

The Keadby 3 Low Carbon Gas Power Station Project

PINS Ref: EN010114

The Keadby 3 Low-Carbon Gas Power Station Order

**Land at and in the vicinity of the Keadby Power Station site,
Trentside, Keadby, North Lincolnshire**

Preliminary Environmental Information (PEI) Report Volume II – Appendix 14B: Potential Viewpoints

The Planning Act 2008

**The Infrastructure Planning (Environmental Impact Assessment)
Regulations 2017**

Applicant: SSE Generation Limited

Date: November 2020

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1.0 INTRODUCTION

1.1.1 This Technical Appendix accompanies **Chapter 14: Landscape and Visual Amenity** (PEI Report Volume I). The viewpoints included in Table 1 below were identified as potential viewpoints to be taken forward for consideration in the landscape and visual amenity assessment for the Proposed Development, as identified by letters. Those viewpoints that have subsequently been selected for assessment are identified by the numbers 1 to 13 in Table 1 Potential Viewpoint Table.

Table 1: Potential Viewpoints

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
A	-	Chapel Lane West, Keadby	Residential	482748, 411981	Short range view south from Chapel Lane. Keadby 1 Power Station and Keadby 2 Power Station, transmission lines, pylons and wind turbines are visible on the skyline. Representative of close range views from the north. Discounted as similar view to Viewpoint B.
B	1	Chapel Lane East, Keadby	Residential	482918, 411941	Short range view south west across farmland. The Keadby 1 Power Station and Keadby 2 Power Station are prominent in the view. Pylons, transmission lines, silos and a concrete water tower are visible in the view. Representative of close range views from the north.
C	4	PRoW (KEAD9) to the north of Keadby	Recreational	483243, 412495	Close range view south-west across farmland. Keadby 2 Power Station is visible on the horizon. Representative of close range views from the north.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
D	5	PRoW (GUNN179) to north-east Gunness	Residential, recreational	484104, 411825	View south-west across farmland from the edge of Gunness residential area. The River Trent is visible with housing in Keadby beyond. Pylons and transmission lines are apparent in the view. Representative of close range views from the east.
E	3	Keadby, near lock	Recreational, residential, transport	483444, 411408	View looking west towards canal and Keadby 1 Power Station and Keadby 2 Power Station. The bridge, towpath and railway crossing gates in the foreground dominate the view. Keadby 1 Power Station and Keadby 2 Power Station, boats, vegetation and transmission lines are visible in the background of the view. Representative of close range views from the east.
F	6	Trunk Road, Keadby	Residential, recreational, transport	483356, 409878	Close range view to the west across farmland. Pylons, transmission lines, Keadby 1 Power Station and Keadby 2 Power Station are visible on the horizon. Representative of close range views from the south.
G	-	BOAT (CROW11) to the east of Ealand	Recreational	479568, 410966	Mid-range views eastwards across farmland, along the South Soak Drain. Keadby 1 Power Station and Keadby 2 Power Station are visible to the north. Representative of middle distance views from the south. Discounted due to limited visibility and similar view to Viewpoint J.
H	-	PRoW (CROW 11) Bonnyhale Road, Ealand	Residential, recreation	478636, 411431	View east across a horse paddock and farmland. Pylons, transmission lines and Keadby 1 Power Station is visible in the background view. Representative of middle distance views from the west.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
					Discounted to long distance and similar view to Viewpoint I.
I	12	PRoW (CROW 14) at junction of Outgate, Ealand,	Recreational, residential	478700, 411999	View east across farmland at the edge of Ealand. Pylons, transmission lines, wind turbines and the Keadby 1 Power Station is visible in the view. Representative of mid-range views from the west.
J	7	PRoW (CROW11) east of Ealand Poultry Farm	Recreational	480247, 412396	Close range view south-east across farmland. Wind turbines, pylons, transmission lines and Keadby 1 Power Station is readily apparent in the view. Representative of close range views from the north.
K	10	Middle Lane, Amcotts	Residential	485197, 414121	View south-west across farmland. Transmission lines visible in the near to middle distance. Cranes and Keadby 1 Power Station is visible on the horizon. Representative of middle range views from the north-east.
