

The Iron Line, Millom

Landscape and Visual Appraisal

Revision P04- May 2023

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ONE ENVIRONMENTS
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1.0 INTRODUCTION

- 1.1 This report comprises a concise Landscape and Visual Appraisal (LVA) of the potential effects of the proposed development on the landscape of the site and surrounding area and on the visual amenity of people likely to have views of the proposed development. The LVA concentrates in the impacts of the proposed Welcome Building and is divided into the following sections:
- Site and study area
 - Methodology
 - Planning policy context
 - Baseline environment
 - Representative viewpoints
 - Proposed development
 - Landscape effects
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 - Summary
- 1.2 The report provides supporting information to accompany a Full Planning Application to Cumberland Council (CC) previously Copeland Borough Council(CBC) for the proposed development.

Site and study area

- 1.3 The site is located to the south of the town of Millom and east of the village of Haverigg along the western edge of Duddon Estuary. An extensive landscape area of 58.26 Ha that includes the RSPB Hodbarrow site, Port Haverigg Marina, Wyldcrest Port and the Hodbarrow Sea Wall.
- 1.4 Please refer to Fig 0002-01 & 02: for the extent of landscape and visual study areas.
- 1.5 Following a screening opinion from CC, there is no requirement for an Environmental Impact Assessment for the project. The scope of the LVA is in line with the requirements of the screening opinion including the extent of landscape receptors within the site area and visual receptors from a variety of key positions around and within the site, concentrating as the primary issue being the impacts of the Welcome Building.
- 1.6 The appraisal of the landscape and visual characteristics of the site and its surroundings was carried out during March 2023 through desktop analysis, baseline photography site visit (27th March) and fieldwork survey of the local surrounding area.

2.0 METHODOLOGY

- 2.1 The methodology for the appraisal is based on the Guidelines for Landscape and Visual Impact Assessment (3rd Edition), published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as "GLVIA3").
- 2.2 The LVA has involved desk study, field work, and analysis as well as interpretation using professional judgement.
- 2.3 Viewpoint photographs have been presented in line with the guidance contained in the Landscape Institute's Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals.
- 2.4 Both landscape and visual effects can be adverse, beneficial, or neutral, short, medium, or long term, permanent or temporary, reversible, or irreversible, direct (an effect that is directly attributable to the proposed development) or indirect (effects resulting indirectly from the development as a consequence of the direct effects), and cumulative, relating to additional changes that may arise when the proposed development is considered in conjunction with other similar developments.

Limitations to the study

- 2.5 No technical difficulties were encountered in assessing the landscape and visual impacts of the proposed development.
- 2.6 The appraisal of effects on the visual amenity of residential receptors is based on access to publicly available areas only (e.g., nearby roads and footpaths), since access is not typically available (or required) to private properties.
- 2.7 The visual impacts have been carried out through fieldwork, baseline photography and reference to publicly available data. Wireframe views have not been carried out as part of this assessment.

3.0 PLANNING POLICY CONTEXT

3.1 More detailed information regarding the planning policy context of the application site is contained within the Planning Statement accompanying the application. This section of the LVA provides a summary of planning policies that are specifically relevant to landscape and visual matters.

National Policy

The National Planning Policy Framework (NPPF) was first published in 2012, with the latest update in July 2021, which reiterates the presumption in favour of sustainable development as lying at the heart of the framework. Sustainable development is defined as: "...meeting the needs of the present without compromising the ability of future generations to meet their own needs..."

Paragraph 20 states that "Strategic policies should set an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Section 12 deals with the creation of well-designed spaces. Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 174 states that "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Local Policy

Copeland Local Plan 2013-2028 (Core Strategy and Development Management Policies)

The relevant development plan is the Copeland Local Plan adopted in Dec 2013 (CLP), with the following relevant policies set out in the Core Strategy and Development Management Policies DPD:

Policy ST1 - Strategic Development Principles

B Environmental Sustainability

- i) Encourage development that minimises carbon emissions, maximises energy efficiency and helps us to adapt to the effects of climate change
- ii) Focus development on sites that are at least risk from flooding and where development in areas of flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design
- iii) Protect, enhance and encourage the creation of new areas of green infrastructure, recognising the important role that the natural environment and healthy ecosystems have to play in the future social and economic, as well as environmental sustainability of Copeland
- iv) Reuse existing buildings and previously developed land wherever possible, directing development away from greenfield sites, where this is consistent with wider sustainability objectives
- v) Ensure that new development minimises waste and maximises opportunities for recycling
- vi) Minimise the need to travel, support the provision of sustainable transport infrastructure and measures that encourage its use
- vii) Prioritise development in the main towns where there is previously developed land and infrastructure capacity

C Protect, enhance and restore the Borough's valued assets

- i) Protect and enhance areas, sites, species and features of biodiversity value, landscapes and the undeveloped coast
- ii) Protect and enhance the Borough's cultural and historic features and their settings
- iii) Provide and enhance recreational opportunities for the Borough's residents and its visitors, protecting existing provision and ensuring that future development meets appropriate standards in terms of quantity and quality.
- iv) Manage development pressures to protect the Borough's agricultural assets
- v) Support the reclamation and redevelopment or restoration of the Borough's vacant or derelict sites, whilst taking account of landscape, biodiversity and historic environment objectives
- vi) Ensure development minimises air, ground and water pollution

D Ensure the creation and retention of quality places

- i) Apply rigorous design standards that retain and enhance locally distinctive places, improve build quality and achieve efficient use of land
- ii) Ensure development provides or safeguards good levels of residential amenity and security

- iii) Accommodate traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around
- iv) Ensure new development addresses land contamination with appropriate remediation measures

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

The Borough’s landscapes will be protected and enhanced by:

- A Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area
- B Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site
- C Supporting proposals which enhance the value of the Borough’s landscapes.

Policy DM26 – Landscaping

All development proposals will be assessed in terms of their potential impact on the landscape. Developers should refer to the Cumbria Landscape Character Assessment and Cumbria Historic Landscape Characterisation documents for their particular character area and design their development to be congruent with that character.

The Council will continue to protect the areas designated as Landscapes of County Importance on the Proposals Map from inappropriate change until a more detailed Landscape Character Assessment can be completed for the Copeland plan area.

Proposals will be assessed according to whether the proposed structures and associated landscaping relate well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment.

Development proposals, where necessary, will be required to include landscaping schemes that retain existing landscape features, reinforce local landscape character and mitigate against any adverse visual impact. Care should be taken that landscaping schemes do not include *invasive* non-native species. The Council will require landscaping schemes to be maintained for a minimum of five years.

4.0 BASELINE ENVIRONMENT

4.1 This section describes the proposed development site, in its context, as of March 2023. Reference should be made to the accompanying figures 0002-01 to 20.

Landscape Baseline

Large parts of the country are covered by existing landscape character assessments at various scales. The whole of England is characterised into a series of broad-scale national character areas, with many local authorities having produced county or local-level assessments.

National Character Area

National Character Areas (NCA) covering England were published by Natural England in 2014. The site lies within NCA 07 West Cumbria. The NCA consists of an undulating coastal landscape of varying width with open views to the Cumbria High Fells NCA and across the Irish Sea to Galloway and the Isle of Man.

Key Characteristics

- The area has a diverse, open coastline ranging from depositional sand, shingle and pebble beaches and sand dunes, through low soft cliffs of glacial or industrial origin, to high sandstone cliffs with a rich and varied flora and fauna, including dune grasslands, seabird colonies and the natterjack toad.
- There are lowland river valleys with limited ancient semi-natural woodland, and expansive estuarine landscapes with lowland raised mires, salt marshes, mudflats and intertidal habitats with large numbers of wintering waders and wildfowl.
- Important areas of brownfield biodiversity, often in urban-fringe locations, are characterised by rare plants, reptiles and invertebrates including the small blue butterfly.
- The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streamsides, low-lying land, and localised pockets of arable land supporting species such as curlew and wintering hen harrier.
- There are areas of ancient enclosure with medium to large rectilinear fields and few hedgerow trees. They are bounded by hedges (often gappy and augmented by wire fences), stonewalls on higher ground, and stone-faced earthbanks locally known as 'kests' along the coast.
- There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors.
- There are some plantation woodlands and shelterbelts associated with the upland margins of the area and former open cast mining sites.
- There is a dispersed rural settlement pattern of hamlets and isolated farmsteads with some villages.
- Distinctive building materials are a combination of locally quarried red sandstone, red brick and render augmented by coastal pebbles along the southern coast.
- Larger urban settlements and coastal towns are closely linked with the growth and location of the area's strong industrial history of coal and iron ore mining, processing ore, smelting and ship-building.
- Extensive urban-fringe influence is linked to highly visible industrial past and present, including quarrying, open cast mining, restoration and reclamation initiatives, manufacturing and processing plants and the nuclear energy industry.
- A rich history is evident in the pattern of land use and heritage features dating from the Neolithic period onwards, including earthworks, forts and castles and all the Roman coastal forts that form part of the Hadrian's Wall World Heritage Site.

County Landscape Character Area

In the Cumbria Landscape Character Area Guidance and Toolkit (March 2011), the site lies within Character Type 2 Coastal Margin and sub-type 2d Coastal Urban Fringe

Key Characteristics

- Low lying flat land
- Urban influences linked to tourism development, derelict buildings and major transport routes
- Strong man-made landforms on coastal edges
- Mixed land cover of mown grass, pasture, scrub and semi natural grassland
- Weak field patterns.

