way/Marigold Road).

1.5.100 The foreground is dominated by grassland and scrub vegetation within Tottenham Marshes.

1.5.101 The middle ground is dominated by a strip of vegetation at the edge of the open space and along Pymmes Brook. A large gas holder and a number of electricity pylons and associated overhead power lines are also visible within the middle ground.

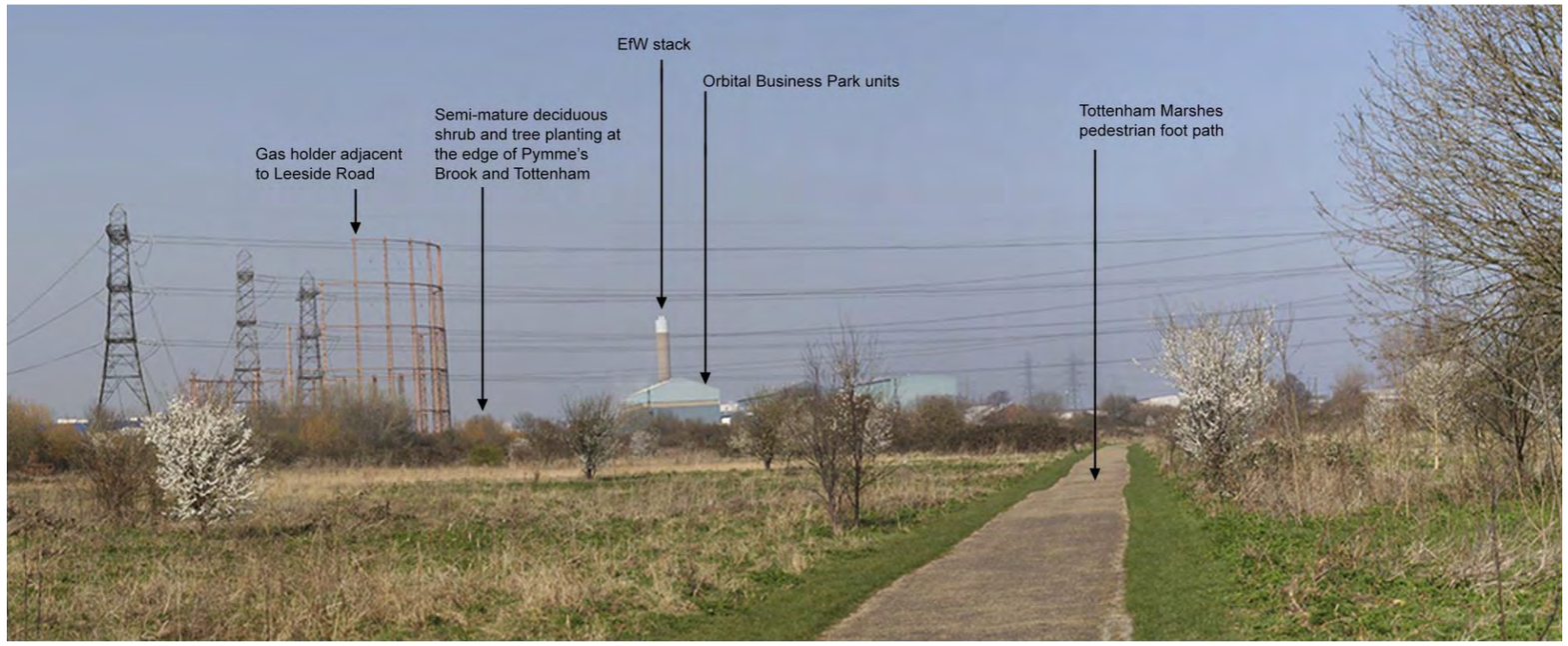
1.5.102 In the background, the Orbital Business Park buildings, further electricity pylons and the existing EfW facility's stack are visible in winter. The existing EfW facility building is screened by the industrial buildings.

1.5.103 In the summer the vegetation belt in the middle of Tottenham Marshes provides no further screening of the EfW stack.

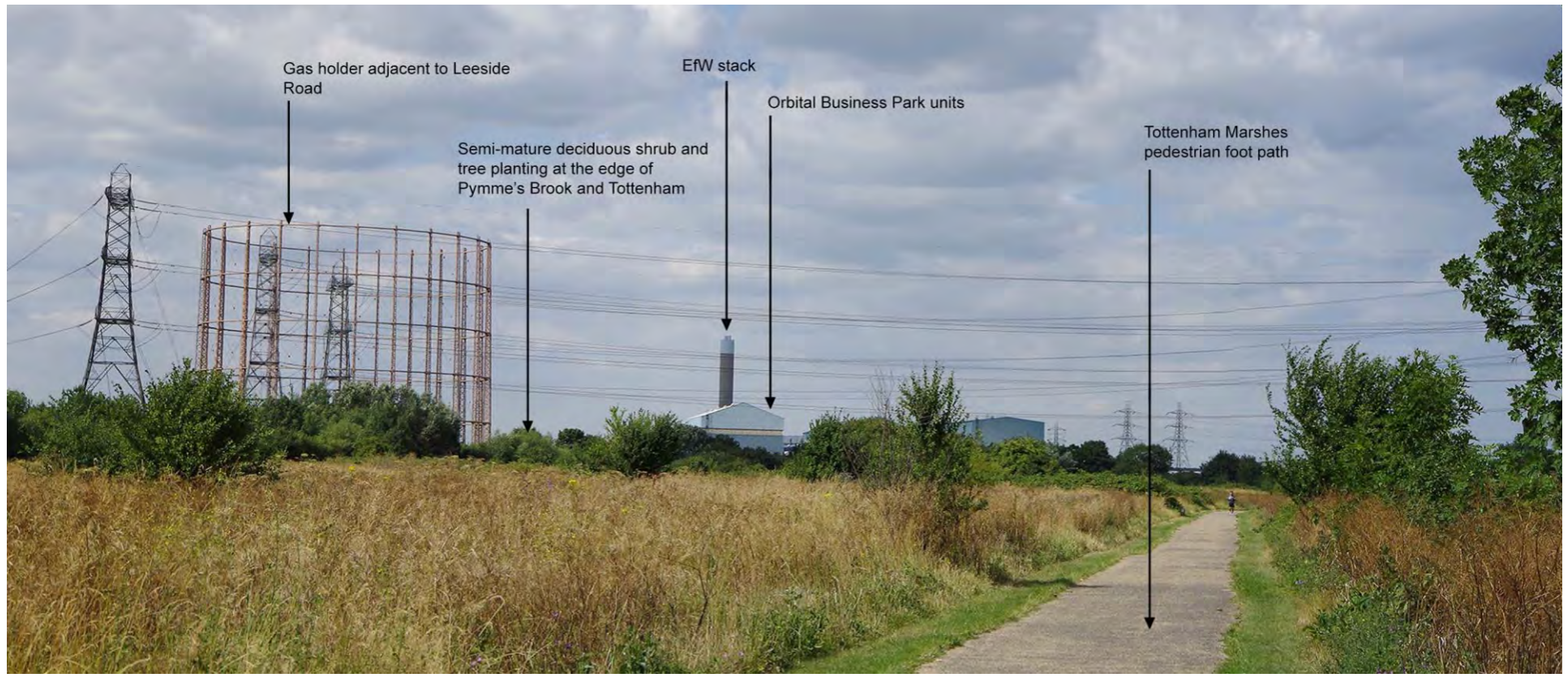
1.5.104 The winter view is presented in Vol 3 Plate 1.24. The characteristics and key landmarks of the view during summer are annotated on Vol 3 Plate 1.25.

1.5.105 Within the future baseline the proposed Meridian Water development would be situated immediately behind the electricity pylons and overhead lines in the middle ground of the view. Due to the uncertainty regarding the timescales of this project it is anticipated that construction activities as well as some completed residential, educational, industrial and retail buildings would be visible. Completed residential buildings within the neighbourhoods 'Canal-side West' and 'The Islands' would be between two to ten storeys in height. The completed buildings would screen views of the building and the stack of the existing EfW facility and proposed ERF.

1.5.106 It is anticipated that the gas holder, which is currently being dismantled, would not form part of the future baseline.



Vol 3 Plate 1.24: Viewpoint 11 - existing winter view



Vol 3 Plate 1.25: Viewpoint 11 - existing summer view

Viewpoint 12: View south-east from Edmonton Green Tower Block

1.5.107 This view is representative of residential receptors from the upper storeys of the Edmonton Green Tower Blocks at Plevna Road.

1.5.108 This viewpoint is not publicly accessible, therefore no baseline photography has been captured.

1.5.109 The foreground is dominated by mainly terrace houses, small parks and the green spaces of Edmonton Federation Cemetery and Tottenham Park Cemetery.

1.5.110 The middle ground is set along the River Lee Navigation and comprises the Deephams Sewage Treatment Works as well as buildings and warehouses within an industrial area, in which the Edmonton EcoPark is situated. Beyond lie the grassed embankments and water bodies of a number of reservoirs, an area of open space, and the gravel mounds associated with the Camden Plant Ltd site. Electricity pylons and overhead power lines pass through the landscape and separate this area from the background.