L	-	Scunthorpe	Residential, recreational	487883, 411170	View looking west from Scunthorpe residential area. Large open playground and residential area in the foreground. The wind turbines and the transmission lines dominate the skyline. Keadby 1 Power Station is barely perceptible on the skyline. Discounted due to long distance and limited visibility.
M	-	PRoW (BELT 26) off Outmill	Recreational	481504, 408230	View northwards across farmland through gap in hedge. Transmission lines, pylons and blocks of woodland are visible in the wider view. Keadby 1 Power Station is visible to the east. Representative views were screened by hedgerow and vegetation along PRoW.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
					Discounted as view through hedge was not representative of the view from this location.
N	13	PROW (BELT30/ BELT 32/ BELT 34) Isle of Axholme	Recreational	477714, 407135	View north-east across farmland. Ribbon settlement along Westgate Road and intervening vegetation is visible. The upper sections of Keadby 1 Power Station are visible on the horizon. Representative of long range views from the south-west.
O	8	PRoW (EAST8) accessed off Washinghall Lane	Recreational, residential	480552, 415874	Open view across farmland. Overhead telecom lines are apparent in the foreground. Pylons, transmission lines and Keadby 1 Power Station is visible in the background. Flixborough Industrial Estate is visible in the wider view. Representative of long distance views from the north-west.
P	-	Castle View Farm	Residential	478104, 418550	Wide expansive view across farmland with intermittent trees along field boundaries. Industrial buildings are just visible on the horizon. Representative of long distance views from the north-west. Discounted due to very long distance.
Q	-	PRoW (LUDD9) accessed from unnamed road	Recreational	481479, 414813	View south across farmland. Wind turbines, pylons, transmission lines and Keadby 1 Power Station is readily apparent in the view. Representative of middle range views from the north. Discounted due to distance and similar view to Viewpoint O.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
R	-	PRoW (GART2) accessed of Margrave Lane, Garthorpe	Recreational	485028, 418699	View south across farmland. Overhead telecommunication lines are visible in the foreground. Pylons and transmission lines are discernible in the background view and Keadby 1 Power Station is just visible on the horizon. Representative of long distance views from the north. Discounted due to very long distance.
S	11	PRoW (BURT170) accessed off Chafer Lane, Burton upon Slather	Recreational	486695, 417746	View west taken from raised ground. Brick ponds and the River Trent are visible. Pylons and transmission lines are apparent beyond the river. Representative of long distance views from the north-east.
T	-	PRoW (WBUT125A) access from Farm Lane, West Butterwick	Recreational, residential	483171, 405994	View north across farmland from the edge of West Butterwick. Transmission lines transect the landscape in the foreground. Traffic along the M180 is apparent and the overbridge over the River Trent is visible. Vegetation associated with the motorway is visible in the middle ground. Pylons are detectable in the background view. Representative of long distance views from the south. Discounted due to very long distance.
U	-	PRoW (BOTT183) along Moor	Recreational, residential	487471, 406877	View north-west across farmland with intermittent blocks of woodland cover. Pylons and transmission lines are visible in the background view. Representative of long distance views from the south-east.

Potential Viewpoint ID	Representative Viewpoint Number	Name & Location	Receptor Type	Co-Ordinates of Potential Viewpoint	Potential View
		Road, Bottesford			Discounted due to very long distance.
V	9	Meredyke Road, Luddington	Residential	483344, 416583	View looking south from the edge of Luddington village. Wide, open view across arable land with clumps of mature vegetation in the background. The wind turbines and transmission lines are dominant in the skyline. Representative of long distance views from the north.
W	2	Gate Keepers Residence, Keadby	Residential, recreational	482480, 411470	Short range view along the Stainforth and Keadby Canal towpath. The foreground comprises the canal and the Gate Keepers Residence. Pylons, transmission lines, wind turbines associated with Keadby Wind Farm, Keadby 1 Power Station and Keadby 2 Power Station are all visible. Representative of close range views from the south.