

Receptor	Viewpoint No	Receptor Type	Name	Distance from the Site (m)	Grid Ref	Sensitivity of Receptor	Magnitude of Impact			Significance of Effect			Notes
							Construction	Year 1	Year 15	Construction	Year 1	Year 15	
1	1	Residents	Residents of Poole Park Road, Barne Barton	502	SX44348	High	Low	Low	Low	Moderate	Moderate	Moderate	From upper storeys of private houses, the cranes and subsequent upper reaches of the roof of the proposed building will be visible above the roofline of the intervening houses. This is seen in the context of the backdrop of the existing dockyard. The wider panoramic views over the Tamar and Cornwall will be unaffected and will therefore lead to a moderate deterioration of the existing view as a whole.
2	2	Residents	Residents of Furse Park, Barne Barton	389	SX443727	High	Low	Low	Low	Moderate	Moderate	Moderate	During construction the visual effect will be moderate as the construction compound will replace the existing storage use of Table Top Mountain. Upon completion, the effect will remain moderate due to the receptors' orientation and intervening buildings and vegetation between the receptors and the site. It must be noted that properties are oriented perpendicular to the site and the views are very oblique. The predominant views for these receptors will remain the long distant panoramas across the Tamar estuary and Rame Peninsula.
3	3	Residents	Residents of Talbot Gardens, Barne Barton	273	SX453683	High	High	Medium	Medium	Major	Major / moderate	Major / moderate	During construction the visual effect will be major as the area of Table Top Mountain which is in direct view of these receptors will be used for the construction compound. This will cause significant deterioration in the existing view. However, upon completion, the significance will be lower due to the oblique angle of the receptors to the completed building. The predominant views for these receptors will remain the long distant panoramas across the Tamar estuary and Rame Peninsula to the south and west. Operation of the proposed development would therefore cause a noticeable but not a significant deterioration in the existing view.
	3a	Residents	Residents of Talbot Gardens, Barne Barton	179	SX44604								
	3b	Residents	View from sitting room window, No. 21 Talbot Gardens**	165	SX44614								
4	4	Residents	Residents of Savage Road, Barne Barton (west)	163	SX44597	High	Low	High	Medium	Moderate	Major	Major / moderate	During construction the visual effect will be moderate with the majority of construction being concealed by the existing vegetation, however, tall cranes will be visible above this. Upon completion the building will be visible above the existing vegetation and through the mitigation planting, this would be more exaggerated in winter. This will result in a major and significant adverse deterioration in the existing view. The proposed roadways and lower areas of the building would not be visible behind Blackies Wood. At year 15 the proposed mitigation planting will form a significant buffer to these views. This will result in a reduction in distant panoramic views but allow greatly reduced views of the proposed development thus reducing the adverse effect. This is therefore categorised at Year 15 as a noticeable deterioration but not a significant deterioration in the existing view.
	4a	Residents	Mid point outside front of 1-12 Savage Road flats**	164	SX44710								
	4b	Residents	Mid point outside front of 13-18 Savage Road flats**	153	SX44679								
	4c	Residents	Mid point outside front of 19-30 Savage Road flats**	160	SX44649								
	4d	Residents	Residents of Savage Road, Barne Barton (east)	232	SX44765								
5	5	Vehicle travellers	Users of Woleseley Road (north)	523	SX447800	Low	Low	Low	Low	Negligible	Negligible	Negligible	The tall cranes would be visible above the skyline of Barne Barton for these receptors, and the completed building would only allow glimpses of the stack and potentially the upper reaches of the highest elements of the building, therefore there is negligible adverse effect. When taken in the context of the general views and direction of travel, there would be a barely perceptible deterioration in the existing view.
6	6	Residents	Residents of Cardinal Avenue	357	SX44966	High	Medium	High	High	Major / Moderate	Major	Major	The receptors in this location have clear views onto the site due to the elevated location of these residences. During construction the visual effect will be major / moderate change from the baseline, leading to noticeable deterioration in the existing views. However, upon completion the effect would lead to a significant deterioration in the existing view.