1.5.111 In the background further residential areas of Chingford, Woodford, Walthamstow and Loughton are visible with the large woodland of Epping Forest and a patch work of small fields to the north.

1.5.112 In the winter and in the summer the existing EfW facility and the stack are clearly visible amongst the other industrial buildings and existing electricity pylons. Vegetation in summer only provides limited screening of the base of the existing EfW facility.

1.5.113 Due to the elevated view it is expected that all projects noted within the cumulative development schedule (Vol 1 Appendix 5.2 of the ES) would be visible within the future baseline. The most notable change would occur within the area of the Meridian Water development to the south and west of the Application Site. As part of this development six 15-storey high residential blocks as well as three to seven storey industrial, business and retail buildings are proposed. This area also includes the proposed 20m high industrial buildings of the Stonehill development.

1.5.114 Other cumulative development, which would form part of the future baseline view is mostly scattered within the existing industrial area and would be seen in its context. Although noticeable these developments would not alter the existing view considerably due to the proposed buildings and height. However the Kedco Waste Wood Biomass Plant would stand out in front of the Application Site due to the proposed two 43.8m high flues as well as their plumes.

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Viewpoint 13: View west at cross roads of Hall Lane and Chingford Mount Road

1.5.116 This view is representative of residential and recreational receptors within Chingford. It is a framed view towards the stack of the existing EfW facility.

1.5.117 The foreground ground is characterised by a mix of single, two and three storey buildings with flat and pitched roofs, and businesses and shops at street level to either side of Hall Lane and enclosing the square at Albert Crescent. Numerous lighting columns and traffic lighting are tall vertical features within the street scene.

1.5.118 The middle ground slopes towards the River Lee Navigation. Here further housing with pitched roofs as well as some trees can be seen.

1.5.119 In the background beyond the area of housing the top of the existing EfW facility including the stack as well as an electricity pylon and associated overhead power lines clearly are visible in winter.

1.5.120 In summer the hard edge of the built form including the existing EfW facility is softened. However the facility and predominately the stack is still visible.

1.5.121 Winter and summer views are presented in Vol 3 Plate 1.26 and Vol 3 Plate 1.27.

1.5.122 Within the future baseline the two proposed 43.8m high flues as well as their plumes of the Kedco Waste Wood Biomass Plant would be visible beyond the Application Site in the distance.

Vol 3 Plate 1.26: Viewpoint 13 - existing winter view

Vol 3 Plate 1.27: Viewpoint 13 - existing summer view

Viewpoint 14: View west from Lower Hall Lane at Chingford Mill

1.5.123 This view is representative of recreational and residential receptors to the east of LVRP including future residential receptors at the Pumping Station House development at Chingford Mill (Grade II listed building).

1.5.124 The foreground is characterised by the bridge and railings across the River Lee.

1.5.125 Within the middle ground scrub and security fencing within the wider application boundary can be seen to the left, whilst gravel mounds and activities associated with Camden Plant Ltd site can be seen to the right.

1.5.126 The background is dominated by pylons and associated power lines as well as the buildings and stack of the existing EfW facility. An industrial building beyond the Application Site can be glimpsed through the vegetation.

1.5.127 The existing EfW facility's stack is seen in context of other man made vertical structures such as the existing electricity post and pylons and lighting columns along Lower Hall Lane.

1.5.128 In winter the stack and pylons and power lines are clearly visible. The building of the existing EfW facility is partially screened by the vegetation within the middle ground.

1.5.129 In summer the vegetation on the middle ground of the view would provide some limited additional screening of views of the existing EfW facility buildings and the lower parts of the stack.

1.5.130 Winter and summer views are presented in Vol 3 Plate 1.28 and Vol 3 Plate 1.29.

1.5.131 Within the future baseline the following developments would be visible due to their close proximity and/or height:

a. Camden Plant Ltd. site (approximately between 5-10m high;

b. North London (Electricity Line) Reinforcement (approximately 44m);

c. Kedco Waste Wood Biomass Plant (two 43.8m high flues, approximately 11.6m high buildings);

Vol 3 Plate 1.28: Viewpoint 14 - existing winter view

Vol 3 Plate 1.29: Viewpoint 14 - existing summer view

d. Stonehill Estate, part of the proposed Meridian Water masterplan (maximum building height between 14m and 20m);

e. Meridian Water (between two- to 15-storey buildings); and

f. Brook House (22 storeys);

1.5.132 It is considered that within the future baseline the Camden Plant Ltd site including the gravel mounds would be removed. Consequently the views towards the Application Site would be more open towards the northern part of the Application Site.

1.5.133 The upper parts of the two proposed flues as well as their plumes of the Kedco Waste Wood Biomass Plant would be visible beyond the existing EfW facility building.

1.5.134 The proposed industrial buildings of the Stonehill Estate development would be visible above the elevated A406 North Circular Road within the far left of the view.

1.5.135 Due to the uncertainty surrounding the proposed timescales of the Meridian Water development it is assumed that construction activities as well as some of the proposed buildings would be visible within the future baseline view. This would include the above mentioned Stonehill Estate development, other three- to seven-storey high retail and industrial buildings along the A406 North Circular Road as well as some of the six to 15-storey high residential blocks further south beyond the proposed retail and industrial buildings.

1.5.136 Brook House would be situated beyond the Meridian Water development. Only the upper storeys of this proposed residential tower block might be visible in the distance above the buildings of the future Meridian Water development.

Viewpoint 16: View north-east from the hotel on Advent Way

1.5.137 This viewpoint is representative of the view that would be experienced by the hotel receptors at the development on Advent Way, Edmonton (P12 – 03055PLA), a mixed use development providing a hotel and business units. This development is five storeys high.

1.5.138 This viewpoint is not publicly accessible, therefore no baseline photography has been captured.

1.5.139 From ground level, views towards the Application Site would be screened by intervening built form; however, views of the existing EfW facility's stack and the taller built form within the Application Site would be possible from the upper storeys of the hotel building within the development. Intervening built form would provide some low level screening of views of the Application Site from the upper storeys.

1.5.140 In summer vegetation within the Application Site would provide some softening of views from upper storeys but would not provide any substantial additional screening.

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Future baseline receptors

1.5.141 The baseline views from the most sensitive future baseline receptors, namely residential and recreational receptors, are described below. The receptors are elevated and are therefore likely to experience open views towards the Application Site from the upper storeys.

1.5.142 Baseline photographs have not been provided for the future baseline receptors as most of the sites are not publicly accessible and views from ground level are obscured by intervening buildings and vegetation. Professional judgement, which was informed by aerial and OS mapping, and visibility within the surrounding area as identified from the ZTVs and verified in the field, has been used to describe the future baseline views.

1.5.143 Viewpoint 14 is also considered as a future baseline receptor due to its proposed conversion to residential development.

Viewpoint 15: View north from Meridian Water

1.5.144 This viewpoint is representative of the view that would be experienced by the future baseline residential receptors at the proposed Meridian Water development, a residential and mixed use development which is up to 15 storeys high on Argot Road and Harbet Road. It should be noted that as there are currently no confirmed development proposals for the Meridian Water development. A conservative approach to receptor type, orientation of views and height of development has been adopted.

1.5.145 From ground level the foreground of the view would be dominated by the elevated A406 North Circular Road and the slip roads associated with the Cooks Ferry Roundabout. The elevated road would provide screening of views of the lower level parts of the Application Site but the existing EfW facility's stack and the electricity pylons in the south of the LVRP would be visible above the road. The view would become more extensive from the upper storeys of the Application Site with open views of the Application Site and north across the Lee Valley Regional Park.

1.5.146 In summer, from ground level, glimpsed views of some of the taller vegetation within the east of the Application Site would be visible above the elevated road. The vegetation associated with the roundabout junction would provide some softening of views of the road network but would not provide any additional screening of the Application Site.

Viewpoint 17: View north-east from Brook House

1.5.147 This viewpoint is representative of the view that would be experienced by the future baseline residential receptors at the proposed Brook House development (2012/2128), a mixed use residential and school development on High Road, Tottenham. This development is up to 22 storeys high.

1.5.148 Views of the existing EfW facility's stack and the taller built form within the Application Site would be possible from the upper storeys of the residential block within the Brook House development. Intervening built form would provide complete screening of views from ground level and some low level screening of views of the Application Site from the upper storeys.

1.5.149 In summer vegetation within the Application Site and the wider area would provide some softening of views from upper storeys but would not provide any substantial additional screening.

Viewpoint 18: View north-east from Highmead Estate

1.5.150 This viewpoint is representative of the view that would be experienced by the future baseline residential receptors at the Highmead Estate development (P12-02465PLA), a mixed use residential and commercial development on Alpha Road, Upper Edmonton. This development is up to eight storeys high.

1.5.151 Views of the existing EfW facility's stack and the taller built form within the Application Site would be possible from the upper storeys of the eight storey residential block within Highmead Estate. Intervening built form would provide complete screening of views from the lower level residential development within the estate and some low level screening of views of the Application Site from the upper storeys of the eight storey residential block.

1.5.152 In summer vegetation within the Application Site and the wider area would provide some softening of views from the upper storeys of the eight-storey residential block but would not provide any substantial additional screening.

