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PROPOSED COMMERCIAL DEVELOPMENT ST THOMAS CROSS , EGREMONT

Landscape and Visual Appraisal Report

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PROPOSED COMMERCIAL DEVELOPMENT

ST. THOMAS CROSS, EGREMONT

Prepared for Thomas Graham and Sons Limited

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P1; 23.03.2023 Wireframes added to Viewpoint Photographs 2, 3, 4 and 6 in Appendix 2

Contents

1 INTRODUCTION

1.1 Thomas Graham and Sons Limited is seeking full planning consent for a new three storey shop/warehouse/office including new vehicle access and car parking, and a single storey industrial/commercial units ('the development') on land adjacent to St Thomas Cross roundabout, Egremont ('the site'). The red line boundary of the site is shown in Figure 1: Site Location Plan.

1.2 Westwood Landscape has been appointed to undertake an appraisal of the landscape and visual effects of the development based on a Landscape and Visual Impact Assessment ('LVIA'). It is informed by Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3'), the primary source of guidance for LVIA, and relevant best practice documents including the Landscape Institute's Technical Guidance Note 02/21 Assessing landscape value outside national designations.

1.3 In accordance with GLVIA3, the LVIA identifies and assesses the effects of change resulting from the development on both the landscape as a resource in its own right and on views and visual amenity experienced by people. As the LVIA is not undertaken as part of an Environmental Impact Assessment (Copeland Council Screening Opinion conclusion dated 11 January 2023), it is not required to establish whether the effects are or are not significant.

1.4 A layout for the development is shown in Figure 2: Proposed Block Plan.

The site and the proposed development

1.5 The site is located south of Egremont at St Thomas Cross and within the settlement boundary for Egremont. The site area to the blue line in Figure 1 is 2.8 Ha. It lies between the River Ehen and the A595.

1.6 The proposed development comprises a three-storey building located in the southern part of the site and two single-storey buildings in the northern part. Access to the site is via Vale View, a minor road connecting St Thomas Cross roundabout and St Thomas Cross garage.

Structure of this report

1.7 The report is organised in the following sections which are based on the processes for LVIA outlined in GLVIA3:

- **Scope of appraisal:** the scope of the appraisal is based on previous experience Westwood Landscape has had in preparing landscape and visual appraisals for developments similar in scale and location to the development;
- **Methodology:** an outline of the methodology and relevant guidance that has been used for the LVIA;
- **Planning and legal context:** a review of landscape planning policies, landscape designations and landscape strategies relevant to landscape and visual matters;
- **Baseline conditions:** information on the baseline landscape and visual conditions of the site and its surroundings;
- **Proposed development:** a description of the development and measures proposed to prevent, reduce and offset and adverse landscape and visual effects;
- **Landscape and visual effects:** a systematic identification and description of potential landscape and visual effects and an assessment of the sensitivity of landscape and visual receptors and the magnitude of any identified landscape and visual effects; and

- **Summary and conclusions:** a summary of the identified effects of the development on landscape and visual amenity and conclusion regarding local plan policy compliance.

2 SCOPE OF THE APPRAISAL

2.1 It is good practice for a LVIA to clearly define: the study area; key landscape and visual issues; any issues omitted from the assessment; landscape and visual receptors; and selection of viewpoints.

Extent of the study area

2.2 The extent of the study area for the appraisal of landscape and visual effects includes all land from which the development may potentially be visible. A Zone of Theoretical Visibility (ZTV) map was constructed based on roof heights of the proposed buildings using multiple-point analysis and combining ZTV maps for different parts of the development and is illustrated in Figure 3: Zone of Theoretical Visibility. This shows land shaded in red from which the proposal may theoretically be visible, treating the landscape surrounding the site as 'bare earth' and not taking account of potential screening by vegetation or buildings.