7	7	Train Passagers	People travelling by train	193	SX449575	Medium	Medium	Medium	Low	Moderate	Moderate	Minor	Due to the speed of travel, this is a short duration, kinetic view and taken in the surrounding context of the existing dockyard buildings and cranes. The construction phase and operational phases of this building will have an effect of moderate significance on these receptors. At year 15, the proposed landscaping will soften impact of the building within the adjacent woodland setting and cause some reduction of this effect such that there would be a minor deterioration in the existing view.

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8	8	Residents	Residents of Hamoaze Avenue	204	SX445571	High	Low	Medium	Medium	Moderate	Major / moderate	Major / moderate	From rear upper storeys (only) of the dwellings at the northern end of this road, the cranes and subsequent roof of the proposed building will be visible above the intervening railway embankment and fencing. This should be taken in the context of the existing wide views which face onto the Dockyard and distant Cornish landscape. At year 1 and year 15, the limited number of properties that would see the EFW CHP facility would experience a noticeable deterioration but not a significant deterioration in the existing view. At the lower floors, and for properties at the southern end of this road, the views will remain unchanged of railings and the railway embankment in the immediate foreground.
9	9	Residents	Residents of Carlton Terrace	303	SX450760	High	Low	Medium	Medium	Moderate	Major / moderate	Major / moderate	These properties are oriented at an oblique angle to the site. The significance of effect at construction is moderate as this will be seen with the other construction elements within the Dockyard as a whole panorama. Upon completion and during operation, the effect will be slightly increased as the upper elements of the building will be visible as one element of the vast built forms of the dockyard which dominate the panoramic views. This will lead to a moderate but not significant deterioration in the existing view.
10	10	Residents	Users of Bridwell Road (Central)	523	SX452763	Low	Low	Medium	Medium	Negligible	Minor	Minor	The majority of views from these properties are perpendicular to the site and therefore the road users are being assessed. The views of the site are very narrow glimpses through intervening vegetation. During construction there will be little variation from the existing cranes forming the view of the Dockyard. Upon completion and at Year 15, the significance will be slightly increased as the upper elements of the building will be clearly visible in the narrow space between the terraces at the end of the road. This will lead to a minor deterioration in the existing view.
	10a	Residents	Users of Bridwell Road (East)	685	SX45375								
11	11	Residents	Residents of Church Way	642	SX45252	High	Low	Low	Low	Moderate	Moderate	Moderate	The views from these properties are at an oblique angle to the site. Due to this and the vast panoramic views, during construction this would lead to a moderate deterioration of the existing views, as this will be seen with the other cranes of the existing Dockyard. Upon completion, the building will form a stronger feature in the distance, but will still form a small feature in the wider landscape and will therefore lead to a noticeable but not a significant deterioration in the existing views.
12	12	Residents	Residents of North Prospect Road (north)	1158	SX45849	High	Low	Low	Low	Moderate	Moderate	Moderate	The intervening vegetation and the existing cranes in the Dockyard area will enable the construction phase to merge with the existing visual impact from this receptor. Upon completion and at year 15, the building will be partially screened by evergreen vegetation in the foreground, but will also blend into the colours and scales of the existing industrial activity. The completed facility will form a small element in the wider panorama across the rooftops of eastern Plymouth and the Dockyard buildings. This will lead to a moderate deterioration in the existing views.
13	13	Vehicle travellers and Recreation	Users of Camel's Head - Sports Grounds	635	SX453575	Low	Low	Medium	Medium	Negligible	Minor	Minor	Intervening vegetation, buildings and the viaduct in the foreground would partially screen elements of the construction and the proposed buildings. Users will gain clear views however above the general horizon during construction and operation, in the distance. This will lead to a minor deterioration in the existing view as a whole.