Local Landscape Character Area

There are two CC landscape character assessments that are relevant to the site:

1. The Copeland Landscape Settlement Study Part 2: Landscape Character and Sensitivity Assessments (July 2020) for Area of Local Character 2Dii, Coastal Derelict ex Industrial Urban Fringe
2. The Copeland Local Plan Area Landscape Character Assessment of Landscapes Beyond the Main Areas of Settlement (October 2022) for Area of Local Character 2D iv, Hodbarrow Coastal Urban Fringe

Local Character 2Dii, Coastal Derelict ex Industrial Urban Fringe

Key Characteristics

- Landform: Flat, low lying coastal land, punctuated by spoil tips from hematite mining at Hodbarrow pit and the disused ironworks. Large sheltered lagoon.
- Land Use: Urban edge uses – pasture, formal and informal recreation, nature reserve on the disused iron works and industry.
- Landcover: semi-Improved pasture, amenity
- Sparsely vegetated derelict grassland. Successional woodland and scrub between Hodbarrow Pit and the coast.
- Field Pattern: medium size, regular fields. Hedgerow and fence boundaries.
- Vegetation: Sparse tree cover – Hedgerow trees, scrub and trees groups associated with farmsteads and church.
- Settlement Pattern: Millom at the centre of the area. Mining town, mostly 19th century with some 20th C housing on outskirts. Edge of town ill-defined to south, where it encroaches on open countryside.
- Built features: 19thC and 20thC industrial and residential structures dominate.
- Scale: Open, medium scale landscape.
- Perceptual Character: Long open views over Duddon Estuary and inland towards the edge of the Lakeland fells. Busy landscape, with time depth of industrial and mining activity very evident. Sense of tranquillity possible in long, still open views over tidal estuary. The air of neglect where land has become run down belies the wildlife value of disused industrial and mining sites. Presence of roads, dereliction, buildings and railways.
- Remains of past mining and industry dominate landscape. Exposure and openness at coast.

Landscape Value:

Medium: The views to open sea and expansive skies are sensitive to development that would enclose or interrupt these views. The high ecological value of former industrial sites is sensitive to changes in land management and development.

Local Character 2D iv, Hodbarrow Coastal Urban Fringe

Key Characteristics

- Primarily low lying flat land.
- Urban influences including derelict structures and nearby sewage works and industrial buildings.
- Strong man-made landforms including depressions and embankments related to mining and railway lines associated with the former iron works of the area.
- Mixed land cover of rough grass, pasture, scrub and semi natural grassland.
- Areas of marsh and sand dunes along the eastern interface with the Intertidal Flats to the east.
- Limited tree cover and weak field patterns.
- Open views across the Duddon Channel.

Landscape Value

Medium-Low: Degraded landscape but with varied land cover and potential for enhancement.

Visual Baseline

- 4.2 The fieldwork was undertaken in March 2023. Representative viewpoints are presented as annotated single frame images in line with the Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development proposals'.
- 4.3 Furthermore, it is important to note that the photographs presented in this report were all taken in winter when the vegetation was not in leaf, and therefore represents a 'worst case' in terms of visibility. During the rest of the year, the site would be more heavily screened by vegetation.
- 4.4 Viewpoints are used to inform the visual impact appraisal and fall into one of three groups as described in Paragraph 6.19 of GLVIA3. Representative viewpoints are used to represent the experience of different types of visual receptor, since it is typically impractical to include large numbers of individual viewpoints. Specific viewpoints are chosen because they are considered to be important views, perhaps promoted in tourist literature, etc. Finally, illustrative viewpoints are used to demonstrate a particular effect or specific issues.
- 4.5 As part of the CC scoping a mixture of short and long distance key viewpoints were identified, to be confirmed on site. The brief for the LVA was to focus on the potential effects of the welcome building due to its position on elevated ground with commentary on the Hodbarrow Beacon and the Stone Windmill but these landmarks are considered secondary.

Table 1 – Viewpoints (Refer to Figures 0002-08 to 20)

No.	Type of Receptor / Location	Description
1	Residents off Boundary Lane and a public right of way (FP 415014)	Settlement edge looking over small and medium scale pasture fields with unmanaged hedgerows towards rolling fields with fenced boundaries and a block of woodland on the skyline screening the slagheap. Direction of view: South Distance from Welcome Building: 600m
2	Residents at Red Hills Cottages and a public right of way (FP 415014)	Isolated group of cottages and farm buildings, medium scale, flat pasture fields with unmanaged hedges and trees, fenced along the PROW. Direction of view – Southwest

		Distance from Welcome Building: 350m
3	Caravan Park Visitors (Private)	No photograph – Private property. Interpolated from the site visit, the views from the caravan park will be over the lagoon towards the wooded edge of the RSPB site or the Hodbarrow Sea Wall dependant on the orientation of the caravans with longer distance views to the Fells on the eastern side of the estuary. Distance from Welcome Building: 900m
4	Visitors to Hodbarrow Beacon (Scheduled Ancient Monument)	Open, panoramic view of the sea wall and lighthouse with the lagoon in the foreground and the sea in the background with wind farm on the skyline. Views to the northeast are screened by existing vegetation around the Beacon. Direction of View: Southwest Distance from Welcome Building: 700m
5	Users of public right of way (FP 415017) England Coast Path (east of RSPB Hodbarrow)	Open panoramic view over flat wet pasture land in the foreground, linear block of mature trees restricting views with the fells rising in the background on the skyline. Direction of View: Northwest Distance from Welcome Building: 850m
6	Users of public right of way (BOAT 415023) England Coast Path on the sea wall adjacent to the lighthouse	Limited short distance view of poor-quality surfacing (due to the screening by the bund) of the BOAT along the Sea Wall derelict with distant view of the fells on the skyline. Direction of View: Northeast Distance from Welcome Building: 1.2km
7	Users of public right of way (FP415009) England Coast Path at the edge of Haverigg	Limited short distance view of the car park and sea wall with a distant view of the fells on the skyline. Direction of View: East Distance from Welcome Building: 1.5km
8	Adjacent to the car park at Roanhead Beach / Sandscale Nature Reserve close to public right of way (FP602031)	A long distance view from a popular visitor location across the a broad area of Duddon Estuary in the foreground and a view of the lighthouse, sea wall and beacon just visible and a distant view of the fells on the skyline Direction of View: Northwest Distance from Welcome Building: 3.9km

9	Users of public right of way (FP 602031) at Askam-in Furness	<p>A long distance view from a popular visitor location across the a broad area of Duddon Estuary in the foreground and a view of the lighthouse, sea wall and beacon just visible and a distant view of the fells on the skyline</p> <p>Direction of View: Northwest Distance from Welcome Building: 3.1km</p>
10	Users of public right of way (FP 602079) at Dunnerholme	<p>Long distance view across a broad area of Duddon Estuary in the foreground with a barely visible view of the lighthouse and beacon on the skyline.</p> <p>Direction of View: Southwest Distance from Welcome Building: 3.3km</p>
11	Users of public right of way (FP 415008) and motorists on the Haverigg Road	<p>View from western side of Millom across gently rolling pasture fields, unmanaged hedgerow and trees at the boundary with a open view of the slagheap and a distant view of the fells on the skyline.</p> <p>Direction of View: Southeast Distance from Welcome Building: 1.1km</p>
12	Motorists on the A5093	<p>Long distance view from western side of Millom across gently rolling pasture fields, layers of managed hedgerow and trees at the boundary with an open view of the slagheap and a distant view of the fells on the skyline.</p> <p>Direction of View: Southeast Distance from Welcome Building: 1.3km</p>
A	Users of public right of way (FP 415015) adjacent to Mainsgate Road	<p>View from the edge of Millom, open, flat pasture land with fence and trees along the boundary, with the slagheap prominent and on the skyline</p> <p>Direction of View: South Distance from Welcome Building: 650m</p>

5.0 PROPOSED DEVELOPMENT

The Vision

- 5.1 Millom Town Deal wish to create a revitalised and better-connected town built on inclusive economic growth, maximising our natural landscape and heritage. They want Millom to be recognised as a welcoming peninsular town, with thriving independent businesses and a distinctive culture, arts and tourism offer. Locals and visitors will enjoy active, healthy and sustainable lifestyles. An integral part of this vision is to sensitively transform the coastal lagoon and sea wall at Hodbarrow into a nationally significant visitor attraction.

Design Development

- 5.2 Since their appointment in December 2021, the project's design team has been working in partnership with Copeland Council, RSPB and other stakeholders to generate a sensitive and inspirational proposal for The Iron Line. This has involved dialogue, amongst others, with representatives of Natural England, Cumbria Highways Authority and Historic England.

The Opportunity

As one of four projects subject to government funding for the Millom area, the Iron Line will:

- Become an improved recreational asset for the local community.
- Offer a nationally significant visitor attraction.
- Provide facilities such as toilets and a cafe that don't exist now.
- Support the long term management of habitats and offer biodiversity net gain at Hodbarrow.
- Encourage people to explore Hodbarrow using an enhanced network of footpaths.
- Offer opportunities for public art.
- Educate visitors about the heritage, ecology, landscape and other features that make the place unique.

Development Description

- 5.3 Erection of welcome building with café, retail space, staff facilities and car park, repair and stabilisation works at Hodbarrow Beacon, repair and stabilisation works and installation of 'camera obscura' structure at Towsey Hole Windmill, installation of cladding and new living roof to existing bird hide, erection of new bird hides and viewing platforms, creation of new multi-use pathways with signage, gateway features and street furniture, making good of existing byway (BOAT) along sea wall, enhancement of wildlife habitats, and associated access, landscaping and drainage infrastructure.