2.3 The ZTV identifies areas of land within 2.5km of the site that, theoretically, is visually connected with the proposed development. To the south and east, it indicates potential to view the development from land up to 1km due to containment by a ridge to the east of Carleton. To the west, potential views towards the site extend to land up to 2km from the site, which includes the Gulley Flatts residential area of Egremont. Although the ZTV indicates potential visibility beyond 2km to the north-west, buildings in the settlement of Egremont will restrict views to the immediate setting of the site. To the north-east there is potential to view the site from the valley containing the River Ehen between Cleator and Dent Fell and the southern slope of Dent Fell.

2.4 Site undertaken in April 2022 and January 2023 concluded that the area from which the development would potentially be visible is limited to an area up to 2km from the site. It was judged that effects on landscape character types beyond 2km from the site would be unlikely to occur.

Key landscape and visual issues

2.5 Potential landscape and visual effects arising from the development would be:

- The visibility of the development at the scale of a field on the edge of Egremont.
- The character of a commercial development detracts from the rural character of the landscape.
- A change in the land use and appearance of the field, affecting the wider land cover pattern.
- Effects of the development on the views of residents at home in the Gulley Flatts area of Egremont.
- Screen planting around the development could change the sense of enclosure of the landscape.

Sources of relevant landscape and visual information

2.6 The following published landscape character assessments and guidance have been used to define the landscape baseline for the study area:

- Cumbria Landscape Character Guidance and Toolkit; and
- Historic Landscape Characterisation for Cumbria.

2.7 The Cumbria landscape character assessment classifies the area surrounding Egremont, as far out as Middletown to the west and Grange Quarry to the east and much further to the north and to the south-east, as part of the Lowland landscape type. This is further subdivided into five sub-types, of which two occur within the study area, as shown in Figure 4.

2.8 The selection of viewpoints (places from where there is potential for a view of the development) has been informed by a desktop analysis of maps, the ZTV, fieldwork observations and information on relevant issues such as access, landscape character, designations and popular views. These datasets enabled a provisional list of viewpoints that was later refined through further assessment following a site appraisal.

Extent and level of detail for baseline studies

2.9 A description of the site and its environs, including landscape features and landscape character, is provided in Section 5. The landscape character baseline references Part One: Landscape Character Assessment of the Cumbria Landscape Character Guidance and Toolkit and, specifically, landscape sub types 5a Ridge and Valley and 5b Low Farmland.

2.10 The visual baseline sets out a description of the extent of visibility. Representative viewpoints are identified and capture the range and extent of the likely visual effects of the development. Groups of people likely to have views of the development have been identified and include local residents, people passing through and people at leisure in the area.

2.11 Supporting figures have been provided in Appendix 1. The supplied ZTV has indicated that the proposed development could potentially be visible across a geographical area extending to 2km (although it should be noted that the ZTV does not account for intervening vegetation and the settlements of Egremont and Thornhill which would filter or screen some views of the development locally).

Nature of possible landscape and visual effects

2.12 The following list identifies the landscape and visual effects most likely to occur during the construction and/or operation of the development:

- Direct effects on the landscape sub type in which the site is located;
- Indirect effects on landscape subtypes that have a visual connection to the site;
- Direct effects on existing landscape features on and adjacent to the site;
- Effects on the views of local residents within 2km including those living on the settlement edge of Egremont at Gulley Flatts;
- Effects on the views of people at leisure using the local Public Rights of Way footpath network; and
- Effects on views people of travelling through the area along the A915 and the minor road network surrounding the site.

Effects scoped out

2.13 The following effects are scoped out:

- Effects on landscape and visual receptors beyond 2km from the Site, where it is judged that effects are unlikely to occur;
- Effects on receptors outside of the visual envelope (ZTV) of the development;
- Effects on landscape character types beyond 2km from the site, where it is judged that effects are unlikely to occur; and
- Effects of night-time lighting during construction and operation and potential temporary floodlighting if night-time working is required due to the presence of existing lighting on the A595 and adjacent land uses.

3 METHODOLOGY

Introduction

3.1 The methodology for the assessment of landscape and visual effects of the proposed development follows the current best practice approach for the process of Landscape and Visual Impact Assessment (LVIA) and draws upon information contained within the following documents:

- *Guidelines for Landscape and Visual Impact Assessment (GLVIA Third Edition)* (Landscape Institute and Institute of Environmental Management and Assessment, 2013); and
- *An Approach to Landscape Character Assessment* (Natural England, 2014).