	Users of Camel's Head - Weston Mill Drive Junction												
	Users of Camel's Head - Road Junction		466	SX45209									
14	14	Recreation	Users of Weston Mill Cemetery	987	SX45706	Medium	Low	Low	Low	Minor	Minor	Minor	Construction phase cranes will create a barely perceptible deterioration in the existing view for these receptors. Intervening housing, topography and vegetation will partially screen the majority of the proposed building. Due to the open panoramic views of rooftops surrounding the Cemetery, views of the proposed development will be a small feature and lead to a minor deterioration in the existing view as a whole.

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15	15	Vehicle travellers	Users of Saltash Road (east)	746	SX45383	Low	Low	Medium	Medium	Negligible	Minor	Minor	Receptors' views during construction will be seen in the context of the existing dockyard development in the foreground and adjacent. After completion and year 15 the proposed development will be dominant on the landscape and conceal the residential houses currently visible on the horizon, in the narrow glimpses between the dense vegetation along the roadside. This will lead to a minor deterioration in the existing view as a whole.
16	16	Residents	Residents of Saltash Road (north)	630	SX45090	High	Low	Medium	Medium	Moderate	Major / moderate	Major / moderate	Views for these receptors are in the context of the wider dockyard panorama. During construction the effect will be moderate. Upon completion and at year 15, the horizon of Barne Barton will largely be replaced with the proposed development, although the lower elements of the building will be set behind the existing dockyard buildings - there will be a noticeable but not significant deterioration in the existing view.
17	17	Residents	Residents of Wolseley Road (central)	1279	SX458568	High	Low	Low	Low	Moderate	Moderate	Moderate	During construction only the tall cranes will be (obliquely) visible for receptors in this location. Upon completion the taller elements of the building and the stack will be visible above the intervening vegetation and landform, leading to a moderate adverse deterioration in the existing view as a whole.
	17a		Residents of Wolseley Road (north)	443	SX449788								
18	18	Residents	Residents of Royal Navy Avenue	1221	SX45597	High	Low	Low	Low	Moderate	Moderate	Moderate	These receptors will gain rear views of the construction phase cranes and the completed building. These views would be in the distance beyond mature vegetation and numerous rows of rooftops in the foreground. Views will be clearer in the upper floors of the dwellings. The building will obscure the current line of the horizon formed by Barne Barton. The green backdrop of Blackies Wood will still be clearly visible. The proposed development will lead to a noticeable deterioration in the existing view as a whole.
18a		Recreation	Users of Marley Park Recreation Ground			Medium	Low	Low	Low	Minor	Minor	Minor	As for Receptor 18, the visual impact will be similar to those on the lower levels. The construction phase and the operational facility will have a minor effect on the wide panoramic vista, leading to a minor deterioration in the existing view as a whole.
19	19	Recreation	Users of Alexandra Park	1132	SX45321	Medium	Low	Low	Low	Minor	Minor	Minor	These receptors will gain views of the construction phase cranes and the upper elements of the completed building. This would form a small element in a vast panoramic view, with the vast existing Dockyard buildings and a plethora of rooftops in the foreground. This will lead to a minor deterioration in the existing view as a whole.
20	20	Recreation	Users of St Budeaux Recreation Ground	1390	SX450882	Medium	Low	Low	Low	Minor	Minor	Minor	During construction the cranes would blend in with the existing dockyard backdrop. Upon completion and operation the building would be visible in the distance, in the context of the Dockyard buildings, and would form a small element of the extensive far reaching views across the Dockyard, Tamar Estuary, Torpoint and Rame Peninsula. This will lead to a minor deterioration in the existing view as a whole.
21	21	Residents	Residents of Pemros Road	1316	SX440858	High	Low	Low	Low	Moderate	Moderate	Moderate	These receptors will gain few if any views of the site during construction or upon completion of the proposed building. There are potential views of the stack as a narrow element in the middle distance but the horizon will be dominated by the existing residential development of Barne Barton. In a similar way to receptors 9, 12 and 17, this will lead to a moderate adverse deterioration in existing views as a whole.