Viewpoint 19: View north-west from Walthamstow Stadium

1.5.153 This viewpoint is representative of the view that would be experienced by the future baseline residential receptors at the Walthamstow Stadium development (2011/0898), a mixed use residential and leisure development at the former Walthamstow Greyhound Stadium on Chingford Road, Walthamstow. This development is up to eight storeys high.

1.5.154 Views of the existing EfW facility's stack and the taller built form within the Application Site would be possible from the upper storeys of the five-storey residential blocks within the Application Site. Intervening built form would provide complete screening of views from the lower level residential and leisure development and some low level screening of views of the Application Site from the upper storeys of the five-storey residential blocks.

1.5.155 In summer vegetation within the Application Site and the wider area would provide some further screening of the existing built form within the Application Site including additional lower level screening of the existing EfW facility's stack.

Viewpoint 20: View north-west from Banbury Park

1.5.156 This viewpoint is representative of the view that would be experienced by the future baseline residential receptors at Banbury Park (2012/0045), a mixed use residential, commercial, business and community use development at the former Kimberley Industrial Estate and Billet Works on Billet Road, Walthamstow. This development is up to five storeys high.

1.5.157 Views from the upper storeys of the taller residential blocks of the existing EfW facility's stack and the taller built form within the Application Site across the Banbury Reservoir would be partially screened by intervening built form at the Meridian Waters development.

1.5.158 Due to the uncertainty surrounding the proposed timescales of the Meridian Water development it is assumed that construction activities as well as some of the proposed buildings would be visible.

1.5.159 In summer vegetation associated with Walthamstow Academy, Banbury Reservoir and Waltham Forest Muslim Cemetery as well as within the wider area would provide some further screening of views towards the Application Site.

Viewpoint sensitivity summary

1.5.160 Vol 3 Table 1.2 identifies the viewpoints, the receptor type and their sensitivity, and the distance to the existing EfW stack.

Vol 3 Table 1.2: Viewpoint sensitivity summary

Viewpoint	Receptor	Sensitivity	Approximate distance from existing EfW facility's stack
Existing receptor viewpoints			
1: View west from Chase Lane Park	Recreational	High	1.1km
2: View north-west from Lee Valley PRoW and NCN Route 1 north of A406 North Circular Road	Recreational	High	300m
3: View north from Lee Valley PRoW and NCN Route 1 south of A406 North Circular Road	Recreational	High	470m
4: View west from Hampton Road	Residential	High	1.3km
5: View south-west from Mansfield Park	Recreational	High	2.4km
6: View south-east from Menon Drive open space	Residential and recreational	High	1.3km
7: View south-east from Montagu Recreation Ground	Recreational	High	760m
8: View south from Pickett's Lock	Recreational	High	1.3km
9: View south-west from Leadale Avenue	Residential	High	1.8km
10: View north-west from Lee Park Way	Recreational	High	280m
11: View north-east from Tottenham Marshes	Recreational	High	1.6km
12: View south-east from Edmonton Green Tower Block	Residential	High	1.4km
13: View west at cross roads of Hall Lane and Chingford Mount Road	Residential and recreational	High	1.6km
16: View north-east from the hotel on Advent Way	Hotel and workers	Medium	580m
Existing and future receptor viewpoint			
14: View west from Lower Hall Lane at Chingford Mill	Residential and recreational	High	530m
Future receptor viewpoints			
15: View north from Meridian Water	Residential, recreational and workers	High	480m
17: View north-east from Brook House	Residential and educational	High	2.2km
18: View north-east from Highmead Estate	Residential	High	1.7km
19: View north-west from Walthamstow Stadium	Residential and recreational	High	2.3km
20: View north-west from Banbury Park	Residential and workers	High	2.0km

1.6 Potential effects and good environmental design management

1.6.1 The Project is described in Volume 1 of the ES. The elements of the Project relevant to the visual assessment are set out below.

Construction

1.6.2 The specific construction works which may give rise to temporary effects on visual receptors are listed below. The activities likely to give rise to the most substantial effects are described first:

a. permanent loss of trees and shrubs along the eastern boundary of the Application Site, Lee Park Way, the Temporary Laydown Area and along Deephams Farm Road;

b. presence of hoardings;

c. provision of site offices, storage of construction materials, plant and machinery as well as parking within the Temporary Laydown Area;

d. works to the Lee Park Way including the PRoW;

e. provision of new access points off Lee Park Way and Deephams Farm Road;

f. construction and demolition activities close to the eastern boundary within the Application Site, such as the demolition and clearance of EcoPark House construction zone and construction of EcoPark House;

g. formation of the building shell, including scaffolding;

h. presence of existing EfW facility and proposed ERF side by side during the transition stage (Stage 2); and

i. use of construction plant activity including tall cranes.

Code of Construction Practice

1.6.3 Measures contained in the CoCP (Vol 1 Appendix 3.1 of the ES) relevant to the visual assessment include:

a. protection of trees in line with BS5837: *"Trees in relation to design, demolition and construction"*: any works to trees or feeling would be carried out in accordance with BS 3998: Tree work – Recommendations;

b. maintenance of adequate fencing and hoardings to an acceptable condition and to provide screening where required;

c. well-ordered site and Temporary Laydown Area, including location of stockpiles away from sensitive receptors where practicable;

d. siting plant away from site boundaries and potential sensitive receptors, where practicable;

e. screening/wrapping of buildings or structures to be demolished; and

f. keeping lighting of the construction site to the minimum necessary to enable safety and security.

Operation

1.6.4 The specific components of the Project which may give rise to effects on visual receptors are listed below. The elements of the design and operation likely to give rise to the most substantial effects are described first:

a. the physical presence, massing and height of the proposed ERF building and stack, including stack plume;

b. the physical presence of the RRF and EcoPark House;

c. the design and materials used for the outer façade of the proposed ERF building and stack as well as RRF and EcoPark House;

d. the planting proposed along the eastern boundary of the Application Site and Lee Park Way; and

e. vehicle movements along Lee Park Way and within the Application Site.

Proposed design measures

1.6.5 The proposed buildings and stack as well as the layout of the Application Site have been designed to minimise visual impacts, whilst creating a distinct contemporary landmark development. The high quality of the overall design has been developed to make a positive contribution to the townscape of this part of London.

1.6.6 The design has evolved with inputs from the designers, stakeholders and the assessment process to maximise the beneficial effect it would have on the surrounding environment, whilst minimising adverse effects.

1.6.7 In relation to the visual assessment, the following aspects of the design have arisen as a result of this integrated working;

a. the scale of the proposed ERF building stepping down towards the LVRP to minimise the scale of the new facility visible in views from the east;

b. earth bank along the eastern side of the ERF to visually reduce the height of the proposed building and enabling tree planting to screen the new facility;

c. the rectangular shape of the stack with the narrower sides facing visual receptors to the east and west (maximum parameters of the stack: 12m x 5m, 100-105m in height);

d. the lighter colour material of the stack, which would help the stack to blend in with the sky;

e. the location of the stack at the western end of the ERF for technical reasons also means the large stack would be situated towards the industrial area away from sensitive receptors within the LVRP;

f. use of contrasting material and various building block heights to break up mass of the ERF building;

g. contrasting building colour for the plinth and upper building façade to help breaking up the mass of the building and to blend the development into its surroundings, the darker colour plinth as seen against ground and the lighter colour upper façade as seen against the sky;

h. the soft landscaping has been designed to promote biodiversity and to utilise locally appropriate native species to enhance existing and replacement habitat. A green roof and a brown roof are proposed on part of the proposed ERF building providing new habitats;

i. new tree planting has been proposed to the east of the proposed ERF building to replace trees lost to the development and provide some filtering of views of the lower levels of the proposed ERF from the east. More formal tree planting is proposed along the roads within the east of the Application Site including Lee Park Way;

j. landscaping within the Temporary Laydown Area, along the River Lee Navigation towpath and Deephams Farm Road entrance; and

k. enhancement of Enfield Ditch where it passes through the Application Site, opening up the ditch by selectively removing trees in close proximity to the ditch, clearing invasive species and scrub as well as introducing new marginal planting.

1.7 Assessment – construction and operation

1.7.1 This section assesses the effects on visual receptors as a result of the development during the construction and operational stages. A summary assessment can be found in Section 1.13.

1.7.2 Temporary effects such as construction activities including hoarding, movement of construction vehicles and the erection of buildings are considered to be reversible and short term. Permanent effects are considered to be long term and generally irreversible, such as tree loss due to site clearance and the introduction of buildings, such as EcoPark House and the proposed ERF. Temporary and permanent effects have not been assessed separately as they would be experienced concurrently by visual receptors due to the nature of the works and the fact that construction and operational activities are happening side by side.

1.7.3 The presence and frequency of the stack plume has been calculated in the Air Quality and Odour assessment, presented in Vol 2 Section 2 of the ES. The existing EfW facility has a 40-60m high plume which is visible for approximately eight days a year and a plume in excess of 300m high for approximately two days a year. The proposed ERF is predicted to have a 40-60m high plume for over 50 days a year, and a worst-case scenario of a plume over 300m high for approximately 13 days a year. Therefore the proposed ERF would give rise to a plume which is more frequently visible. The visible plume formation would generally be most prevalent during the winter when warm moist air mixes with colder ambient air. During winter, it is more likely that the plume would be viewed against a context of a cloudy sky, limiting the overall visibility.