Elements of the Proposed Development

- 5.4 The proposals are extensive but generally enhancements of the existing landscape. There are 6 key areas:
- Welcome Building – the main built form intervention on the site with additional car parking, set within the existing area of scrub.
 - Hidden Lagoon – improvements to pedestrian access, wildlife viewpoints, bird hide and pontoon.
 - Old Sea Wall – habitat enhancements, enhanced pedestrian routes, access to the waterside and wildlife viewpoint.
 - Hodbarrow Beacon – restoration and improved access to the existing Beacon, enhanced habitat, footpaths, and Byway's open to all traffic (BOAT).
 - White Rock – Refurbishment of the existing Windmill, enhanced footpaths with viewpoints and beach access

- New Sea Wall – Enhancement of the existing bird hide, the Lighthouse setting and the BOAT.

5.5 There are four bird hides proposed as part of the scheme:

- Tern Island – The existing hide adjacent to the lighthouse will be updated with cladding and a solar panel/brown roof.
- Annie Lowther Hide – on the Old Sea Wall, including a raised timber boardwalk / entrance feature that reflects the historic raised railway leading to the new hide.
- Quarry Hides – 2 new hides in weathered steel and timber that sit either side of the footpath within existing vegetation.

5.6 The Welcome Building is the most prominent element in the proposed masterplan and will be the focus of the visual impact assessment. The proposal is for a building that reflects the unique coastal and historic context, taking cues from the cylindrical structures that remain on site; historical remnants that were once beacons, landmarks, and places from which to look out. The building will sit on the horizon, referencing the raised railways which once snaked across the headland; but it will also sit into the ground,

- Ground Floor Level: +13.700 AOD
- First Floor level: +18.00 AOD



CGI of the Welcome Building (Gagarin Studio).

6.0 POTENTIAL EFFECTS

Landscape Effects

Receptors

- 6.1 As described in paragraph 5.34 of GLVIA 3, landscape receptors that may be affected by the scheme include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. This appraisal considers the effects on the following receptor:
- The relevant landscape character areas noted in the baseline assessment.
 - the site and its immediate surroundings, both in terms of direct effects on individual elements and features, and indirect effects on aesthetic and perceptual aspects and character.
- 6.2 In terms of geographical extent, effects may be experienced at the site level, within the immediate setting of the site, within the landscape character area in which the site lies, or in the wider landscape.
- 6.3 In the context of the proposed development, aside from temporary effects relating to the construction period, the duration of landscape effects is considered to be long term, and the effects are also considered to be permanent.

Appraisal

- 6.4 The appraisal of landscape effects is set out in Table 2 below. Considering the location of the proposed development, its size and scale and the character of the surrounding area, the potential impacts on only the receptors listed above are considered.
- 6.5 The SSSI and Ramsar sites are ecological rather than landscape designations and are therefore not assessed, however due to the proximity of the Welcome Building and associated infrastructure within the Impact Risk Zones (as rural non-residential development) consultation with Natural England will be required.

The Value ratings are taken from the CBC Landscape Character Assessment (2020)

Receptor	Value	Susceptibility to Change / Sensitivity	Magnitude	Effect
National Character Area NCA 07 West Cumbria	N/A	N/A	N/A	The scale of the proposals would not have an effect on the scale that is relevant to this character area
County Character Type 2 Coastal Margin	N/A	N/A	N/A	The scale of the proposals would not have an effect on the scale that is relevant to this character area

<p>CBC Landscape Character Area 2Dii – Coastal Derelict ex Industrial Fringe</p>	<p>Medium</p>	<p>The key proposal within the character area is the Welcome Building, which is circa 12m above existing ground level and will be a prominent new element within the landscape. The building is of a high-quality, appropriate to the setting. Low Susceptibility to Change with substantial ability to accommodate the proposed development without harm.</p> <p>The site itself is considered to have a Medium-Low sensitivity due to the nature of the development which has been designed to reflect sensitively sit within the landscape and reflect the industrial heritage of the site in terms of materials and form.</p> <p>There is also a balance of enhancements to the existing structures, the Hodbarrow Beacon and to footpaths and habitats.</p>	<p>Within the site, there would be partial alteration to the baseline primarily resulting from the addition of the Welcome Building and associated infrastructure.</p> <p>Overall, the magnitude of change is considered to be negligible when balancing the additional built form against the site wide enhancements</p>	<p>Medium receptor of low sensitivity, and the proposals will have a mixture of adverse and beneficial effects.</p> <p>The nature of the effect is considered to be Neutral given the design of the building and the retention and enhancement of existing landscape.</p>
<p>CBC Landscape Character Area 2Div Hodbarrow Coastal Urban Fringe</p>	<p>Medium-Low (CBC Landscape Character Assessment 2020)</p>	<p>The key proposal in this landscape character area are the enhancements to the Windmill and to the footpaths and habitat. Low Susceptibility to Change</p> <p>Sensitivity is therefore considered to be low as a landscape that is tolerant of the type of change proposed.</p>	<p>Magnitude of change would be Low with discernible changes but retaining the underlying character.</p>	<p>Medium-low receptor of low sensitivity, Neutral as a combination of the low magnitude of adverse impacts and the enhancements to existing features that form part of the landscape baseline.</p>

6.6 The proposed development is in line with the landscape character management strategy aim that the qualities of this landscape and seascape will be enhanced, restored and improved as important settings for recreation.

Visual Effects

Receptors

6.7 As described in paragraph 6.13 of GLVIA 3, visual receptors that may be affected by the scheme include people living in the area, people who work there, people passing through on road, rail or other forms of transport, people visiting promoted landscapes or attractions, and people engaged in recreation of different types. Changes in views and visual amenity may arise from built or engineered forms and/or soft landscape (planting) elements of the development.

6.8 In the context of the proposed development, aside from temporary effects relating to the construction period, the duration of visual effects is considered to be permanent.

Appraisal of Effects at Representative Viewpoints

6.9 The appraisal of visual effects is set out in Table 3 below. Considering the location of the proposed Welcome Building development, its size and scale and the character of the surrounding area, the potential impacts on only three receptors (or groups of receptors) are considered:

- recreational users of the footpaths, bridleways and open space within the surrounding landscape.
- road users with potential views of the site; and,
- occupiers of residential properties with potential views of the site.

Table 3. Visual Effects (Refer to Figures 0002-08 to 20)				
Viewpoint	Receptor / Value	Susceptibility to Change / Sensitivity	Magnitude	Effect
1 (600m from Welcome Building)	Residents off Boundary Lane Medium Value	<p>Susceptibility to Change Medium due to the limited extent of view and the design of the rotunda as an open structure.</p> <p>Secondary views from upper floors over hedgerows towards a rolling landscape with woodland Medium Sensitivity</p>	The Welcome Building would be generally screened within this view by existing topography and woodland, with potential for a glimpsed view of the top of the rotunda. Given the scale and materials used this would result in a Negligible magnitude of change	Minor adverse effect

1 (600m from Welcome Building)	Recreational user of public right of way (FP 415014) Medium Value	Susceptibility to Change Medium-Low due to the limited extent of view and the design of the rotunda as an open structure. A short, local access route with users having a moderate interest in the views Medium Sensitivity	The Welcome Building would be predominantly screened within this view by existing topography and woodland, potential for a glimpsed view of the top of the rotunda. Given the scale and materials used this would result in a Negligible magnitude of change	Negligible adverse effect
2 (350m from Welcome Building)	Residents at Red Hills Cottages High Value	Susceptibility to Change Medium due to the scale of change within the view and the design of the rotunda as an open structure. Open views across field and hedgerows with rising ground and a woodland belt beyond. Medium Sensitivity	The rotunda element of the Welcome Building would be visible within this view partially screened by existing woodland, a localised change within a broader, unaltered context . Given the distance, scale and materials used this would result in a Low magnitude of change	Minor adverse effect
2 (350m from Welcome Building)	Recreational user of Public right of way (FP 415014) Medium Value	Susceptibility to Change Medium due to the scale of change within the view and the design of the rotunda as an open structure Open views across field and hedgerows with	The rotunda element of the Welcome Building would be visible within this view partially screened by existing woodland, a localised change within a broader, unaltered	Neutral effect

		rising ground and a woodland belt beyond. Low Sensitivity	context . Given the distance, scale and materials used this would result in a Low magnitude of change	
3 (900m from Welcome Building)	Caravan Park Visitors (Private – no access for direct assessment)			
4 (700m from Welcome Building)	Visitors to Hodbarrow Beacon (Scheduled Ancient Monument) Medium Value	Susceptibility to Change – No Change Visitors to a local landmark High Sensitivity	Currently the view towards the Welcome Building is screened by vegetation. No Change	No change with limited proposals that effect the current vegetation and screening
5 (850m from Welcome Building)	Users of public right of way (FP 415017) England Coast Path (east of RSPB Hodbarrow) High Value	Susceptibility to Change Medium due to the scale of change within the view and the design of the rotunda as an open structure National path with panoramic views of the Fells. Medium Sensitivity	The rotunda element of the Welcome Building would be partially visible on elevated ground within this view. Given the scale, form and materials, the built form there would be a limited, small-scale change in the view with the underlying composition similar to baseline. Low Adverse Impact	Negligible-Minor adverse effect
6 (1.2km from Welcome Building)	Users of public right of way (BOAT 415023) England Coast Path on the sea wall adjacent to the lighthouse High Value	Susceptibility to Change Low due to the scale of change within the view and the design of the rotunda as an open structure National path with panoramic views of the	The rotunda element of the Welcome Building would be partially visible on elevated ground within this view. Given the scale, form and materials, the built form there	Minor beneficial effect