22	22	Residents and Vehicle travellers	Residents and Users of Saltash Pier	1888	SX434867	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	These receptors will gain few if any views of the site during construction or upon completion of the proposed building due to the topography. There are potential views of the stack as a narrow element in the middle distance but the horizon will not be broken by the building.
23	23	Travellers	Users of the Tamar Bridge (West)	2155	SX432884	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	These receptors will gain few if any views of the site during construction or upon completion of the proposed building due to the topography and intervening buildings. There are potential views of the stack as a narrow element in the middle distance but the horizon will not be broken by the building.
24	24	Walkers/ Equestrians	Users of Public Footpaths and Bridleways off Wearde Road	2649	SX453683	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Due to the distance and intervening vegetation and topography, the construction phase and completed building would have a negligible effect on these receptors.

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25	25	Residents	Residents of Wearde Quay	2220	SX445715	High	Negligible	Low	Low	Minor	Moderate	Moderate	These receptors will gain very limited views of the site during construction and upon completion of the proposed building due to the intervening topography. The views are sideways up and down the estuary as a whole, and the development would form a very small element within this panorama. There are also potential views of the stack as a narrow element in the middle distance.
26	26	Recreation / Place of work	Users of Jupiter Point, Anthony	3225	SX415568	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Due to the distance and intervening vegetation and topography, the construction phase and completed building would have an extremely negligible effect on these receptors.
27	27	Recreation	Users of Anthony Park Woodland Walk (National Trust)	2512	SX451570	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Due to the distance and intervening vegetation and topography, the construction phase and completed building would have an extremely negligible effect on these receptors.
28	28	Recreation	Users of Anthony House (National Trust)	2826	SX450576	Low	Negligible	Low	Low	Negligible	Negligible	Negligible	Due to the distance and intervening vegetation and topography, the construction phase would have a negligible effect. The completed building would also have a negligible effect for these receptors; views of the proposed building would be extremely difficult.
29	29	Residents	Residents of Maryfield Village	2714	SX42274	High	Negligible	Low	Low	Negligible	Moderate	Moderate	Due to the distance and intervening vegetation and topography, the construction phase would have a negligible effect on these receptors, but the completed building would be more visible so would have a moderate effect.
30	30	Residents	Residents of Coombe Park and Wilcove	2434	SX42708	High	Negligible	Low	Low	Negligible	Moderate	Moderate	During construction there would be a negligible impact due to the surrounding context and distance, leading to a negligible effect. At completion the building would be discernable as a very small element of the panoramic urban and Dockyard views. At year 15 the proposed planting would have established and thus would soften the impact of the built form whilst still being a very small distant element in a vast view.
	30a	Residents											
31	31	Recreation	Users of Cove Head Jetty	1599	SX43364	Medium	Negligible	Low	Low	Negligible	Minor	Minor	Viewed in the context of the vast Dockyard buildings and cranes, these receptors will receive limited views of the construction site and the completed development in the distance. The proposed building would barely break the horizon behind, although the stack would.
32	32	Recreation	Users of Torpoint Recreation Ground	2294	SX432555	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Views for these receptors are hugely restricted due to the existing dense vegetation and therefore the effect upon them is negligible.
33	33	Residents	Residents of Torpoint	2337	SX42989	High	Negligible	Low	Low	Minor	Moderate	Moderate	The construction phase will have minor effect due to the existing Dockyard cranes and the intervening vegetation in the foreground. At year 1 and year 15 the upper elements of the proposed building will be visible above this vegetation but will be seen in the large scale building context of the Dockyard, leading to moderate effects.
	33a			2401	SX43851								The construction phase will have a minor effect due to the existing cranes in the foreground and adjacent to the site. However, due to the location of the receptor and despite the intervening Dockyard cranes and buildings, the completed building will be visible from this location, leading to moderate effects, however, it will not rise above the horizon currently formed by Barne Barton.