Stage 1

1.7.4 Within Stage 1, sub-stages 1a and 1d have been selected for the assessment as during both sub-stages construction activities are more likely to give rise to significant effects than during the other sub-stages.

Stage 1a

1.7.5 Sub-stage 1a is characterised by the site preparation and enabling works within the Edmonton EcoPark and adjoining areas, most notably:

a. clearance of trees and vegetation along the eastern edge of the red line boundary, Lee Park Way and the Temporary Laydown Area;

b. establishment of the Temporary Laydown Area including site offices, storage of construction materials, plant and machinery and parking;

c. erecting of hoarding fencing; and

d. creation of the Lee Park Way access.

1.7.6 This sub-stage would last approximately six months.

1.7.7 Construction works within sub-stage 1a would not be visible in views from viewpoints 1, 4, 5, 6, 7, 8, 9, 11, 13, 16, 17, 18, 19 and 20 due to existing intervening buildings and vegetation and the low height of the works.

1.7.8 The magnitude of the Stage 1a construction works is judged to be medium for views 2, 10 and 14 due to the close proximity of the works and the large extent of the view affected, but for a short duration of approximately half a year. The high sensitivity of the receptors together with the medium magnitude would result in a **moderate adverse** effect.

1.7.9 The magnitude of the construction works is judged to be low for receptors at viewpoint 3. The temporary works would partially be visible above the flyover of the A406 North Circular Road and only affect a small part of the view. Together the high sensitivity of the receptors at viewpoint 3 and the low magnitude would give rise to a **minor adverse** effect.

1.7.10 The magnitude of the sub-stage 1a works is judged to be low for the residential receptors within the Edmonton Green tower block (viewpoint 12) due to the distance of the view, the low scale and temporary nature of the works and the extent of view affected. The low magnitude together with the high sensitivity of the receptor would result in a **minor adverse** effect.

1.7.11 From view 15, future receptors of the Meridian Water development would notice a small change in view. The temporary works would be visible from upper storeys and only affect a small part of the view. As such the magnitude of change is considered to be low. The low magnitude together with the high sensitivity of the receptors at viewpoint 15 would result in a **minor adverse** effect.

Sub-stage 1d

1.7.12 Sub-stage 1d is characterised by the main build of the proposed ERF within the northern part of the Application Site, including the structural works and associated crane movements as well as the continuous use of the Temporary Laydown Area. There would be no stack plume visible from the proposed ERF as it would not yet be operational. This sub-stage would last for approximately 2.5 years.

1.7.13 Within the longer distance views, including viewpoints 1, 4, 5, 6, 7, 8, 9, 11 and 13, visible construction activities are restricted to the crane movements and construction works to the upper parts of the ERF building. Due to the distance of the view, the small part of the view affected and the temporary nature of the works the magnitude of the visible construction works has been judged low for the views listed above. As a result of the Meridian Water development, views of the construction sub-stage from viewpoint 11 might not be possible. The high sensitivity together with the low magnitude is judged to result in a **minor adverse** effect.

1.7.14 The magnitude of the sub-stage 1d construction activities is judged to be medium for receptors at viewpoint 14 as the building works would be visible within the Edmonton EcoPark in the distance with the activities associated with the Temporary Laydown Area in front. The medium magnitude and the high sensitivity would give rise to a **moderate adverse** effect.

1.7.15 The magnitude of this construction sub-stage is judged to be medium for recreational receptors at viewpoint 3 as the building works would be visible within the Edmonton EcoPark in the distance with the movements associated with the transport corridor of the A406 North Circular Road in front. Together the high sensitivity of the receptors and the medium magnitude would give rise to a **moderate adverse** effect.

1.7.16 The magnitude of this construction sub-stage is assessed to be medium for the visual receptors at viewpoint 2 due to the relative distance of the construction works associated with the ERF within the northern part of the Edmonton EcoPark and the existing buildings of EcoPark House, RRF and EfW facility in front. Together the high sensitivity of the receptors and the medium magnitude would result in a **moderate adverse** effect.

1.7.17 The magnitude of this construction sub-stage is judged to be medium for visual receptors at viewpoint 10, due to the middle ground nature of the view towards activities and building works of the ERF within the northern part of the Application Site, which would in part be screened by the existing EfW facility. In addition low level activities within the Temporary Laydown Area, which would be visible within close distance to the right. The high sensitivity of the receptors and the medium magnitude of the works would give rise to a **moderate adverse** effect.

1.7.18 The magnitude of the sub-stage 1d works is judged to be low for the residential receptors within the Edmonton Green tower block (viewpoint 12) as well as viewpoints 17 to 20. While the construction of the stack and the ERF building would be visible their prominence would be reduced due to the distance of the views, the temporary nature of the works, the extent of view affected. The low magnitude together with the high sensitivity of the receptor would result in a **minor adverse** effect.

1.7.19 The magnitude of this construction sub-stage is judged to be medium for the future visual receptors within the new Meridian Water development (viewpoint 15). The construction works of the proposed ERF would be partially screened by the existing EfW facility in front and due to the angle of the view there would only be a relatively small part of the view affected. However it would be viewed in close proximity. The medium magnitude together with the high sensitivity of the receptor would result in a **moderate adverse** effect.

1.7.20 The magnitude of this construction sub-stage is judged to be medium for the visual receptors at viewpoint 16. The construction works of the proposed ERF would be partially screened by the existing EfW facility in front and due to the angle of the view there would only be a relatively small part of the view affected. However the works would be viewed in close proximity. The medium magnitude together with the medium sensitivity of the receptor would result in a **moderate adverse** effect.

Stage 2

1.7.21 Stage 2 of the Project is defined by the transition stage, when both the existing EfW facility and the proposed ERF would be visible side by side. This stage is expected to last for around six months, however it has been assessed for a full year as a worst case assessment as both the existing and new facilities would be visible. The Temporary Laydown Area would still be operating and landscape works not affected by the existing EfW facility demolition would be completed during this stage.

1.7.22 Plumes extending from the existing EfW stack and the newly commissioned ERF stack would be visible in certain atmospheric conditions. However, while the stack plume from the proposed ERF stack would increase the visibility of the Project and would generally be more frequently visible than the EfW facility plume, it is not considered to increase the assessed magnitude or overall significance as identified for the individual viewpoints. This is due to the presence of an existing plume from the existing EfW stack and the overall limited duration of visibility of the stack plume.

1.7.23 Views with wireframes (Viewpoints 1, 2, 7, 8 and 11) have been assessed after this section.

1.7.24 The effects identified within this stage are solely for a period of 12 months during which both the EfW facility and the ERF would be present within views.

1.7.25 Within the longer distance views, including viewpoint 4, 5, 6, 9 and 13, the visibility of the facilities is limited to the two stacks and the upper parts of the buildings. Due to the distance of the view, the small part of the view affected and the temporary nature of this stage the magnitude has been judged to be low for the receptors at the viewpoints listed above. The high sensitivity together with the low magnitude is judged to result in a **minor adverse** effect.

1.7.26 From viewpoint 14 the proposed ERF would be visible as a separate facility to the EfW facility due to the angle of the view. Therefore the view would change to a more industrial view as visually the bulk and height of both facilities is apparent in the background and a relatively wide extent of the view would be affected. However due to the relative distance of the buildings and stack the magnitude of change visible by receptors at viewpoints 14 is judged to be medium. The medium magnitude and the high sensitivity would give rise to a **moderate adverse** effect.

1.7.27 A similar situation applies for viewpoint 10. The view would change to a more industrial view as the proposed ERF building and stack would be visible, extending beyond the existing EfW facility in the right of the view. Due to the close proximity of viewpoint 10 a large extent of the view would be affected, however the new built form would be characteristic of the industrial nature of the view. For those reasons the magnitude at viewpoint 10 has been judged to be medium. Together with the high sensitivity, the medium magnitude would give rise to a **moderate adverse** effect.

1.7.28 The magnitude of change visible at viewpoint 3 is judged to be medium due to the angle of the view, extent of stacks and buildings visible and the relative distance of the two facilities. Together with the high sensitivity, the medium magnitude would result in a **moderate adverse** effect.

1.7.29 The magnitude of this stage is judged to be low for the residential receptors within the Edmonton Green tower block (viewpoint 12) as well as viewpoints 17 to 20. While the ERF building and stack building would be visible in conjunction with the existing EfW facility their prominence would be reduced due to the distance of the views, the extent of view affected, and the industrial context of the development. The low magnitude together with the high sensitivity of the receptor would result in a **minor adverse** effect.

1.7.30 The magnitude of Stage 2 is judged to be medium for the future visual receptors within the new Meridian Water development (viewpoint 15). Due to the angle of the view the proposed ERF is situated behind the existing EfW facility and only a small part of the view would be affected. However, it would be viewed in close proximity. The medium magnitude together with the high sensitivity of the receptor would result in a **moderate adverse** effect.

1.7.31 The magnitude of this stage is judged to be medium for the visual receptors at viewpoint 16. Due to the angle of the view the proposed ERF is situated behind the existing EfW facility. However, it would be viewed in close proximity. The medium magnitude together with the medium sensitivity of the receptor would result in a **moderate adverse** effect.