		Fells above the bund. Derelict landscape that will be enhanced as part of the wider proposals Low Sensitivity	would be a limited, small-scale change in the view with the underlying composition similar to baseline balanced against the enhancements in the immediate context Minor Beneficial Impact	
7 (1.5km from Welcome Building)	Users of public right of way (FP415009) England Coast Path at the edge of Haverigg. Medium value	Susceptibility to Change Low due to the scale of change within the view and the design of the rotunda as an open structure National path with panoramic views of the sea wall. Low grade landscape in the foreground that detracts from the wider views. Low sensitivity	The rotunda element of the Welcome Building would be partially visible on elevated ground within this view. Given the scale, form and materials of the built form this would not be prominent in the view, with the underlying view composition similar to baseline Negligible Adverse Impact	Negligible effect
8 (3.9km from Welcome Building)	Adjacent to the car park at Roanhead Beach / Sandscale Nature Reserve close to public right of way (FP602031) High Value	Susceptibility to Change Low due to the distance from the viewpoint, scale of change within the view and the design of the rotunda as an open structure Open, panoramic view across the estuary towards the fells.	The Welcome building will be visible In the context of the panoramic view but given the scale, form and materials there will be very limited change, barely distinguishable in the baseline condition, seen within the context of other built form	Negligible effect

		Medium Sensitivity	elements within and surrounding the site. Negligible Impact	
9 (3.1km from Welcome Building)	Users of public right of way (FP 602031)at Askam-in Furness High Value	Susceptibility to Change Low due to the distance from the viewpoint, scale of change within the view and the design of the rotunda as an open structure Open, panoramic view across the estuary towards the fells. Medium Sensitivity	The Welcome building will be barely distinguishable in the context of the panoramic view and given the scale, form and materials there will be very limited change, in the baseline condition, seen within the context of other built form elements within and surrounding the site including wind turbines Negligible Impact	Negligible effect
10 (3.3km from Welcome Building)	Users of public right of way (FP 602079) at Dunnerholme High Value	Susceptibility to Change Low due to the distance from the viewpoint, scale of change within the view and the design of the rotunda as an open structure Open, panoramic view across the estuary towards the fells. Low Sensitivity	The Welcome building would not be distinguishable in the context of the panoramic view Negligible Impact	Negligible effect
11 (1.1km from)	Users of public right of way (FP 415008)	Susceptibility to Change Low	The rotunda element of the	Negligible effect

Welcome Building)	Medium Value	due to the scale of change within the view and the design of the rotunda as an open structure Open views across fields with hedgerow and woodland and views beyond of the Fells with wind turbines on the skyline. Slag heap a prominent detracting element Low Sensitivity	Welcome Building would be partially visible on elevated ground within this view. Given the scale, form and materials of the built form this would not be prominent in the view, with the underlying view composition similar to baseline Negligible Impact	
11 (1.1km from Welcome Building)	Motorists on the Haverigg Road Low value	Susceptibility to Change Low due to the scale of change within the view and the design of the rotunda as an open structure Limited, glimpsed view Low sensitivity	The built form would be screened by existing hedgerows. No change	No change
12 (1.3km from Welcome Building)	Motorists on the A5093 Low value	Limited, glimpsed view Susceptibility to change Low and Low sensitivity	The built form would be screened by existing hedgerows. No change	No change
A (650m from Welcome Building)	Users of public right of way (FP 415015) adjacent to Mainsgate Road Medium value	View across fields to a hedgerow with trees, slag heap prominent in the view Susceptibility to change Low and Low sensitivity	The Welcome Building will be substantially screened by the slag heap. Negligible adverse effect	Negligible effect

6.10 This report has assessed the potential landscape and visual effects of the proposed development. It has included a study of the landscape character of the existing site and its surroundings, analysis of

a selection of representative views towards the site, and identification and appraisal of the landscape and visual effects likely to be generated.

6.11 During the construction period, impacts may arise from the following elements and activities:

- site clearance, material stockpiles and earthworks including excavation for foundations;
- site signage, traffic control, and hoardings;
- construction traffic and machinery;
- site compounds, areas for storage of plant and materials, and parking; and
- erection of scaffolding and use of cranes.

6.12 Whilst construction activities would give rise to landscape and visual effects, which would be considered to be adverse, these would be short term and temporary.

7.0 SUMMARY & CONCLUSIONS

- 7.1 This report has assessed the potential landscape and visual effects of the proposed development, with the primary focus being on the Welcome Building as the most significant element within the proposals. It has included a study of the landscape character of the existing site and its surroundings, analysis of a selection of representative views towards the site, and identification and appraisal of the landscape and visual effects likely to be generated. The site area is extensive when set against the scale of proposed elements of the design and this LVA has focused on the impacts of the Welcome Building as the key proposed element within the landscape. The four proposed hides (1 existing and 3 new) are of a scale and design that their effects would be negligible within the context of the site.
- 7.2 Whilst construction activities would give rise to landscape and visual effects, which are considered to be adverse, these would be short term and temporary.
- 7.3 Effects on landscape character would be generally neutral given the scale of change and the sensitive design of the built form to sit within the existing landscape, with enhancements of the existing landscape proposed in the wider landscape for the Beacon, Windmill and the access and habitat enhancements. The proposed Welcome Building is a high-quality design that reflects the heritage of the site with an open design to the rotunda which limits the impacts when visible on the skyline.
- 7.4 In the notes associated with the local character areas, the landscape is characterised by views to open sea and expansive skies, both of which are sensitive to development that would enclose or interrupt these views. The proposed built form will neither enclose nor interrupt the views being generally seen as a small scale element within a broader landscape view.
- 7.5 The introduction of the proposed development into the views of the site from surrounding areas has been considered from twelve viewpoints at a variety of distances to the Welcome Building. The proposed development will have limited impact in the context of this landscape due to scale, form and materials and the impact on the landscape of the surrounding area is therefore generally negligible/neutral (as a balance of adverse and beneficial) effects on the landscape.
- 7.6 It should be noted that effects on both landscape character and visual amenity will reduce over time due to the continued growth of existing trees and woodland surrounding the site and wider enhancements that are proposed as part of the development. This will further help integrate the proposals into the landscape.
- 7.7 It is considered that the landscape has the capacity to accommodate a development of the scale proposed and that the appraisal has shown that the potential for adverse effects on wider landscape character and visual amenity resulting from the proposed development would be very limited in scale and extent.
- 7.8 The extensive landscape proposals are also in line with the LCA potential for landscape enhancements including improvements to footpaths and the enhancement of habitats.
- 7.9 The viewpoint photographs included in this LVA illustrate representative views from locations around the site. They illustrate that the proposed development would result in largely Minor to negligible effects from locations within the surrounding area, This is primarily a function of the quality of design, scale, form, and materials of the proposed building within the landscape and screening of the site provided by surrounding trees, hedgerows, and topography. Distant views from outside the site would also have negligible effects due to the distance and scale of the proposals when seen in the wider context of the landscape.
- 7.10 Accordingly, the proposed development is considered to be acceptable in terms of its potential landscape and visual effects, and in accordance with relevant planning policies.

This Appendix sets out the methodology applied to the Landscape and Visual Impact Appraisal (LVIA) carried out for the proposed residential development on land south of the A689 at Wynyard. The approach adopted follows the recommendations contained in The Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), published by the Landscape Institute and the Institute of Environmental Management and Assessment, hereafter referred to as GLVIA3.

The LI has also issued a number Statements of Clarification relating to GLVIA3 which touch on the difference between LVIA undertaken as part of a formal EIA and non-EIA appraisal. GLVIA3 Statement of Clarification 1/13 states that:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.

In relation to the process of appraisal, GLVIA3 Statement of Clarification 1/14 goes on to state that:

In landscape appraisals, a similar process is followed, omitting the step of "Combine to assess significance of effect". As advised in the LI's GLVIA3 Statement of Clarification 1/13, "the same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA" (Note 4) and "the level of, or degree of, effect may then be judged, for example, by determining magnitude and registering it against sensitivity. Depending on the means of judgement and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived" (Note 3). The appraisal process is completed with a final statement of the effects identified, which may identify the relative importance of the effects, but without assessing their likely significance.

This is the approach followed in this appraisal.

EIA legislation also requires that an Environmental Statement describes the measures proposed to mitigate any 'likely significant effects' of a development. The Landscape Institute has further clarified that "consideration of significance of effects is not a requirement of non-EIA Landscape and Visual Impact Appraisals, but it may be appropriate to consider mitigation of adverse effects identified in the course of the appraisal, without the need to assess the significance of those effects." Therefore no specific mitigation measures are included within the appraisal. However, as discussed in the appraisal, the housing is set within a comprehensive landscape design including plot based ornamental planting and grass turfing/seeding, street tree planting, native scrub, and tree planting within areas of open space and areas of wildflower and grass seeding including mixes appropriate for a wetland setting within the attenuation basin.

In accordance with the GLVIA3, effects on landscape character and effects on visual amenity are reported separately.

Landscape appraisal studies:

- direct effects upon specific landscape elements;
- change in character, which is the distinct, recognisable and consistent pattern of elements that creates distinctiveness and a sense of place;
- subtle effects that contribute towards the experience of intangible characteristics such as cultural associations; and
- effects on designated landscapes, such as Areas of Outstanding Natural Beauty, Areas of High Landscape Value, and other acknowledged special areas of interest.

Visual effects relate closely to landscape effects, but they concern changes in views and visual amenity. Visual appraisal concerns people's perception and response to changes in visual amenity.

Both landscape and visual effects can be adverse, beneficial or neutral, short, medium or long term, permanent or temporary, reversible or irreversible, direct (an effect that is directly attributable to the proposed development) or indirect (effects resulting indirectly from the development as a consequence of the direct effects), and cumulative, relating to additional changes that may arise when the proposed development is considered in conjunction with other similar developments.