34	34	Travellers	Users of Torpoint Ferry	2431	SX44121	Low	Negligible	Low	Low	Negligible	Negligible	Negligible	The construction phase will have a negligible effect due to the existing cranes in the foreground and adjacent to the site. However, due to the location of the receptor and despite the intervening Dockyard cranes and buildings, the completed building will be visible from this location. However, it will be taken in context with the large-scale buildings in the foreground and intervening river traffic which is visually more dominant from this viewpoint. Therefore there will be a barely perceptible deterioration in the existing view.
	34a			2353	SX44276								
	34b			2321	SX44773								



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35	35	Recreation	Users of Devonport Park	2471	SX45392	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Views for these receptors are hugely restricted due to the existing Dockyard buildings, cranes and other rooftops in the foreground and therefore there is a negligible effect on them. During construction and upon completion the development will be seen in context of the Dockyard in the foreground and middle distance. This will lead to no discernible deterioration or improvement in the existing view.
36	36	Residents	Residents of Devonport	1781	SX454558	High	Negligible	Low	Low	Minor	Moderate	Moderate	The site is in the distance for these receptors and will be barely discernible with the Dockyard in the foreground and the horizon formed by Barne Barton behind. The stack will break the horizon as a narrow element in the broader panorama. This will cause only a moderate noticeable deterioration in the existing view.
37	37	Recreation	Users of Mount Pleasant Redoubt, Stoke	2079	SX459557	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Due to the vast expanse of 360 degree views across the rooftops of Plymouth, the Rame Peninsula, Dartmoor and the Sound, the area of existing Dockyard with buildings and cranes of a vast scale and form is incorporated into these views. The proposed construction and completed development will cause neither adverse nor beneficial effects.
38	38	Vehicle travellers	Users of the B3247, Mount Edgcumbe (east)	4521	SX456540	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Views of the site for these receptors are hugely restricted due to the existing Dockyard buildings, cranes and other rooftops in the foreground and the large distance between them and the site, and therefore there is negligible effect upon them. Views for these receptors are extremely widespread up and down the estuary and any view of the construction or completed development would form a small element within this panorama, therefore there would be no discernible deterioration or improvement in the existing view.
	38a		Users of the B3247, Mount Edgcumbe (central)	4661	SX447527								
	38b		Users of the B3247, Mount Edgcumbe (west)	6034	SX439549								
39	39	Recreation	Users of the Deer Park, Mount Edgcumbe Estate	5444	SX444519	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	As for Receptor 38, there would be no discernible deterioration or improvement in the existing view.
40	40	Vehicle travellers	Users of the Road between Millbrooke and St. John	5873	SX408530	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	As for Receptor 38, there would be no discernible deterioration or improvement in the existing view.
41	41	Vehicle travellers	Users of the Road between St. John and the A374	4587	SX414550	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	As for Receptor 38, there would be no discernible deterioration or improvement in the existing view.
42	42	Walkers/ Equestrians	Users of Public Footpaths, South-west Dartmoor National Park	7453	SX254874	High	Negligible	Negligible	Negligible	Minor	Minor	Minor	Views for these receptors are 360 degree panoramic views. Views of the site are probably not possible, mainly due to the intervening distance and topography, but there is a small likelihood that the stack will be visible in the far distance on clear days. This would form an extremely small element in the vast landscape, and would also not break the far distant horizon formed by Cornwall, so at most there would be a minor effect on the existing view.
43	43	Recreation	Users of Staddon Heights, Staddiscombe	11330	SX495518	Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Views for these receptors are 360 degree panoramic views. Views of the site are probably not possible mainly due to the intervening distance, topography and urban mass of Plymouth, but there is a small likelihood that the stack will be visible in the far distance on clear days. This would form an extremely small element in the vast landscape, and would also not break the far distant horizon formed by Kit Hill in Cornwall, so there would be no discernible deterioration or improvement in the existing view.

\*\*These Viewpoints and Photomontages have been produced at the request of Plymouth City Council officers. They demonstrate the impacts of proposed off-site planting measures for this Receptor group.