Wireframe Viewpoint 1: View west from Chase Lane Park

1.7.32 This wireframe, shown in Vol 3 Plate 1.30, is representative for views that would be experienced by residential and recreational receptors from the east.

1.7.33 The Application Site is shown as a continuous red line, whilst the potential extent of plume shown in 50m intervals above proposed stack.

1.7.34 The visibility of the facilities is limited to the two stacks and the upper parts of the buildings. Due to the distance of the view, the small part of the view affected and the temporary nature of this stage the magnitude has been judged to be low for the receptors at viewpoint 1.

1.7.35 The high sensitivity together with the low magnitude is judged to result in a **minor adverse** effect.

Vol 3 Plate 1.30 Wireframe Viewpoint 1

Wireframe Viewpoint 2: View north-west from Lee Valley PRoW and National Cycle Network Route 1 north of A406 North Circular Road

1.7.36 This wireframe, shown in Vol 3 Plate 1.31, is representative for views that would be experienced by recreational near distance receptors at Lee Valley PRoW.

1.7.37 The Application Site is shown as a continuous red line, whilst the potential extent of plume shown in 50m intervals above proposed stack.

1.7.38 The stack and building of the proposed ERF sit behind the existing EfW facility and are therefore seen as one facility. However both facilities area seen within close proximity. Therefore there would be a medium magnitude.

1.7.39 The medium magnitude together with the high sensitivity are judged to result in a **moderate adverse** effect.

Vol 3 Plate 1.31: Wireframe Viewpoint 2

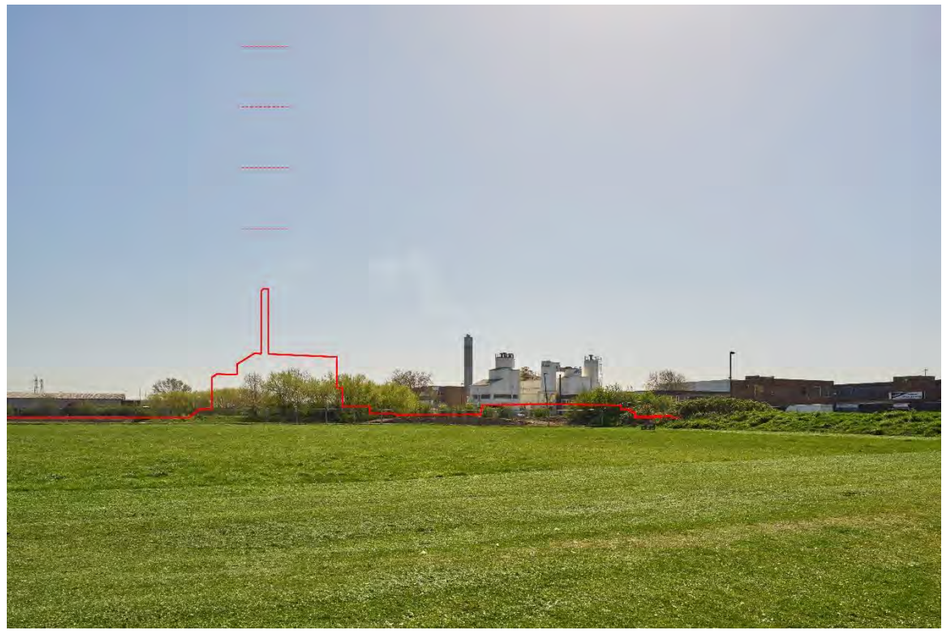
Wireframe Viewpoint 7: View south-east from Montagu Recreation Ground

1.7.41 This wireframe, shown in Vol 3 Plate 1.32, is representative for views that would be experienced by residential and recreational receptors from the west.

1.7.42 The Application Site is shown as a continuous red line, whilst the potential extent of plume shown in 50m intervals above proposed stack.

1.7.43 The magnitude of the operational ERF is assessed to be low from viewpoint 7. The proposed ERF building would be visible to the north of the existing EfW facility and other industrial units. Therefore the built form would extend across the skyline. However the building and stack would be partially screened by vegetation and would be seen in context with the existing industrial units.

1.7.44 Together with the high sensitivity of the receptor, the low magnitude would result in a **minor adverse** effect.



Vol 3 Plate 1.32: Wireframe Viewpoint 7

Wireframe Viewpoint 8: View south from Pickett's Lock

1.7.45 This wireframe, shown in Vol 3 Plate 1.33, is representative for views that would be experienced by recreational longer distance views from Lee Valley PRoW at Pickett's Lock the north.

1.7.46 The Application Site is shown as a continuous red line, whilst the potential extent of plume shown in 50m intervals above proposed stack.

1.7.47 The magnitude of the operational ERF is assessed to be medium for visual receptors at viewpoint 8. The proposed ERF building would be noticeably larger than the existing EfW building and other existing industrial units. The development would be highly visible but largely characteristic of the existing view. Some screening is provided by vegetation along the River Lee Navigation.

1.7.48 The high sensitivity of the receptors and the medium magnitude would result in a **moderate adverse** effect.

Vol 3 Plate 1.33: Wireframe Viewpoint 8

Wireframe Viewpoint 11: View north-east from Tottenham Marshes

1.7.49 This wireframe, shown in Vol 3 Plate 1.34, is representative for views that would be experienced by recreational longer distance views from Tottenham Marshes to the south.

1.7.50 The Application Site is shown as a continuous red line, whilst the potential extent of plume shown in 50m intervals above proposed stack.

1.7.51 The visibility of the facilities is limited to the two stacks and the upper parts of the buildings. Due to the distance of the view, the small part of the view affected and the temporary nature of this stage the magnitude has been judged to be low for the receptors at viewpoint 11.

1.7.52 As a result of the Meridian Water development views of the two facilities from this viewpoint may be obscured.

1.7.53 The high sensitivity together with the low magnitude is judged to result in a **minor adverse** effect.

Vol 3 Plate 1.34: Wireframe Viewpoint 11

Stage 3

1.7.54 This stage is defined by the decommissioning of the existing EfW facility building. Notable works include the demolition of the existing EfW facility and associated site clearance, the completion of the landscape works and the reinstatement of the Temporary Laydown Area. This stage is predicted to last approximately two years.

1.7.55 In certain atmospheric conditions it would be possible to view a plume extending from the proposed ERF's stack. However, while the plume from the proposed ERF's stack would increase the visibility of the Application Site, it is not considered to increase the assessed magnitude or overall significance. This is due to the previous presence of an existing plume from the existing EfW facility's stack and the limited duration of visibility of the plume.

1.7.56 To the visual receptors the works would look similar to the construction of the proposed ERF visible in sub-stage 1d. However the works would be visible in a different location, i.e. just to the south of the construction works at sub-stage 1d and is likely to result in more visible dust.

1.7.57 Within the longer distance views, including viewpoints 1, 4, 5, 6, 9, 11 and 13, visible decommissioning activities are restricted to the crane movements and demolition to the upper parts of the proposed ERF building and stack. Due to the distance of the view, the small part of the view affected and the temporary nature of the works the magnitude of the visible construction works has been judged low for the views listed above. As a result of the Meridian Water development views of the decommissioning from viewpoint 11 may be obscured. The high sensitivity together with the low magnitude is judged to result in **minor adverse** effects.

1.7.58 The magnitude of the decommissioning activities is judged to be medium for receptors at viewpoint 14 as the building works would be visible within the Edmonton EcoPark in the distance with the activities associated with the Temporary Laydown Area in front. The medium magnitude and the high sensitivity would give rise to a **moderate adverse** effect.

1.7.59 The magnitude of the decommissioning activities is judged to be medium for recreational receptors at viewpoint 3 as the demolition would be visible within the Edmonton EcoPark in the distance with the movements associated with the transport corridor of the A406 North Circular Road in front. When considered together the high sensitivity of the receptors with the medium magnitude would give rise to a **moderate adverse** effect.

1.7.60 The magnitude of the decommissioning activities is assessed to be medium for the visual receptors at viewpoint 2 as the works would occur behind the existing building of the timber yard, the new RRF and EcoPark House. When considered together the high sensitivity with the medium magnitude would result in a **moderate adverse** effect.

1.7.61 The magnitude of the decommissioning activities is assessed to be low from viewpoint 7. Whilst only the demolition of the stack of the existing EfW facility would be visible, the proposed ERF building would be seen to the north of the existing EfW facility and other industrial units. Therefore the built form would extend across the skyline. However the building and stack would be partially screened by vegetation and would be seen in context with the existing industrial units. The high sensitivity of the receptor and the low magnitude would result in **a minor adverse** effect.

1.7.62 The magnitude of the decommissioning activities is assessed to be medium for visual receptors at viewpoint 8. Whilst only the demolition of the stack of the existing EfW facility would be seen, the proposed ERF building would be noticeably larger than the existing EfW facility building and other existing industrial units. The Application Site would be highly visible but largely characteristic of the existing view. Some screening is provided by vegetation along the River Lee Navigation. The high sensitivity of the receptors and the medium magnitude would result in a **moderate adverse** effect.

1.7.63 The magnitude of the decommissioning activities is judged to be medium for visual receptors at viewpoint 10, as the works associated with the decommissioning of the existing EfW facility within the central part of the Application Site would be visible in the middle ground of the view. The medium sensitivity of the receptors and the high magnitude of the works would give rise to a **moderate adverse** effect.