Professional judgement is a very important part of this process as stated in paragraph 2.23 of GLVIA 3:

While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to the construction of a new mine, much of the assessment must rely on qualitative judgements, for example about what the effect of the introduction of a new development or land use change may have on visual amenity, or the significance of change in the character of the landscape and whether it is positive or negative.

It is essential that professional and qualitative judgements are reported in a transparent and clear manner, and that any identified effects are suitably described.

Landscape appraisal

An appraisal of landscape effects deals with the effects of change and development on landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, its aesthetic and perceptual aspects and its distinctive character.

An appraisal of existing landscape character has identified the locally distinctive attributes shaping the character of the area. This provides a baseline against which the impact of the proposed development can be assessed. The appraisal considers specifically:

- landscape designations and sensitive receptors;
- landform and drainage;
- landcover and landuse;
- settlement;
- formal and informal recreation areas;
- access and movement; and,
- landscape features, including existing vegetation.

Value

Landscape value is established as part of the baseline description. It is the relative value attached to different landscapes by society. The value placed

on a particular landscape may vary for different individuals within that society and value can be applied to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The appraisal of value is based on professional judgement and includes consideration of factors such as:

- designations;
- planning policy;
- status of individual or groups of landscape features;
- cultural values attached to specific areas/views; and,
- landscapes of local and/or community interest.

Landscape value can also be identified through reference to specific features including:

- landscape quality;
- scenic quality;
- rarity;
- representativeness;
- heritage interests;
- recreational value;
- perceptual aspects; and,
- cultural associations.

Typical criteria for assessing landscape value are described in Table A1 below:

Table A1: Typical criteria for the appraisal of landscape value

Value	Description of typical criteria
Higher ↑	<ul style="list-style-type: none"> • Landscape area of excellent condition, high importance, scenic quality, rarity with distinctive components and characteristics which may also be nationally or internationally designated, e.g., World Heritage Site, National Park, Area of Outstanding Natural Beauty (AONB). • A landscape feature which makes a strong positive contribution to landscape character. • No or very limited potential for substitution. • Few detracting features, strong sense of place.
↓	<ul style="list-style-type: none"> • Landscape area of good condition, medium importance, scenic quality, rarity with some features worthy of conservation which may also be designated at a county level, e.g., local landscape designations. • A landscape feature which makes some positive contribution to landscape character. • Limited potential for substitution. • Some detracting features, recognisable sense of place.
Lower ↓	<ul style="list-style-type: none"> • Landscape area of poor condition, low importance, scenic quality, rarity likely to be undesignated and with little or no wider recognition of value, although potentially of importance to the local community. • Landscape feature which makes a limited contribution to landscape character. • Considerable potential for substitution. • Frequent detracting features, weak sense of place.

Susceptibility to Change

Professional judgements are made in relation to the susceptibility of the landscape receptor to change. As discussed in paragraph 5.40 of GLVIA 3, susceptibility to change is defined by:

“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.”

It goes on to state that existing characterisation studies may be a useful guide but, “...cannot provide a substitute for the individual assessment of susceptibility of the receptors in relation to the specific development proposal.”

Typical criteria for assessing landscape receptor susceptibility to change are described in Table A2 below:

Table A2: Appraisal of landscape receptor susceptibility to change

Susceptibility	Description of criteria
Higher	<ul style="list-style-type: none"> Little ability to accommodate the proposed development without undue harm.
↑	<ul style="list-style-type: none"> Some ability to accommodate the proposed development without undue harm.
Lower	<ul style="list-style-type: none"> Substantial ability to accommodate the proposed development without undue harm.

Sensitivity

Landscape sensitivity is defined by professional judgement of the interaction between value and susceptibility to change. The interaction is typically complex and reasoned justification for the appraisal of the sensitivity for each receptor is included in the LVIA text. Table A3 below sets out typical criteria for the appraisal of landscape sensitivity.

Table A3: Typical criteria for sensitivity appraisal of landscape receptors

Sensitivity	Description of typical criteria
High	An area possessing a particularly distinctive sense of place/character and in good condition; and/or highly valued for its scenic quality/landscape character; and/or a landscape with a low tolerance to change of the type proposed.
Medium	An area with a clearly defined sense of place/character and in at least moderate condition; and/or valued at a local or regional level for its scenic quality/landscape character, and/or a landscape that is partially tolerant to change of the type proposed.
Low	An area with a weak sense of place/poorly defined character and in poor condition; and/or generally not valued for its scenic quality/landscape character, and/or a landscape that is tolerant of a high degree of change of the type proposed.
Negligible	A degraded or disturbed landscape. Many unattractive and intrusive features. Typical of areas identified for comprehensive /recovery and/or redevelopment.

In some cases, the sensitivity of a receptor may fall somewhere between

two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. medium / high.

GLVIA 3 recognises that the relationship between the value ascribed to receptors and their susceptibility to change can be complex, particularly when considering changes within or close to designated areas, such as National Parks for example. Paragraph 5.46 explains this as follows:

- An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.
- It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.
- The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Magnitude of impact (change)

The magnitude of impact is defined as high, medium, low or negligible. The level is assessed in terms of the:

- size or scale of the change caused by the proposed development, for example whether there is a complete loss of a particular element of the landscape or only a minor change;
- geographical extent over which change will occur; and
- duration and reversibility of the change.

Table A4 below sets out typical criteria for the appraisal of magnitude.

Table A4: Criteria for the appraisal of landscape magnitude of impact

Magnitude	Description of typical criteria
High	<ul style="list-style-type: none"> Total loss or considerable alteration to key elements, features or characteristics of the landscape character, resulting in a large degree of change to the baseline condition. The impacts would be of a large scale influencing several landscape character areas. The impacts would be long term and/or irreversible.
Medium	<ul style="list-style-type: none"> Partial loss or alteration to one or more key elements, features or characteristics of the landscape character. Change perceived as a partial or localised change within a broader, unaltered context. The impacts would be at the scale of the landscape character area within which the proposal lies. The impacts would be medium term and/or partially reversible.
Low	<ul style="list-style-type: none"> Limited loss or small alteration to one or more key elements/features/characteristics of the existing landscape character. Change is discernible but underlying character would be similar to baseline. The impacts would be at the level of the immediate setting of the site. The impacts would be short term and/or reversible.
Negligible	<ul style="list-style-type: none"> Very limited or imperceptible loss or alteration to one or more key elements/characteristics of the baseline. Change may be barely distinguishable. The impacts would be at the site level. The impacts would be very short term and/or reversible.

In some cases, the magnitude of impact may fall somewhere between two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. medium / high.

A consideration of the sensitivity (susceptibility + value) of the landscape receptors to the development and the magnitude of the impact / nature of the change resulting from the development, determines the level of effect. The relationship between sensitivity and magnitude of impact to reach the level of effect is sometimes presented in the form of a matrix. However, such a matrix may lead to the same weighting of each criteria, which might not always be appropriate and may lead to a formulaic approach, therefore descriptions of how overall effects have been determined are provided together with reasons for this judgement.

Overall effects are assigned a level on a scale: Negligible – Minor – Moderate – Major. Table A5 assigns typical criteria to each level, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, value, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in effects as described in the appraisal. The criteria in Table A5 are therefore provided as typical examples.

Table A5: Typical criteria for determining the level of landscape effects

Level	Description of typical criteria
Major	The proposals have a large and prominent impact within the context of the wider area, and/or the receptors are of high sensitivity.
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the receptors are of medium sensitivity.
Minor	The proposals have some, but only a limited impact within the mainly local context, and/or the receptors are of low sensitivity.
Negligible	The degree of change is so small as to have little or no impact, and/or the receptors are of negligible sensitivity.

In some cases, the level of effect may fall somewhere between two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. a moderate / minor effect.

The nature of the change resulting from the proposed development may also be described as beneficial (i.e. providing enhancement or improvement to the landscape), adverse (i.e. resulting in losses of characteristic elements or degradation/fragmentation of the landscape resource), or neutral (i.e. effects are neither adverse nor beneficial, or impacts may be balanced between adverse and beneficial).

Visual Appraisal

An appraisal of visual effects deals with the effects of change on the views available to people and their visual amenity. This includes how the surroundings of individuals or groups of people may specifically be affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements.

The visual baseline and viewpoints are identified through the use of:

- desk top survey to identify screening by built development;
- identification of specific visual receptors; and
- site survey work to check and inform the above.

The visual baseline examines the following issues:

- the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in;
- the location, nature and characteristics of the chosen representative, specific and illustrative viewpoints, with details of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view;
- the visual characteristics of the existing views, for example the nature and extent of the skyline, aspects of visual scale and proportion, especially with respect to any particular horizontal or vertical emphasis, and any key foci; and
- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views.

Viewpoints can be representative of different types of visual receptor, specific identified viewpoints, illustrative to demonstrate specific issues, or sequential to assess changes along a given route.

Value Attached to Visual Receptor

The value attached to views is determined by:

- the value attached to particular views such as views from heritage assets or through planning designations;
- indicators of the value attached to views by visitors (e.g. the appearance of them on tourist maps, and/or provision of facilities for the enjoyment of views such as seating, signage, etc.) and through cultural associations (e.g. references to specific views in literature or art); and,
- other evidence of the value attached to views including consultation with local planning authorities, which may have carried out assessments of valued views and/or professional judgements regarding the quality of views.