3.2 The methodology is described in full in Appendix 3.

Process

3.3 The LVIA process is non-prescriptive and informed objective and subjective judgments are made in the appraisal of landscape and visual effects. For this appraisal, a structured approach consistent with good practice has been followed:

- Specifying the nature of the proposed development;
- Establishing a baseline by describing the existing landscape and the views and visual amenity in the area that may be affected;
- Identifying the effects of the proposed development; and
- Assessing the sensitivity of landscape and visual receptors and the magnitude of landscape and visual effects.

3.4 A decision on whether the effects should be categorised as positive, negative or neutral is made using the following criteria:

- the degree to which the proposal fits with the existing character of the landscape or views; and
- the contribution to the landscape or views that the proposed development makes, even if it contrasts with the existing character of the landscape or views.

Baseline studies

3.5 For the landscape baseline, an understanding of the landscape that may be affected is established including its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced, and the value attached to it.

3.6 For the visual baseline, the extent of the visibility of the development, the different groups of people who may experience views of the proposed development, the viewpoints where they would be affected and the nature of the views at these points are established.

3.7 A ZTV is used to illustrate the extent of 'worst-case' visibility of the proposed development assuming no screening by buildings or vegetation.

3.8 Visual receptors, viewpoints and views that have been identified as unlikely to experience any adverse effects are not included in the detailed reporting but are noted with reasons for their exclusion.

3.9 The value attached to the views experienced by visual receptors is established. This takes into account the level of recognition attached to views through planning designations and indicators of value attached to views through appearance in guidebooks or on tourist maps, or provision of facilities for their enjoyment, or references in literature and art.

Identification and description of effects

3.10 The baseline information is combined with an understanding of the details of the proposed development to identify and describe the likely landscape and visual effects, including direct effects and any indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects.

3.11 In predicting landscape effects, the components of the landscape likely to be affected by the development, referred to as the landscape receptors, are identified. These include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. The interactions between the landscape receptors and the different components of the development upon completion are then identified.

3.12 In predicting visual effects, a range of issues are considered, including: the nature of the view of the development; the proportion of the development that would be visible; the distance of the viewpoint from the development and whether the viewer would focus on it; and whether the view is stationary or transient; and the nature of the changes.

Photographs

3.13 Viewpoints have been selected to illustrate the nature of existing views for visual receptors with a high susceptibility to a change in their view.

3.14 Photographs have been taken from viewpoints in publicly accessible locations with a 50mm Focal Length lens and Full Frame Sensor Digital SLR Camera (Canon EOS 5D MkII). This captures a horizontal field of view of just less than 40 degrees and a 50mm fixed focal length lens. Where a single-frame photograph based on this field of view has not conveyed the breadth of visual information required to represent the proposed development and relevant context, a panoramic image produced by the careful 'stitching' together of single-frame images, provides a more informative representation of the effect of a development in the landscape.

3.15 The viewpoint locations have been captured by a hand-held GPS (Garmin GPSMAP® 64s) and recorded as OS grid coordinates.

3.16 Technical Guidance set out within the Landscape Institute *Technical Guidance Note 06/19 - Visual Representation of Development Proposals* has been followed and Type 3 visualisations have been selected to represent the appearance, context, form and extent of the development. This type encompasses photomontages and photowires, providing a reasonable level of locational and photographic accuracy.

4 PLANNING AND LEGAL CONTEXT

Introduction

4.1 National and local planning policies relevant to landscape and visual matters are briefly reviewed below.

National Planning Policy

National Planning Policy Framework (2021)

4.2 The National Planning Policy Framework was updated on 20 July 2021 and sets out the government planning policies for England and how these are expected to be applied.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development. This is set out in paragraph 11 which states that local planning authorities should approve development proposals that accord with up to date development plans unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

4.4 Chapter 15: *Conserving and enhancing the natural environment* contains paragraphs relevant to the proposed development, including paragraphs 174 and 175. Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia):

(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); and

(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.