1.7.64 The magnitude of the decommissioning works is judged to be low for the residential receptors within the Edmonton Green tower block (viewpoint 12) as well as viewpoints 17 to 20. While the works associated with the demolition of the existing EfW facility would be visible their prominence would be reduced due to the distance of the view, the temporary nature of the works, the extent of view affected and the industrial context of the development. The low magnitude together with the high sensitivity of the receptor would result in a **minor adverse** effect.

1.7.65 The magnitude of the decommissioning works is judged to be medium for the future visual receptors within the new Meridian Water development (viewpoint 15). The works would be visible in front of the proposed ERF. The medium magnitude together with the high sensitivity of the receptor would result in a **moderate adverse** effect on the future visual receptors.

1.7.66 The magnitude of this stage is judged to be medium for the visual receptors at viewpoint 16. The works would be visible in front of the proposed ERF. The medium magnitude together with the medium sensitivity of the receptor would result in a **moderate adverse** effect.

Stage 4

1.7.67 Stage 4 is characterised by the fully operational ERF. The duration of this stage is yet to be confirmed, however it is considered to be a long term arrangement for the Project.

1.7.68 The existing EfW facility and associated stack would no longer be present in the view at this stage. The boiler hall of the proposed ERF would be approximately 30m taller than the existing EfW building. The proposed stack would be between 100m and 105m tall, i.e. up to 5m taller than the existing stack. The new facility has been designed to create distinct contemporary landmark development.

1.7.69 In certain atmospheric conditions it would be possible to view a plume extending from the proposed ERF stack. However, while the plume from the proposed ERF stack would increase the visibility of the development it is not considered to increase the assessed magnitude or overall significance. This is due to the

previous presence of an existing plume from the existing EfW stack and the limited duration of visibility of the plume.

1.7.70 On the basis of the Design Code Principles which provide a commitment to a high quality design and the use of light colour materials on the stack and upper facades of the ERF, we have considered that the new buildings would be more aesthetically pleasing than the existing EfW facility. However, it is acknowledged that in a number of the views the ERF would increase the bulk and scale of built form present within the view. Therefore, taking these together our assessment has concluded that no significant adverse effects would occur during this stage.

1.7.71 Within viewpoint 1, 6, 9 and 11, views of the operational ERF would be limited to the stack, which would be light in colour, reducing the visibility of the stack in comparison to the existing stack. This in conjunction with the distance of the view and the small part of the view affected, means the magnitude of the visible operational stage has been judged low and beneficial in nature for the views listed above. The high sensitivity of the receptors together with the low magnitude is judged to result in a **minor beneficial** effect. As a result of the Meridian Water development views of the operational ERF from viewpoint 11 might not be available.

1.7.72 Within viewpoints 4, 5, and 13, views of the operational ERF would be limited to the stack as well as the upper parts of the building in some views. Due to the distance of the view, the small part of the view affected, the magnitude of the visible operational stage has been judged negligible for the views listed above. The high sensitivity of the receptors together with the negligible magnitude is judged to result in a **negligible** effect.

1.7.73 The magnitude of the operational stage is judged to be negligible for receptors at viewpoint 14. Whilst the proposed ERF building would be noticeably larger than the existing EfW building, it would replace the existing EfW facility within the view. The change would be seen in the distance beyond the reinstated Temporary Laydown Area. In addition the proposed ERF building would be of a high architectural quality. The negligible magnitude and the high sensitivity would give rise to a **negligible** effect.

1.7.74 The magnitude of this operational stage is judged to be negligible for recreational receptors at viewpoint 3 as the proposed ERF building and stack would replace the existing EfW building and stack in this view. In addition, the proposed ERF would be largely screened by the elevated transport corridor of the A406 North Circular Road in foreground. Together the high sensitivity of the receptors and the negligible magnitude would give rise to a **negligible** level of effects.

1.7.75 The magnitude of the operational ERF stage is assessed to be low for the visual receptors at viewpoint 2. The proposed ERF building would be noticeably larger than the existing EfW building, which would no longer be present within the view, and would be visible beyond the new EcoPark House and RRF building. However this view is characterised by the existing EfW building on-site and other industrial buildings. As such the high sensitivity of the receptors and the low magnitude would result in a **minor adverse** effect.

1.7.76 The magnitude of the operational ERF is assessed to be low from viewpoint 7. The proposed ERF building would be visible to the north of the existing industrial units and therefore extend the built form across the skyline. However the building and stack would be partially screened by vegetation and would be seen in context with the existing industrial units. Together the high sensitivity of the receptor and the low magnitude would result in a **minor adverse** effect**.**

1.7.77 The magnitude of the operational ERF is assessed to be low for visual receptors at viewpoint 8. The proposed ERF building would be noticeably larger than the existing EfW building, which would no longer be present within the view, and other existing industrial units. While the Application Site would be highly visible the proposed ERF building would be of an aesthetically pleasing design and would relate well to its surrounding environment. In addition some screening would be provided by vegetation along the River Lee Navigation. The high sensitivity of the receptors and the low magnitude would result in a **minor adverse** effect**.**

1.7.78 The magnitude of the operational ERF is judged to be low for visual receptors at viewpoint 10. The proposed ERF building would be noticeably larger than the existing EfW building, which would no longer be present within the view. This change would be seen in the middle ground of the view and would introduce a new high quality building into the view. Therefore the high sensitivity of the receptors and the low magnitude of this stage the effect is assessed to be **minor adverse**.

1.7.79 The magnitude of Stage 4 is judged to be negligible for the residential receptors within the Edmonton Green tower block (viewpoint 12) as well as viewpoints 15, 17 to 20 due to the distance of the view and the extent of view affected. The new building and stack of the ERF although larger than the existing EfW facility, would replace views of the existing EfW facility. In addition the Application Site would only be visible as a small part in a wider panoramic view and the proposed ERF building would be of a high architectural quality. Therefore together with the high sensitivity, the negligible magnitude would result in a **negligible** effect.

1.7.80 The magnitude of this stage is judged to be negligible for the visual receptors at viewpoint 16 as while the proposed ERF building and stack would be visible only a small part of the view would be affected. In addition the proposed ERF building would be of a high architectural quality and would be seen in context of existing industrial units. The negligible magnitude together with the medium sensitivity of the receptor would result in a **negligible** effect.

1.8 Assessment – decommissioning of the Project

1.8.1 The decommissioning of the proposed ERF would be expected to take approximately up to one year. There would be no plume visible.

1.8.2 To the visual receptors the works would look similar as the construction of the proposed ERF visible in Stage 2 and the decommissioning of the existing EfW facility during Stage 4. Residual effects that would remain following the decommissioning of the proposed ERF are described at the end of this section.

1.8.3 Within the longer distance views, including viewpoint 1, 4, 5, 6, 7, 8, 9, 11 and 13, views of the decommissioning activities are limited to the stack as well as the upper parts of the building in some views. As assessed above in Stages 3 and 4 the magnitude is considered to be low. The Project would be an inconspicuous change within the background. The Meridian Water development is likely to

screen views of this stage from viewpoint 11. The high sensitivity together with the low magnitude is judged to result in a **minor adverse** effect.

1.8.4 The magnitude of the decommissioning stage is judged to be medium for receptors at viewpoint 14 as the works would be visible within the Edmonton EcoPark in the distance beyond the Temporary Laydown Area in front. The medium magnitude and the high sensitivity would give rise to a **moderate adverse** effect.

1.8.5 The magnitude of this decommissioning stage is judged to be medium for receptors at viewpoint 3 as the works would be visible within the Edmonton EcoPark in the distance with the movements associated with the transport corridor of the A406 North Circular Road in front. Together the high sensitivity of the receptors and the medium magnitude would give rise to a **moderate adverse** effect.

1.8.6 The magnitude of this decommissioning stage is assessed to be medium for the visual receptors at viewpoint 2 due to the relative distance of the works associated with the proposed ERF within the northern part of the Edmonton EcoPark and EcoPark House and RRF in front. Together the high sensitivity and the medium magnitude would result in a **moderate adverse** effect.

1.8.7 The magnitude of this decommissioning stage is judged to be medium for visual receptors at viewpoint 10. The activities associated with the demolition of the proposed ERF within the northern part of the Application Site would be visible within the middle ground and would be partially filtered by vegetation. The high sensitivity of the receptors and the medium magnitude of the works would give rise to a **moderate adverse** effect.

1.8.8 The magnitude of the decommissioning stage is judged to be low for the residential receptors within the Edmonton Green tower block (viewpoint 12) as well as views 15 and 17 to 20. This is due to the distance of the view, the temporary nature of the works, the extent of view affected and the wider industrial context of the view. The low magnitude together with the high sensitivity of the receptor would result in a **minor adverse** effect.

1.8.9 The magnitude of this stage is judged to be low for the visual receptors at viewpoint 16 due to the distance and the temporary nature of the works. The low magnitude together with the medium sensitivity of the receptor would result in a **minor adverse** effect.

1.8.10 This stage represents an increase in the level of effects compared to the construction sub-stage 1a and the operational Stage 4 in most views. However when compared to the construction sub-stage 1d and operational Stages 2 and 3 there would be no increase in the level of the effects.