Typical criteria for assessing the value associated with views are described in Table A6 below:

Table A6: Typical criteria for appraisal of the value associated with views

Value	Description of typical criteria
Higher ↑	Viewpoints which are of importance at a national (or even international level) and which: <ul style="list-style-type: none"> • are obtained from nationally or internationally designated landscapes/heritage assets; • are promoted in tourist guides or on maps; • are obtained at important/popular visitor attractions where they are recognised as being part of the visitor experience; and, • have important cultural associations. In the case of residential receptors, views in a rural or designed context (e.g. an avenue of trees or designed view from a parkland), especially if associated with landscapes of national or local authority value, where residential receptors are positioned to take advantage of the views, will generally be considered to be of higher value.
↓	Viewpoints which are of importance at a regional or local level and which: <ul style="list-style-type: none"> • are obtained from regionally or locally designated landscapes/heritage assets; • are promoted in local tourist literature and guides; • are obtained at locally important visitor attractions where they are recognised as being part of the visitor experience; and, • have important local cultural associations. In the case of residential receptors, views in a semi-rural or general landscape context, and/or where locations of residential receptors are not positioned to take full advantage of views, will generally be considered of medium value.
Lower ↓	Viewpoints which may be valued locally but which: <ul style="list-style-type: none"> • have no formal planning status and are not associated with designated or otherwise high-quality landscape; • are not promoted in local tourist literature and guides; • are not linked with popular visitor attractions; and, • do not have cultural associations. In the case of residential receptors, views in an urban/industrial context, and/or where locations of residential receptors are not positioned to take advantage of views, will generally be considered of low value.

Susceptibility of Visual Receptor

The susceptibility of visual receptors to change caused by the proposed development is mainly a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at those locations.

Typical criteria for assessing the susceptibility to change of visual receptors are described in Table A7 below:

Table A7: Appraisal of visual receptor susceptibility to change

Susceptibility	Description of typical examples
Higher ↑	<ul style="list-style-type: none"> • Residents at home (primary views from rooms that are used during daylight hours, such as living rooms). • People, whether residents or visitors, who are engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views. • Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience. • Communities where views contribute to the landscape setting enjoyed by residents in the area.
↓	<ul style="list-style-type: none"> • Residents at home (secondary views, e.g. views from bedrooms). • Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the surroundings and on particular views. • People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Lower ↓	<ul style="list-style-type: none"> • People engaged in outdoor sport or recreation, which does not involve appreciation of views. • People at their place of work whose attention is focused on their work, where the setting is not important to quality of working life. • Travellers, where the view is incidental to the journey.

Sensitivity

Visual sensitivity is defined by professional judgement of the interaction between value and susceptibility to change. Table A8 indicates general criteria in which value and susceptibility to change may correlated to determine visual sensitivity:

Table A8: Typical criteria for the appraisal of sensitivity visual receptors

Sensitivity	Description of typical criteria
High	Viewers with proprietary interest and/or prolonged viewing opportunities and/or who have a particular interest in their visual environment and/or open to many viewers, for example visitors to landmark landscapes.
Medium	Viewers with moderate interest in their visual environment, for example users of local parks, open space, and public realm.
Low	Viewers with passing or momentary interest in their everyday surroundings, for example motorists, people engaged in outdoor recreational activities where the focus is not on views or appreciation of the landscape.
Negligible	People in commercial buildings, and other locations where their attention is focused on their work or activity, and/or where there are infrequent views.

In some cases, the sensitivity of a receptor may fall somewhere between two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. medium / high.

Magnitude of Impact (Change)

Judging the magnitude of the visual effects identified needs to take account of the:

- scale of the change in the view, the proportion of the view occupied by the proposed development, and the degree of contrast or integration of any new features or changes, and the nature of the view in terms of how it is experienced;
- geographical extent of the effect including distance from development, angle of view and the extent over which changes would be seen; and,
- duration and reversibility of effects.

Table A9 indicates typical criteria for the appraisal of the visual magnitude of impact

Table A9: Criteria for the appraisal of visual magnitude of impact

Magnitude	Description of typical criteria
High	<ul style="list-style-type: none"> • Total loss or considerable alteration to key elements, features or characteristics of the view, and/or the addition of new features that would be very prominent, and/or would greatly contrast with the existing view, resulting in a large degree of change to the baseline condition. • Full, open views experienced for the majority of a journey or full duration of an activity. • The views would be close, direct and/or totally occupied by the proposed development. • The impacts would be long term and/or irreversible.
Medium	<ul style="list-style-type: none"> • Partial loss or alteration to one or more key elements, features or characteristics of the view, and/or the addition of new features that would be prominent, and/or would contrast with the existing view. Change perceived as a partial or localised change within a broader, unaltered context. • Partial views, experienced for part of a journey or activity. • The views would be middle distance, partially oblique and/or partially occupied by the proposed development. • The impacts would be medium term and/or partially reversible.
Low	<ul style="list-style-type: none"> • Limited loss or small alteration to one or more key elements, features or characteristics of the existing view and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view. Change is discernible but underlying view composition would be similar to baseline. • Glimpsed views, experienced for a small part of a journey or activity. • The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development. • The impacts would be short term and/or reversible.
Negligible	<ul style="list-style-type: none"> • Very limited or imperceptible loss or alteration to one or more key elements/characteristics of the view, and/or the addition of new features that would be almost imperceptible. Change may be barely distinguishable. • Very brief glimpsed views. • The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development. • The impacts would be very short term and/or reversible.

In some cases, the magnitude of impact may fall somewhere between

two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. medium / high.

Level and Nature of Visual Effects

As with landscape effects, a consideration of the sensitivity of the visual receptors to the development and the magnitude of the impact resulting from the development, determines the overall level of the predicted effect. Again, a matrix is not used; descriptions of how the level of effect has been determined are provided, together with reasons for the judgement.

Table A10 assigns typical criteria to each level for visual effects, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, value, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in effects as described in the appraisal; therefore, the criteria in Table A10 are provided as typical examples.

Table A10: Typical criteria for determining the level of visual effects

Level	Description of typical criteria
Major	The proposals would be prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Minor	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would be imperceptible in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.

In some cases, the level of effect may fall somewhere between two descriptions, and, in these cases, it is acceptable to describe these instances as lying between the two, e.g. a moderate / minor effect.

As with landscape effects, the judgement of sensitivity or magnitude of impact may fall somewhere between two descriptions, for instance a magnitude of impact may be considered to be greater than low but less than medium and, in these cases, it is acceptable to describe these instances as lying between the two, in this instance, low/medium.

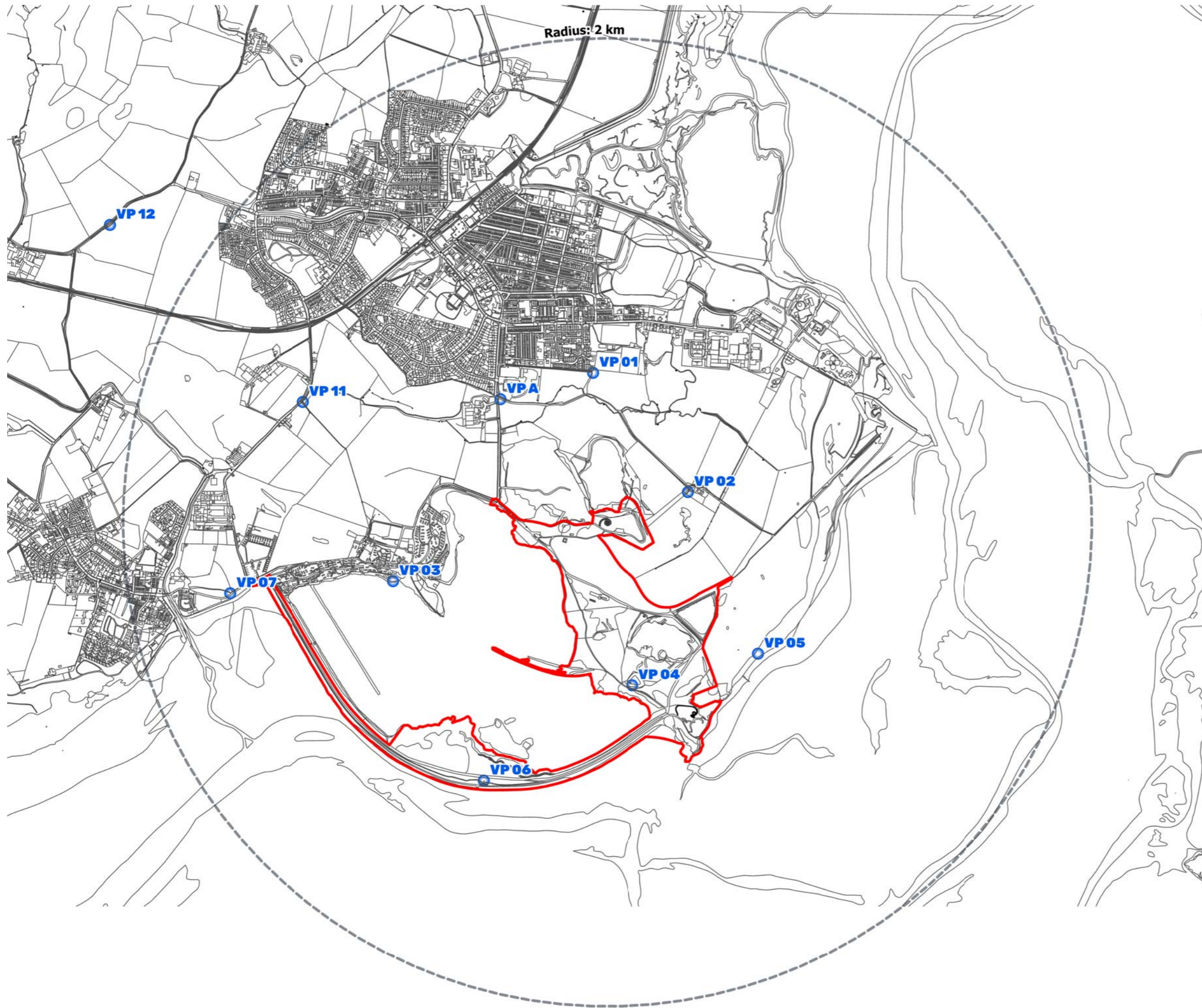
The nature of the change resulting from the proposed development may also be described as beneficial (i.e. providing enhancement or improvement to visual amenity), adverse (i.e. resulting in a loss of visual amenity), or neutral (i.e. effects are neither adverse nor beneficial, or impacts may be balanced between adverse and beneficial).