4.5 Paragraph 175 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Local Planning Policy

3.17 The Development Plan for the area comprises The Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies (adopted 5 December 2013).

Core Strategy

3.18 The following Core Strategy policies are relevant to the landscape and visual aspects of the proposed development:

Policy ST1 – Strategic Development Principles

3.18.1 This policy sets out the fundamental principles that will achieve sustainable development. It seeks inter alia to:

- 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; and

- Protect and enhance areas, sites, species and features of biodiversity value, landscapes and the undeveloped coast.

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

3.18.2 This policy seeks to: protect all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area; ensure that the impact of the development on the landscape is minimised through adequate on-site mitigation; and enhance the value of the Borough's landscapes.

Development Management Policies

3.19 The following Development Management Policies are relevant to the landscape and visual aspects of the proposed development:

Policy DM10 – Achieving Quality of Place

3.19.1 This policy seeks to raise the quality of development in Copeland by inter alia:

- Respond positively to the character of the site and its immediate and wider setting and enhance local distinctiveness;
- Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity.

Policy DM26 – Landscaping

3.19.2 This policy seeks to ensure that new development protects and enhances the character of landscape character types and sub types in the Cumbria Landscape Character Assessment. New development is required to: relate well in terms of visual impact, scale, character, amenity value and local

distinctiveness to the landscape character type or sub type in which it is located; and include landscaping schemes that retain existing landscape features, reinforce local landscape character and mitigate against any adverse visual impact.

Designated landscapes

Designation

4.6 Designated landscapes can be an indicator of the recognised value of a landscape. The site is not located within any statutory or non-statutory landscape designations. It lies 3.8km to the west of the Lake District National Park.

4.7 Egremont Castle is a scheduled monument 0.54km north-west of the site.

4.8 The following Grade II listed buildings are located in proximity to the site:

- K6 Telephone kiosk (0.13km NNW);
- 17, Bridge End (0.3km NNW); and
- Florence Iron Mining Pit Head (0.39km NE).

Landscape strategies

Cumbria Landscape Character Guidance and Toolkit

4.9 The Cumbria Landscape Character Guidance and Toolkit maps and describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The study was published by Cumbria County Council in March 2011 to provide a baseline of information for use by land owners, managers, developers, communities and planning authorities when making decisions on future land use and management. It supports the local development frameworks and influences where future development takes place and what it might look like. It addresses the aims of the European Landscape Convention by identifying and assessing landscape types and by providing a strategic framework that

includes visions and objectives for future landscapes and guidelines to help protect, manage and plan changes to maintain and enhance landscape distinctiveness.

4.10 The landscape character assessment describes and maps the elements and features that make up distinctively different types of landscape throughout the county.

4.11 The vision, landscape changes and guidelines provide a framework to help protect, manage, enhance and restore landscapes in the future and maintain their distinctiveness.

4.12 The site lies within landscape type 5: Lowland and landscape sub type 5b: Low Farmland (see Figure 4: Landscape Character). Guidelines to help protect, manage and plan changes to maintain and enhance landscape distinctiveness in the Low Farmland sub type which are relevant to the proposed development include:

Natural features:

- Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour.
- Create a network of vegetation using native trees and shrubs to form ecological corridors as well as emphasise valleys.
- Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.

Cultural features:

- Renovate gappy overgrown hedges through management and replanting.
- Discourage introduction of fences to replace or gap up hedgerows

- Manage hedgerows in a traditional way.
- Restore and maintain traditional kests (hedge banks) and small scale field patterns.

Development:

- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.
- Encourage retention of traditional stone gateposts and features.
- Improve visual awareness of individual settlements, land uses and cultural landmarks along each road and provide locations for stopping, viewing and picnicking. Encourage environmental improvements along roadside settlements to include traffic calming, planting and stronger definition of gateway entrances and exits. Introduce roadside planting of deciduous and mixed species to enrich views from the road.

5 BASELINE CONDITIONS

5.1 This section provides a description of the site and the study area and sets out the landscape and visual baseline against which the development is assessed.