1.8.11 Following the decommissioning and demolition of the proposed ERF, the bulk of development on the Application Site would be removed. Therefore this would result in a beneficial effect in all views.

1.8.12 Within the longer distance views, including viewpoints 1, 4, 5, 6, 9, 11 and 13, which would only perceive the stack and the upper parts of the proposed ERF building, the magnitude of change is considered to be low. Only a small part of the view would be affected. As a result of the Meridian Water development views of the removed ERF from viewpoint 11 may be obscured. The high sensitivity together with the low magnitude is judged to result in a **minor beneficial** effect**.**

1.8.13 For receptors at viewpoint 2 and 3 the magnitude of change is judged to be medium due to the proximity of the proposed ERF and the extent of view affected. The high sensitivity of the visual receptor together with the medium magnitude would result in a **moderate beneficial** effect.

1.8.14 The magnitude of change caused by the removal of the proposed ERF building and stack is judged to be medium for receptors at viewpoint 7, 8 and 14 due to the extent of view affected. The high sensitivity of the visual receptor together with the medium magnitude would result in a **moderate beneficial** effect**.**

1.8.15 For receptors at viewpoint 10 the magnitude of change would be large due to the close proximity of the proposed ERF building and stack and the large extent of the view affected. The high sensitivity of the visual receptor together with the large magnitude would result in a **major beneficial** effect.

1.8.16 For views perceived by receptors at high rise buildings, including viewpoint 12 and 15 to 20 the magnitude of change is judged to be medium due the distant of most views, the small extent of the panoramic view affected, but the large scale of change. The medium magnitude together with the high sensitivity of the receptor would result in a **moderate beneficial** effect.

1.9 Supplementary mitigation

1.9.1 Whilst there are significant effects during the construction and operational stages (1-3), the pure operational stage (4) and the decommissioning stage no supplementary mitigation measures have been proposed as the scale and bulk of the Project during construction, operation and decommissioning cannot be completely screened or mitigated. Therefore some significant visual effects are inevitable. However the proposals have been closely designed to reduce visual effects as far as practicable with suitable measures integrated into the scheme and the CoCP (Vol 1 Appendix 3.1 of the ES).

1.10 Residual effects

1.10.1 As no mitigation measures are proposed, the residual construction/operational effects remain as described in Section 1.7. The residual effects during the construction, operation and decommissioning activities are presented in Section 1.13.

1.11 Sensitivity test for programme delay

1.11.1 For the assessment of visual effects, a change to the programme of plus or minus 12 months would not be likely to materially change the assessment findings reported in Section 1.10.

1.11.2 Based on the cumulative development schedule (Vol 1 Appendix 5.2 of the ES), there would be no new receptors requiring assessment as a result of the programme change.

1.11.3 This is because there are no developments identified on the cumulative development schedule (Vol 1 Appendix 5.2 of the ES) that would fall into the

future baseline as a result of the programme change and therefore the future baseline would remain as described in Section 1.5.

1.11.4 This is on the basis that there are no known developments in the assessment area that would introduce new visual receptors or alter visibility of the Project from the viewpoints (including the future baseline viewpoints) described in Section 1.5.

1.12 Cumulative effects

1.12.1 Within the visual cumulative assessment the Meridian Water Masterplan has been considered (see Vol 1 Appendix 5.2 of the ES). The large extent of the Project and the height of most of the buildings and their construction is likely to give rise to cumulative effects. Due to the large area and the unknown timescales of construction and operation of the various buildings within the Meridian Water Masterplan effects have been assumed to occur during all stages of the Project.

Construction and operation

1.12.2 Due to the low height of the proposed enabling works sub-stage 1a has been assessed separate from the sub-stage 1b to decommissioning.

Sub-stage 1a

1.12.3 Within views 1, 4, 5, 6, 7, 8, 9, 11 and13 the construction works would not be visible due to the low height of the works as well as the existing intervening buildings and vegetation. Therefore no cumulative effects would occur.

1.12.4 The Meridian Water development would not be visible in views 2 and 10. Therefore no cumulative effects would occur.

1.12.5 Within view 3 the temporary works would partially be visible above the flyover of the A406 North Circular Road and only affect a small part of the view. This would be seen in context of the construction activities and/or operational industrial buildings of the Meridian Water development to either side of the view. For visual receptors at this location the magnitude of change would be dominated entirely by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

1.12.6 Within view 14 only a small proportion of the Meridian Water development would be visible within relatively close proximity of the view. The sub-stage 1a construction works was assessed to result in a medium magnitude of change. Together with the Meridian Water development it is judged that cumulatively there would be a large magnitude of change. Together with the high sensitivity of the receptor the level of effect would be **major adverse**. This represents an increase in the level of effect.

1.12.7 Due to the elevated view, receptors at viewpoints 12 and 16 to 20 would be able to see the whole extent of the Meridian Water development. However the sub-stage 1a works would be barely noticeable due to their low height. For visual receptors at these locations the magnitude of change would be dominated entirely by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

1.12.8 Viewpoint 15 is located within the Meridian Water masterplan area and as such would experience views of the wider Meridian Water development in conjunction with the sub-stage 1a works. However the sub-stage 1a works would be barely noticeable due to their low height. This would be seen in context of the construction activities and/or operational industrial buildings of the Meridian Water development to either side of the view. For visual receptors at this location the magnitude of change would be dominated by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

Sub-stage 1b to decommissioning

1.12.9 The Meridian Water development would not be visible in views 1, 2, 4, 5, 9, 10 and 13. Therefore no cumulative effects would occur.

1.12.10 Within view 3 the development of the Edmonton EcoPark would be seen in context of the construction activities and/or operational industrial buildings of the Meridian Water development to either side of the view. For visual receptors at this location the magnitude of change would be dominated entirely by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

1.12.11 Within view 6 the construction activities and/or operational buildings within the Meridian Water development would be visible in the right side of the view and cover a large extent of the background view. However due to the distance of the projects the cumulative magnitude of change is considered to be medium. Together with the high sensitivity of the receptors it is judged that there would be a **moderate adverse** effect. This represents an increase in the level of effect during sub-stage 1d, Stages 2 and 3 and decommissioning from minor adverse to moderate adverse. During Stage 4 there would be an increase in the level of effect from negligible to moderate adverse.

1.12.12 Similar to view 6, within view 7 a proportion of the construction activities and/or operational buildings within the Meridian Water development would be visible in the right side of the view above the existing industrial buildings at Pegamoid Road. Due to the distance of the projects it is expected that cumulatively the magnitude of change would be medium. Together with the high sensitivity of the receptors it is judged that there would be a **moderate adverse** effect. This represents an increase in the level of effect during sub-stage 1d, Stages 2, 3 and 4 and decommissioning from minor adverse to moderate adverse.

1.12.13 Within view 8 only a small proportion of the construction activities and/or operational buildings within the Meridian Water development would be visible beyond the Application Site in the far distance. Due to the distance between the receptor and the Meridian Water development only a small proportion of the view would be affected. Cumulatively both projects are judged to result in a medium magnitude of effect during Stages 2, 3, and 4, but a low magnitude during sub-stage 1d and decommissioning. Together with the high sensitivity of the receptor the level of effect would be **moderate adverse** for Stages 2, 3, and 4 and **minor adverse** during sub-stage 1d and decommissioning. This represents no increase in the level of effects during sub-stage 1d and decommissioning.

1.12.14 Within view 11 a large proportion of the view would be affected by the construction activities and/or operational buildings of Meridian Water

development. Once completed the Meridian Water development would completely screen view of the facilities including the stack within the Edmonton EcoPark. During the construction and partial operational stages of the Meridian Water development the construction and operational stages of the Project would be visible in the distance. However for visual receptors at viewpoint 11 the magnitude of change would be dominated entirely by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

1.12.15 Due to the elevated view receptors at viewpoint 12 and 17 to 20 would be able to see the whole extent of the Meridian Water development. However due to the large panoramic view available from these locations only a proportion of the view would be affected. Cumulatively it is expected that both projects together would cause a medium magnitude of change. The high sensitivity of the receptor and the medium magnitude would result in a **moderate adverse** effect. This represents an increase in the level of effect during Stage 4 from minor adverse to moderate adverse.

1.12.16 Within view 14 only a small proportion of the Meridian development would be visible within relatively close proximity of the view. Together with the development on-site most of the background within the view would change. Therefore cumulatively it is expected that both projects would result in a high magnitude of effects and together with the high sensitivity of the receptor the level of effect would be **major adverse**. This represents an increase in the level of effect during sub-stage 1d, Stages 2 and 3 and decommissioning from moderate to major adverse. During Stage 4 there would be an increase in the level of effect from minor to major adverse.

1.12.17 Viewpoint 15 is located within the Meridian Water masterplan area and as such would experience views of the wider Meridian Water development in conjunction with the Edmonton EcoPark. The development of the Edmonton EcoPark would be seen in context of the construction activities and/or operational industrial buildings of the Meridian Water development to either side of the view. For visual receptors at this location the magnitude of change would be dominated by the Meridian Water development. Therefore there would be no significant cumulative relationship between the Meridian Water development and the Application Site.