Other Considerations




A desk study was initially undertaken to review the relevant publications, maps and plans relating to the baseline environment of the proposed development. This was followed by fieldwork to gain a better understanding of the application site and surrounding area. During the site visit, the weather conditions were suitable for assessing views.

No technical difficulties were encountered in assessing the landscape and visual impacts of the proposed development.





legend

-  Site Boundary
-  Study Area
-  Viewpoint & Reference



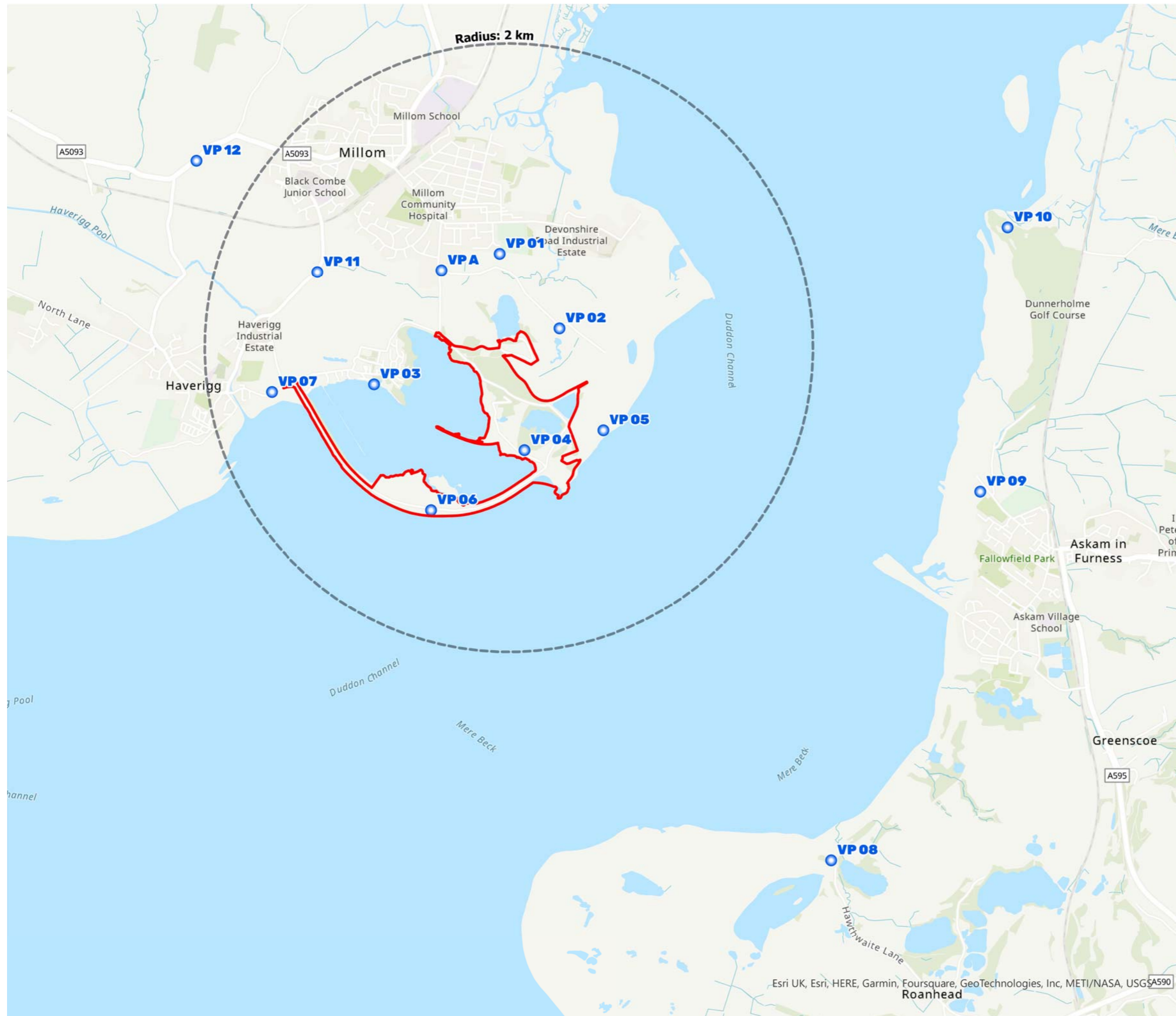
0 100 200 300
metres

project title Ironline LVIA,




figure title Study Area

figure reference 0002-01
scale N.T.S @ A3
date April 2023





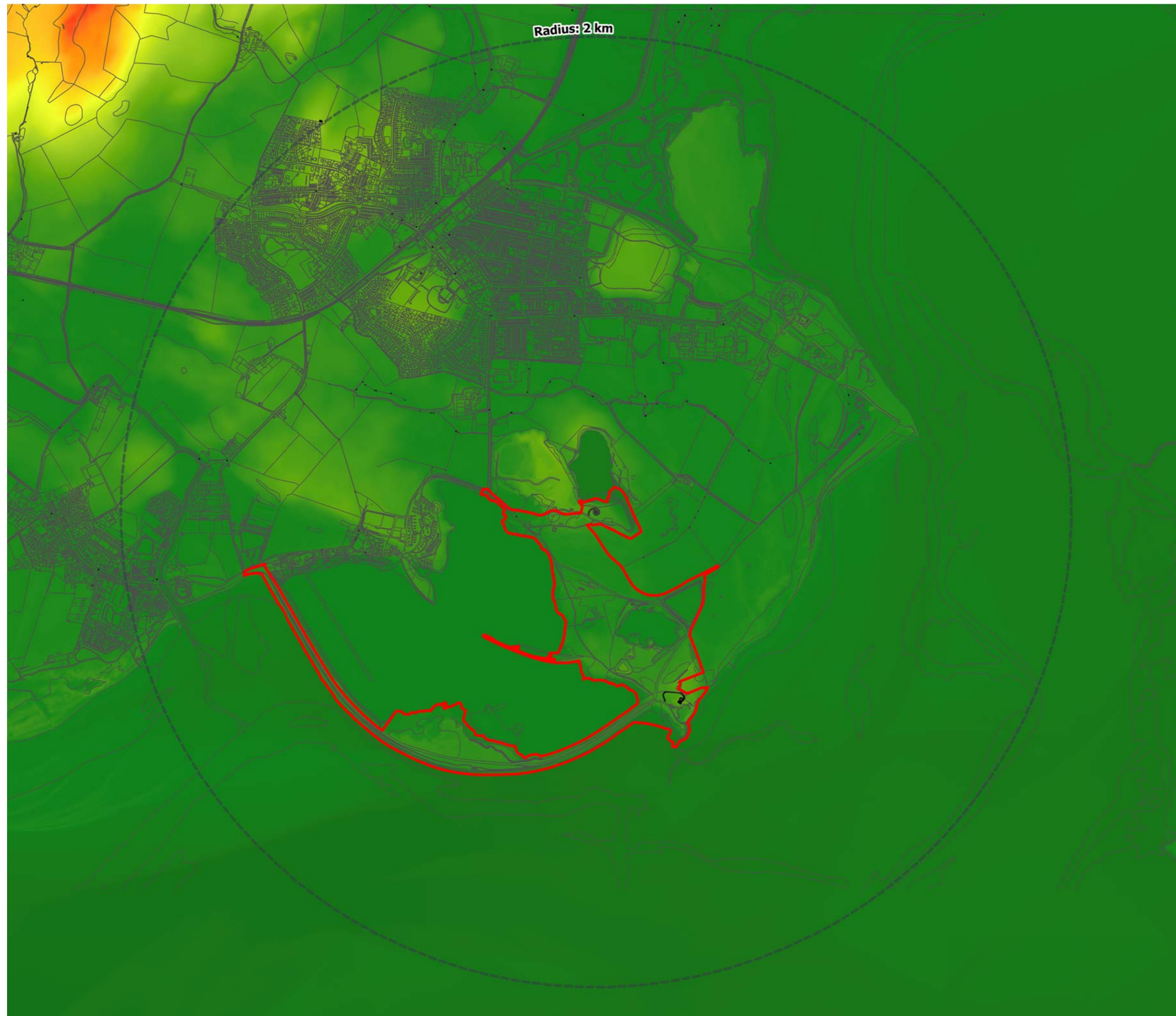
legend

-  Site Boundary
-  Study Area
-  Viewpoint & Reference





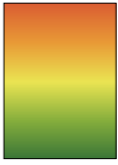
project title	Ironline LVIA,
figure title	Study Area (Wider Context)
figure reference	0002-02
scale	N.T.S @ A3
date	April 2023