Landscape character

5.2 This description of the landscape character across the study area draws on Cumbria Landscape Character Guidance and Toolkit, Part One: Landscape Character Assessment.

Cumbria Landscape Character Guidance and Toolkit

5.3 The Cumbria landscape character assessment classifies the area surrounding Egremont, as far out as Middletown to the west and Grange Quarry to the east and much further to the south-east, as part of the Lowland landscape type. This is further subdivided into five sub-types, of which two occur within the study area, as shown in Figure 4:

- 5a Ridge and Valley; and
- 5b Low Farmland

5.4 A small part of 5d Urban Fringe is in the northern part of the study area but is unlikely to have a visual connection with the development due to interruption by the settlement of Egremont.

5a Ridge and Valley

5.5 The Ridge and Valley sub-type occurs to the north-east of Egremont, including only a small part of the study area, but extending as a narrow band to Cleator Moor in the north-east. It is characterised as follows:

- A series of ridges and valleys that rise gently toward the limestone fringes of the Lakeland Fells

- Well managed regular shaped medium to large pasture fields
- Hedge-bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.
- Scattered farms and linear villages found along ridges
- Large scale structures generally scarce

5b Low Farmland

5.6 The Low Farmland sub-type includes the majority of the study area and extends west to the B5345, and eastwards to Beckermet. The key characteristics of this sub-type are:

- Undulating and rolling topography
- Intensely farmed agricultural pasture dominates
- Patchy areas of woodland provide contrast to the pasture
- Woodland is uncommon west towards the coast
- Fields are large and rectangular
- Hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape

5.7 Small parts of the two subtypes are on the outer edges of the study area, including:

- 5d Urban Fringe is on the northern edge but is unlikely to have a visual connection with the development due to interruption by the settlement of Egremont; and
- 11a Foothills is on the eastern edge from where there may be an opportunity to view the development for elevated ground near Oxenriggs.

5.8 A small part of landscape type 4 Coastal Sandstone is on the southern edge of the study but is unlikely to have a visual connection with the development due to interruption by intervening vegetation.

The study area

5.9 The study area has been defined as a 2 km radius from the centre of the site. The study area is shown in Figure 1 and the focus of the LVIA is on the areas with potential visibility of the development.

5.10 Most of the study area lies within the Low Farmland landscape sub type comprising undulating topography dissected by the A595. To the west of the A595 the River Ehen meanders through an area of intensively farmed agricultural pasture interspersed with arable land. The land is low lying, usually below 100m AOD. To the east the land rises more steeply to 143m AOD close to Winscales and Grange Brow. Land cover in this area is predominantly agricultural pasture. Fields tend to be fairly large and bound by hedges with hedgerow trees, or replacement fences. The hedges form an interlocking matrix across undulating land.

5.11 Tree clumps, riverside and hedgerow trees are notable features. Woodland is uncommon, although there is a large plantation block, Carletonmoor Woods, close to Whitehow Head.

5.12 The settlement pattern varies, with large and small nucleated traditional settlements including Egremont, Thornhill and Carleton intermixed with many discrete farms dispersed across the landscape. A wind turbine is located on higher ground close to Grange Brow and telegraph poles and low voltage power lines are more subtle elements. The large-scale steel portal frame building, James Fisher Nuclear, is a dominant structure to the north-west of the site.

5.13 The north-eastern part of the study area lies within the Ridge and Valley landscape sub type comprising the valley of the River Ehen and the lower

south western slopes of Dent Fell. Hedge-bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.

5.14 The study area is perceived as a traditional working farmed landscape, adjacent to modern settlement and development. Views in the landscape to the west of the A595 are small and contained close to the River Ehen and more expansive long distance to fells on the western edge of the Lake District from higher ground at Gulley Flatts. From higher ground to the east of the A595 views are wide and long distance across Egremont to the Irish Sea.

The site

5.15 The site is an agricultural field located towards the south-eastern edge of Egremont used for pasture. The site area is approximately 4 hectares. Current land cover comprises poor semi-improved grassland and bare ground.