1.12.18 Due to the elevated view receptors at viewpoint 16 would be able to see the whole extent of the Meridian Water development. However due to the large panoramic view available from this location only a proportion of the view would be affected. Cumulatively it is expected that both projects together would cause a medium magnitude of change. The medium sensitivity of the receptor and the medium magnitude would result in a **moderate adverse effect**. This represents an increase in the level of effect during Stage 4 from minor adverse to moderate adverse.

1.13 Assessment summary

Construction

Vol 3 Table 1.3: Assessment summary – construction and operation (Stages 1-3)

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Stage 1			
Sub-stage 1a			
Visibility of construction works from viewpoints 1, 4-9, 11, 13, and 16-20	Construction activities would not be visible, therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of construction works from viewpoints 2, 10 and 14	Construction activities would be visible within close proximity and a large extent of the view would be affected, resulting in a **significant temporary adverse** effect.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoint 3	The construction works would only be partially visible and would only affect a small part of the view, therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of construction works from viewpoint 12	Due to the distance and low height of the works and the small extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of construction works from viewpoint 15	The temporary construction works would be visible from the upper storeys and only affect a small part of the view, therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Sub-stage 1d			
Visibility of construction works from viewpoints 1, 4- 9, 11 and 13	Due to the distance of the views and the small part of the views affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of construction works from viewpoint 2	Construction activities would be seen in the distance behind the existing buildings, therefore there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoint 3	The building works would be visible in the distance behind the A406 North Circular Road, therefore there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoint 10	The works would be visible in middle ground but would in part be screened by the existing EfW facility, therefore there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoints 12 and 17 - 20	Due to the distance of the works and the small extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant**.
Visibility of construction works from viewpoint 14	The building works would be visible in the distance beyond the activities within the Temporary Laydown Area, therefore there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoint 15	The construction works would be partially screened by the existing EfW facility and only a small part of the view would be affected, however there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**
Visibility of construction works from viewpoint 16	The construction works would be partially screened by the existing EfW facility and only a small part of the view would be affected, however there would be a **significant temporary adverse effect**.	No practical mitigation measures available	Effects unchanged. **Significant temporary adverse effect.**

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Stage 2			
Visibility of operational stage from viewpoints 1, 4, 5, 6, 9, 11 and 13	Only the upper parts of the two stacks and buildings would be visible. Due to the distance of the views and the small extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoints 2 and 3	The proposed ERF would be visible behind the existing EfW facility and a small part of the view would be affected. This would result in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Visibility of operational stage from viewpoint 7	The proposed ERF building would be visible, however the building and stack would be partially screened by vegetation and seen in context of existing industrial buildings and therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 8	The proposed ERF building would be noticeably larger than the existing facility and would be highly visible but largely characteristic of the existing view. Although some screening would be provided by vegetation, there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Visibility of operational stage from viewpoint 10	A large extent of the view would be affected by the proposed ERF. Although it would be characteristic of the industrial nature of the view, there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Visibility of operational stage from viewpoints 12 and 17 - 20	Due to the distance of the views, the temporary nature of the works, and the small extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint	Due to the large extent of view affected by both buildings and	No further mitigation identified	Effects unchanged.
Visibility of operational stage from viewpoint 14	Due to the large extent of view affected by both buildings and stacks, and the relative distance to the facilities, there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of operational stage from viewpoint 15	A small part of the view would be affected resulting in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Visibility of operational stage from viewpoint 16	A small part of the view would be affected resulting in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Stage 3			
Visibility of decommissioning works from viewpoints 1, 4, 5, 6, 9, 11 and 13	Only the crane movements and decommissioning works to the upper part of the building and stack would be visible. Due to the distance of the views and the small part of the views affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant**.
Visibility of decommissioning works from viewpoints 2, 3 and 14,	The decommissioning works would be visible in the distance beyond the activities within the Temporary Laydown Area, the A406 North Circular Road and existing buildings This would result in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect**.
Visibility of decommissioning works from viewpoint 7	Only the demolition of the existing EfW stack would be visible. The proposed ERF building and stack would be partially screened by vegetation and are seen in context of existing industrial buildings. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of decommissioning works from viewpoint 8	Only the demolition of the existing EfW stack would be seen. The proposed ERF would be highly visible but largely characteristic of the existing view with some screening provided by vegetation, resulting in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Visibility of decommissioning works from viewpoint 10	A large extent of the view would be affected by the proposed ERF, however the new built form would be of good architectural design and would be characteristic of the industrial nature of the view and therefore there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of decommissioning works from viewpoints 12 and 17 - 20	Due to the distance of the works and the extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of viewpoint 15	Although the works would be some distance away, they would result in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of viewpoint 16	Although the works would be some distance away, they would result in a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**

Operation

Vol 3 Table 1.4: Assessment summary – operation

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Visibility of operational stage from viewpoints 1, 6, 9 and 11	Only the upper parts of the proposed ERF stack would be visible and the light colour of materials would reduce the visibility of the proposed stack in comparison to the existing stack. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 2	The proposed ERF building would be noticeably larger than the existing EfW facility building (which would have been demolished) and would be seen beyond the new EcoPark House and RRF building. However it would be largely characteristic of the existing industrial units and the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 3	The proposed ERF building and stack would replace views of the existing EfW facility and would be partially screened by the A406 North Circular Road. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoints 4, 5 and 13	Only the upper parts of the proposed ERF stack and building would be visible; this would be an inconspicuous change in the background and therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 7	The proposed ERF building and stack would be visible to the north of the existing industrial units and extend the built form across the skyline. The proposed ERF building and stack would be partially screened by vegetation and seen in the context of existing industrial units. The existing EfW facility would have been demolished. The effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 8	The proposed ERF building would be noticeably larger than the existing EfW facility and other industrial units. Some screening would be provided by vegetation and the ERF would be of a high architectural quality. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 10	The proposed ERF building would be noticeably larger than the existing EfW building. However the ERF would be of a	None required	Effects unchanged. **Not significant.**

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
	high architectural quality and therefore the effect would **not significant**.		
Visibility of operational stage from viewpoints 12, 15, 17 to 20	The proposed ERF building would be noticeably larger than the existing EfW facility building. However due to the distance of the view, the extent of the view affected and the fact that only a small part of a wider panoramic view would be affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 14	Whilst the proposed ERF building would be noticeably larger than the existing EfW facility building, the change would be seen in the distance beyond the reinstated Temporary Laydown Area. The proposed ERF would be of a high architectural quality and would replace views of the existing EfW facility. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of operational stage from viewpoint 16	Only a small part of the view would be affected and the development would be seen in the context of existing industrial units. The proposed ERF would be of a high architectural quality, and would replace views of the existing EfW facility. Therefore the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**

Decommissioning of the Project

Vol 3 Table 1.5: Assessment summary– decommissioning of the Project

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Visibility of decommissioning works from viewpoints 1, 4 - 9, 11 and 13	From these locations only the decommissioning works to the upper part of the building and stack would be visible. Due to the distance of the views and the small part of the views affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of decommissioning works from viewpoints 2 and 3	As the decommissioning works would be visible in the distance beyond the A406 North Circular Road or existing buildings in front, there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of decommissioning works from viewpoint 10	The activities associated with the demolition of the proposed ERF would be visible in the middle ground and would be partially filtered by vegetation. Therefore there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of decommissioning works from viewpoints 12, 15 and 17 to 20	Due to the distance of the works, the extent of view affected, the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Visibility of decommissioning works from viewpoint 14	As the decommissioning works would be visible in the distance beyond the activities within the Temporary Laydown Area, there would be a **significant temporary adverse effect**.	No further mitigation identified	Effects unchanged. **Significant temporary adverse effect.**
Visibility of decommissioning works from viewpoint 16	Due to the distance of the works the effect would be **not significant**.	None required	Effects unchanged. **Not significant.**
Cleared site following decommissioning – viewpoints 1, 4, 5, 6, 9, 11 and 13	Only a small part of the view would be affected. The Meridian Water development may be obscure the view from viewpoint 11. There would be a **not significant** effect.	None required	Effects unchanged. **Not significant.**

Visual Assessment			
Aspect of the Project	**Description of effect and significance**	**Supplementary mitigation**	**Residual effects summary**
Cleared site following decommissioning – viewpoints 2 and 3	Removal of the proposed ERF in relation to these high sensitivity receptors would result in a **significant permanent beneficial effect**.	None required	Effects unchanged. **Significant permanent beneficial effect.**
Cleared site following decommissioning – viewpoints 7, 8 and 14	Removal of the proposed ERF in relation to these high sensitivity receptors would result in a **significant permanent beneficial effect**.	None required	Effects unchanged. **Significant permanent beneficial effect.**
Cleared site following decommissioning – viewpoint 10	Removal of the proposed ERF in relation to this high sensitivity receptor would result in a **significant permanent beneficial effect**.	None required	Effects unchanged. **Significant permanent beneficial effect.**
Cleared site following decommissioning – viewpoints 12 and 15 - 20	Removal of the proposed ERF in relation to these high sensitivity receptors would result in a **significant permanent beneficial effect**.	None required	Effects unchanged. **Significant permanent beneficial effect.**

Series 06 Environmental Statement

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