

**APPENDIX 11B: LANDSCAPE AND VISUAL IMPACT ASSESSMENT POTENTIAL
VIEWPOINTS**

TABLE 11B.1: POTENTIAL VIEWPOINT LOCATIONS

POTENTIAL VIEWPOINT ID	REPRESENTATIVE VIEWPOINT ID	NAME & LOCATION	RECEPTOR TYPE	GRID REFERENCE OF POTENTIAL VIEWPOINT	VIEW
A	1	Farmshop Hotel A180	Hotel, Business	518804, 411844	Representative of views from Stallingborough Road and the rear of the Farmshop Hotel. View east-north-easterly direction towards the existing South Humber Bank Power Station. Existing view is interrupted by pylons in the mid foreground and the existing power station infrastructure at the background.
B	-	Poplar Farm, South Marsh Rd	Residential	521582, 413030	Views from South Marsh Road property entrance in an east-north-easterly direction towards the existing South Humber Bank Power Station. Views from the property are oblique and blocked by several hedgerow boundaries and trees. Discounted due to localised screening and orientation of view.
C	2	Brickfield House South Marsh Rd	Residential	521293, 412788	Representative of views adjacent South Marsh Road property rear garden in an east-north-easterly direction towards the existing South Humber Bank Power Station. Views from the rear of the property are oblique and mostly blocked by a 3 m high beech hedge garden boundary. The view is predominantly arable farmland with occasional vegetation groups filtering views. Industrial infrastructure north of Grimsby is visible

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					on the horizon with electricity pylons in the mid foreground. Tree and scrub associated along a railway to the north east breaks up the view of low level infrastructure.
D	-	Eleanor House, South Marsh Rd	Residential	521003, 412611	Views from property are oblique in a north-easterly direction towards the existing South Humber Bank Power Station. The view is screened at low level by tall roadside hedgerows and intermittent hedgerow trees. Discounted due orientation of view and as similarity to potential viewpoint C.
E	3	Carr Lane Footpath	PRoW	521096, 412143	Representative of views from public footpath close to Carr Lane Nursery. Views in a north easterly direction across arable farmland. Views are partially screened at a lower level by the raised road embankment to the A180 and associated scattered tree and scrub planting. Industrial infrastructure north of Grimsby is visible on the horizon to the east with electricity pylons in the mid foreground.
F	4	Primrose Cottage	Residential	521902, 412050	Representative of views from the, currently boarded up, property driveway. Views from the rear of the property are oblique and blocked by evergreen hedging to the garden boundary and

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					mature trees in the direction of the power station. Discounted due to localised screening and orientation of view.
G	-	Cress Cottage	Residential	522021, 411934	Representative of views from close to property on public road. Views from the rear of the property are oblique and screened by garden boundary vegetation and trees. Discounted due to localised screening and orientation of view.
H	-	The Meadows	Residential	521929, 411659	Representative of views from close to property on public road. Views from the rear of the property are oblique and screened by a raised embankment and scrub/woodland screening associated with the A180, 80 m to the north east. No long distant views in the direction of the South Humber Bank Power Station. Discounted due to localised screening and oblique orientation of view.
I	-	Meadow Cottages	Residential	521926, 411662	Representative of views from close to property on public road. Views from the front of the property are oblique and screened by tall hedgerow and continuous tree planting along Station Road to the north east. No long distant views in the direction of the South Humber Bank Power Station. Discounted due to localised screening and

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					oblique orientation of view.
J	5	Beechwood Farm Carvery	Hotel, Business	523357, 411478	Representative 180° views north across extensive arable fields from windows directly facing the South Humber Bank Power Station. Views are distant and uninterrupted in the direction of the Main Development Area. Infrastructure on the skyline to the north-north-east includes stacks and large scale units associated with the Blue Star Lenzing site. Pylons and lower level power lines are also frequent.
K	6	Sunk Island	PRoW	523506, 418861	Partially elevated 380° of views from public footpath close to Stone Creek House and public road. The Humber Estuary allows uninterrupted views towards a wide industrial skyline from Grimsby to Immingham in a south-south-westerly direction. Infrastructure includes stacks, silos, sheds and dockside cranes.
L	7	Immingham south	PRoW	518577, 413771	Representative partially elevated (8 m AOD) 180° views in an east, south easterly direction from a public footpath across arable fields close to the southern residential periphery of Immingham village. An open foreground affords far reaching

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					views in the direction of the proposed development. Power lines cross the view in the mid and far distance.
M	8	Mauxhall Farm	PRoW	519177, 413200	Representative of view from a public footpath in an easterly direction across grazing pasture and the raised alignment of the A1173. Views are partially obscured by intermittent scrub and tree planting along the road embankment. Power lines occupy the near and mid distance with larger pylons occupying the landscape beyond. Extreme oblique views are afforded from the adjacent property.
N	9	Middle Drain	PRoW	522276, 413642	Representative close proximity view from a public footpath in an east-south-easterly direction across an arable field to the existing South Humber Bank Power Station and Main Development Area. The view is uninterrupted and dominated by infrastructure associated with the existing South Humber Bank Power Station and adjacent waste management facility.
O	-	Healing	PRoW	522261, 410911	Representative of views from a public footpath in a north- north-easterly direction. The view is screened with security fencing and scrub associated with the adjacent railway boundary

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					alongside the footpath. This boundary encourages views in the direction of the footpath which is perpendicular to the direction of the Main Development Area. Discounted due to localised screening and oblique orientation of view.
P	10	Irby Holmes Wood (east)	PRoW	520833, 403354	Representative views from the closest PRoW within the Lincolnshire Wolds AONB that offered uninterrupted 180° views from a raised location (74 m AOD). Views are distant and uninterrupted in the direction of the Main Development Area. However, at approximately 10 km, the existing South Humber Bank Power Station is not visually significant within the wider view which includes local wind turbines and distant pylons and stacks which break the skyline.
Q	-	Great Coates.	Residential	523886, 410456	Representative view from Woad Lane, close to Great Coates railway station. View from properties will be partially obscured by vegetation to the rear boundaries, vegetation along the A180 in the mid foreground and the intervening proximity of structures associated with the Lenzing industrial site. This viewpoint lies 1.2km beyond Viewpoint 5 assessed to be not visually significant. Discounted.

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R	-	Pelham's Tower	Recreational users	512893, 403687	A representative viewpoint was selected at the highest point on the A1173 with an open view in the direction of the proposed development. The tower being densely screened at base level and tower access only available open 1 day a year. Due to the distance (14 km), the absence of public footpaths to the tower base, intervening vegetation at ground level and the limited period of access to the top of the tower, the viewpoint is discounted. The viewing height is also expected reduce the vertical extent of skyline intrusion. Discounted.