5.16 The site is bound to the north by a mature, managed hedge, dense scrub and deciduous woodland adjacent to an access road, Vale View. The hedge continues to form the east boundary adjacent to the A595. Deciduous woodland and hedge remnants form the west boundary. The south boundary is undefined with the remainder of the field to the south. A stream runs through woodland in the northern corner of the site and is partially culverted.

5.17 From a high point of approximately 61m on the east boundary, the site slopes west towards the River Ehen to a low point of approximately 50m on the east boundary. The landform of the site forms part of the east slope of a valley containing the River Ehen.

Landscape value

5.18 The landscape of the site and its context is not an internationally or nationally designated landscape which would generally indicate a

landscape of higher value. To make a judgment about the value of the landscape, reference is made to guidance in the Landscape Institute Technical Guidance Note 02/21: *Assessing landscape value outside national designations*. Table 1 in the guidance sets out a range of factors that can be considered when identifying landscape value and includes examples of potential indicators of value. The following factors are assessed:

Natural heritage

5.19 The Preliminary Ecological Appraisal prepared by Envirotech has identified that there are/is: no statutory nature conservation designations on the site; no tree preservation orders on trees on and adjacent to the site; and an intact hedge bounding the site to the east which is species poor and contains a low diversity of woody plant species. The site is judged to be generally of low natural heritage value.

Cultural heritage

5.20 There is no clear evidence of archaeological, historical or cultural interest on the site contributing positively to the landscape. Egremont Castle, a scheduled monument, lies 0.54km north-west of the site and has a visual connection with the site. There are three Grade II listed buildings within 0.5km of the site, none of which have a visual connection to it. The landscape is judged to have a low cultural heritage value.

Landscape condition

5.21 The site is a pasture field. Hedges forming the field boundaries are well maintained and generally in good condition. The site is judged to be in an average physical state and of medium value in terms of landscape condition.

Associations

5.22 There is no evidence that the site relates to notable people, events and the arts and is of low value in terms of associations.

Distinctiveness

5.23 The site is unremarkable with no rare or unusual landscape features to give it a strong sense of place or identity and as such has low value in terms of distinctiveness.

Recreational

5.24 The site does not offer any recreational value to the public, as it is private farmland with no public rights of way extending across it and therefore has low recreational value.

Perceptual (Scenic)

5.25 Whilst not unattractive, the site is part of a wider area of agricultural pasture and unremarkable. It is visually influenced to a significant degree by buildings on Vale View, including a large, detached house, St Thomas Cross Garage and St Thomas Cross Hydraulics, and a large portal framed building clad in white profiled steel on Bridge End Industrial Estate. The site and its immediate context are of low scenic value.

Perceptual (Wildness and tranquillity)

5.26 Due to the proximity of the A595, St Thomas Cross Roundabout, an industrial estate and an operational garage the site has low perceptual value. There is no sense of wildness, tranquillity or dark skies.

Functional

5.27 As an agricultural pasture, the site does not have any landscape elements that indicate clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. It is of low functional value.

Overall Landscape Value

5.28 Overall, and considering these different aspects, it is considered the site and its immediate context are part of an area of intensively farmed agricultural pasture interspersed with arable land and is of low value.

Visual baseline

5.29 This section identifies the extent of possible visibility of the development and identifies the visual receptors to be assessed. The viewpoints used to assess the effects on receptors, including reasons for their selection, are identified.

Visibility mapping

5.30 A Zone of Theoretical Visibility (ZTV) was produced to map areas (shaded in red) up to 2km from where there may, theoretically, be views of the development. It is considered that beyond 2km the development would not result in noticeable visual effects. The ZTV illustrated in Figure 3: Zone of Theoretical Visibility is based on a bare terrain model with no account of vegetation or buildings interrupting visibility and, therefore, represents the maximum extent of the area from which views of the development may theoretically be available.

5.31 The ZTV indicates high potential visibility within 1km of the site to the south, east and west. Built form in the settlement of Egremont limits views into the site from the north-west. Woodland and landform in proximity to the disused Florence Mine interrupt views from the north-east. Approximately 330m from the site boundary and up to 2km from the site, views can be obtained from elevated land to the west and south-west.