Radius: 2 km

legend

-  Site Boundary
-  Study Area
-  Elevation
144.5 mAOD
-3.3 mAOD

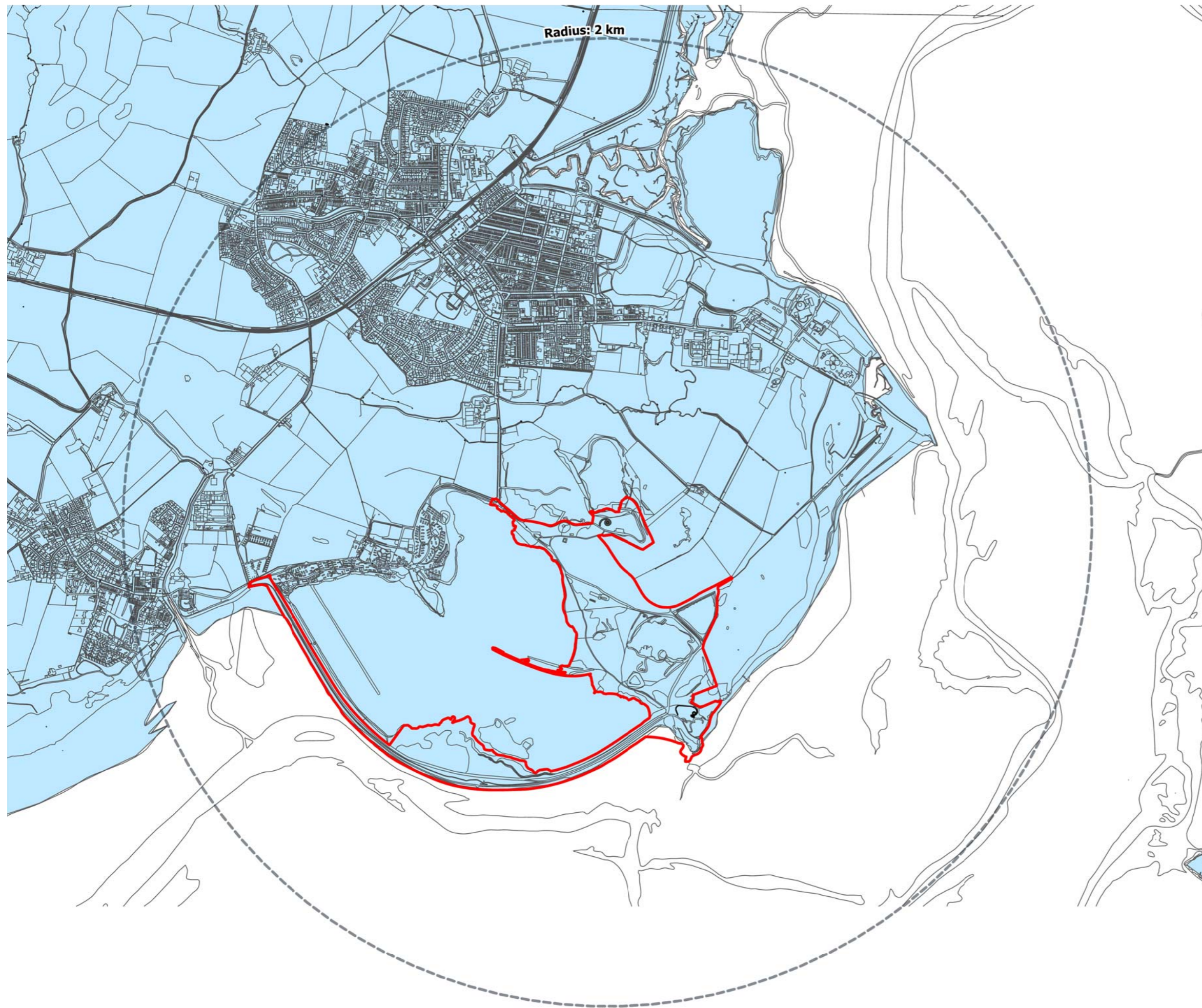


project title Iroline LVIA,




figure title Topography

figure reference 0002-03
scale N.T.S @ A3
date April 2023





legend

-  Site Boundary
-  Study Area
- National Landscape Character Areas**
 -  West Cumbria Coastal Plain



project title Ironline LVIA,



figure title National Landscape Character Area

figure reference 0002-04
scale N.T.S @ A3
date April 2023





legend

-  Site Boundary
-  Study Area

Regional Landscape Character Areas

- 1a li Duddon Channel West Intertidal Flats
- 1b I Shaw Marsh To Salthouse Pool Coastal Marsh
- 2a li Haverigg Point Dunes And Beaches
- 2c I Green Road To Millom Coastal Plain
- 2d I Coastal Pasture Urban Fringe
- 2d li Coastal Derelict Ex Industrial Urban Fringe
- 2diii/5c I Millom Rural Fringe
- 2d Iv Hodbarrow Coastal Urban Fringe
- 5b V Kirksanton Low Farmland
- 11a lii Rashdale Hill To Kirksanton Upland Foot-hills



project title Irontline LVIA,

figure title Regional Landscape Character Area

figure reference 0002-05

scale N.T.S @ A3

date April 2023





legend

- Site Boundary
- Study Area
- Conservation Area
- Scheduled Monuments
- Listed Building
- Local Nature Reserves
- Sites of Special Scientific Interest (showing 50 & 200m buffer)
- Ramsar Sites









0 100 200 300
metres

project title Ironton LVIA,
figure title Designations & Sensitive Receptors
figure reference 0002-06
scale N.T.S @ A3
date April 2023





legend

-  Site Boundary
-  Study Area
-  Footpath
-  Bridleway
-  Byway Open to All Traffic
-  Restricted Byway



project title Ironic LVIA,

figure title Routes


figure reference 0002-07
 scale N.T.S @ A3
 date April 2023






Viewpoint No.	1	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 14:29	Lens Focal Length	50mm	Direction of View	S	Height of Ground	5.6m	Dist. to Proposed Building	620m
Description	Residents off Boundary Lane & PRoW	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	317842, 479606	Height of Camera Lens above Ground	1.6m		



Viewpoint No.	2	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 14:18	Lens Focal Length	50mm	Direction of View	S, SW	Height of Ground	7.2m	Dist. to Proposed Building	355m	
Description	Residents at Red Hills Cottages & PRow	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	318233, 479114	Height of Camera Lens above Ground	1.6m			




Indicative position of the
Welcome Building

Viewpoint No.	4	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 13:44	Lens Focal Length	50mm	Direction of View	W, SW	Height of Ground	14.4m	Dist. to Proposed Building	679m	
Description	Visitors to Hodbarrow Beacon	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	318404, 478315	Height of Camera Lens above Ground	1.6m			



Indicative position of the
Welcome Building


Viewpoint No.	5	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 14:02	Lens Focal Length	50mm	Direction of View	W	Height of Ground	7.8m	Dist. to Proposed Building	822m	
Description	Users of PRoW (FP415017) England Coast Path	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	318523, 478446	Height of Camera Lens above Ground	1.6m			



Viewpoint No.	6	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 13:31	Lens Focal Length	50mm	Direction of View	N	Height of Ground	9.3m	Dist. to Proposed Building	1.18km
Description	Users of PRoW (FP415023) England Coast Path	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	317391, 477922	Height of Camera Lens above Ground	1.6m		




Indicative position of the
Welcome Building

Viewpoint No.	7	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 15:04	Lens Focal Length	50mm	Direction of View	E	Height of Ground	7.2m	Dist. to Proposed Building	1.58km	
Description	Users of PRow (FP415019) England Coast Path	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	316344, 478698	Height of Camera Lens above Ground	1.6m			




Indicative position of the
Welcome Building

Viewpoint No.	8	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 9:30	Lens Focal Length	50mm	Direction of View	NW	Height of Ground	9.0m	Dist. to Proposed Building	3.98km	
Description	Car Park at Roanhead Beach	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	320020, 475620	Height of Camera Lens above Ground	1.6m			




Indicative position of the
Welcome Building


Viewpoint No.	9	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 10:17	Lens Focal Length	50mm	Direction of View	W	Height of Ground	11.1m	Dist. to Proposed Building	3.24km	
Description	Users of PRoW (FP 602031)	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	321000, 478042	Height of Camera Lens above Ground	1.6m			



Indicative position of the
Welcome Building


Viewpoint No.	10	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 10:48	Lens Focal Length	50mm	Direction of View	W, SW	Height of Ground	15.3m	Dist. to Proposed Building	3.37km	
Description	Users of PRoW (FP 602079)	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	321180, 479780	Height of Camera Lens above Ground	1.6m			



Viewpoint No.	11	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 15:15	Lens Focal Length	50mm	Direction of View	E, SE	Height of Ground	11.8m	Dist. to Proposed Building	1.35km	
Description	Users of PRoW (FP 415008)	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	316644, 479485	Height of Camera Lens above Ground	1.6m			




Indicative position of the
Welcome Building

Viewpoint No.	12	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 14:54	Lens Focal Length	50mm	Direction of View	SE	Height of Ground	8.9m	Dist. to Proposed Building	2.39km	
Description	Motorists on the A5093	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	315848, 480217	Height of Camera Lens above Ground	1.6m			



Indicative position of the
Welcome Building

Viewpoint No.	A	Visualisation Type	Type 1	Date and Time of Captured Photography	27/03/23 14:35	Lens Focal Length	50mm	Direction of View	SE	Height of Ground	6.2m	Dist. to Proposed Building	673m	
Description	Users of PRoW (FP 415015)	Projection	Single Frame	Camera Make, Model and Sensor Format	Nikon D600 FFS	Horizontal Field of View	39.6°	Camera Location	317460, 479497	Height of Camera Lens above Ground	1.6m			