Key visual receptors

5.32 Visual receptors (people whose views towards the site might be changed by development on it) have been identified by reviewing the ZTV and determining the locations where susceptible receptors may be located,

drawing on desk-based and field-based observations. Key receptors with potential visibility are:

- People living in properties on Scurgill Terrace.
- People living in the villages of Thornhill and Carleton, including Carleton Farm.
- People living in the Gulley Flatts area of Egremont.
- People living in isolated properties including Catgill Hall and Black Ling Cottages.
- People at leisure in the landscape using the local public footpath network.
- People visiting areas of interest including Egremont Castle.
- People travelling through the area on local roads including the A595 and minor roads on elevated ground.

5.33 Visual receptors who would have no view of the development are also identified.

5.34 The visual receptors most susceptible to a change in their view are people undertaking activities or visiting locations associated with the experience and enjoyment of the landscape including public rights of way footpaths and elevated ground on surrounding hills, and people at home.

Viewpoints and views

5.35 To represent the views of the receptors identified above, viewpoints from publicly accessible areas were selected through desk study and field work. They have been used to inform the assessment of visual effects on the potential receptors identified. Viewpoints that provide views in the short-, medium- and long-distance range are all in locations that can be accessed by the public and represent a limited number of visual receptors with the potential to view the site.

5.36 A total of twelve viewpoints were selected. A viewpoint within the Lake District National Park, on Cold Fell, was considered to assess the likely effects of the development on the World Heritage Site. No view of the site is available from Cold Fell.

5.37 Details of the viewpoints are provided in Table 1 below and their locations are shown in Figure 5: Visual Receptor and Viewpoint Location Plan in Appendix 1. There are numbered viewpoints where there is likely to be a view of the development; lower-case letter viewpoints have been assessed and have no view of the site. The viewpoints are numbered according to their distance from the site. Visual receptors are identified by capital letters in green circular markers.

Table 1: Viewpoint locations and rationale for selection

Viewpoint	Name/Location/Proximity	Rationale for Selection
1	Scurgill Terrace 301641E 509967N 127m NE	Representative of view for residents at properties on Scurgill Terrace (A).
2	Public footpath 425003 301709E 509821N 181m ESE	Representative of view for people at leisure on the footpath travelling west (B).
3	Public footpath 414004 301202E 509732N 191m ESE	Representative of view for people at leisure on footpath travelling west (C).
4	A595	Representative of views for motorists (D), cyclists (E) and

	301385E 509494N 321m S	pedestrians (F).
5	Minor road near Carleton Farm 347134E 712949N 493m E	Representative of view for people at home at Carleton Farm (G).
6	Egremont Castle 300991E 510460N 587m NW	Representative of view for visitors to the scheduled monument (H).
7	Public footpath 414004 300943E 509181N 778m WSW	Representative of view for people at leisure on the public footpath (J) and residents at home in Thornhill (K).
8	Uldale View 345498E 710410N 735m W	Representative of view for people at home in properties at Gulley Flatts (L).
9	Minor road near Oxenriggs Farm 302326E 509875N 796m E	Representative of view for motorists travelling west on minor road (M).
10	Minor road near Catgill Hall	Representative of view for people at leisure on closed

	300393E 509193N 1.16km SW	minor road (N).
11	Minor road near Black Ling Cottages 299874E 509516N 1.51km WSW	Representative of view for residents at Black Ling Cottages (O).
12	Grove Road 299748E 510699N 1.8km WNW	Representative of view for motorists approaching Egremont on Grove Road (P).
13	Cold Fell 305474E 509828N 3.95km W	Representative of view for visitors to the Lake District National Park.

Note: Letters in brackets (A) identify each visual receptor – see Figure 5: Visual Receptor and Viewpoint Location Plan.

5.38 Visual receptors identified as unlikely to experience any adverse effects and excluded from the assessment are listed in Table 2.

Table 2: Viewpoint locations and reasons for exclusion

Viewpoint	Name/Location/Proximity to site	Reason for exclusion
a	St Thomas Cross roundabout 301636E 510045N 149m NE	Representative of view for motorists travelling south on the A595. Views to site interrupted by hedges, buildings and landform.
B	Ghyll Bank House 301511E 509647N 170m SSE	Representative of view for residents at Ghyll Bank House and Jesmond House. View to site interrupted by dense hedges.
c	Public footpath 425009 301776E 510799N 829m NNE	Representative of view for people at leisure on the public footpath. View to site interrupted by woodland blocks and landform.
d	Cold Fell in the Lake District National Park 305474E 509828N 3.95km W	Representative of view for people at leisure on Cold Fell. View to site interrupted by woodland blocks and landform.

Value attached to views

5.39 GLVIA3 also requires evaluation of the value attached to a view or visual amenity and relates this to planning designations and cultural associations. Views experienced from the viewpoints identified in Table 1 are not recognised formally or advertised in tourist information, or provided with interpretation, and are of lower value. Fells within the Lake District National Park form a backdrop to views of the site from elevated ground to the west of the site. These views are of higher value due to their association with a nationally designated landscape and World Heritage Site.

6 PROPOSED DEVELOPMENT

6.1 The development is described in full in the Design and Access Statement submitted with the planning application. The site layout is illustrated in the Proposed Block Plan prepared by Architects Plus (see Figure 2: Proposed Block Plan).

6.2 Planning consent is sought for the construction and operation of a three-storey shop, warehouse and office building, two single storey industrial/ commercial units, a new vehicle access and car parking areas.

Construction

6.3 The construction phase is expected to last approximately 12 months. During the construction phase a temporary construction compound would be erected, along with temporary roadways, to facilitate access to all parts of the site.

6.4 The following key activities would be undertaken to support the construction of the development:

- Creation of temporary compounds;
- Laying of temporary access tracks;
- Excavation and levelling;
- Construction of new access and car parks;
- Connection to services; and
- Construction of new buildings and surrounding landscape treatment.

6.5 A Construction Environmental Management Plan would form part of an application to discharge a condition pursuant to a full planning permission.

Operation

6.6 The development will comprise the following infrastructure once operational:

- A three storey building;
- 2 no. single storey buildings;
- Customer car park (28 spaces) for the main building;
- Staff car park (39 spaces) for main building;
- Car park (15 spaces) for industrial/ commercial units;
- Service yards (upper and lower) for the main building;
- Retaining walls and engineered slopes;
- The access road; and
- Landscape framework.

6.7 Elevations of the proposed buildings are shown in Figure 6: Proposed three-storey building elevations and Figure 7: Proposed industrial/ commercial unit elevations. Figure 8: Site sections show how the existing landform of the site would be reconfigured to accommodate the proposed buildings and site infrastructure.

Landscape framework

6.8 An integral part of the development would be the establishment of a landscape framework. This would conserve existing landscape features on the site including hedges and mature trees and provide new landscape habitats to strengthen existing landscape features and to provide long term environmental enhancement.

6.9 Landscape mitigation proposals would be incorporated into the framework and include measures that aim to avoid, reduce or remedy adverse landscape and visual effects and respond to opportunities and constraints presented by the site and the proposed development layout. They also include measures that would reduce the visual effects of the proposed buildings on local views by strengthening key field boundaries on the perimeter of the site.

6.10 The following measures would be included in the development to reduce likely landscape and visual effects and to achieve biodiversity net gain as illustrated in Figure 9: Landscape Plan:

- Retaining existing hedges on the east and north boundaries of the site.
- Retaining and managing the existing mixed broadleaved woodland adjacent to the west boundary of the site.
- Retaining and managing the existing scrub adjacent to the north boundary of the site.
- Establishing new hedges on the south and west boundaries of the site and within the site.
- Establishing new native woodland to extend the existing woodland along the west boundary of the site and create a new block on the north-east boundary.
- Establishing new shrubs as a tall edge to existing woodland and scrub.
- Establishing new trees within the development.
- Creating species-rich native wildflower meadow.

- Creating a new pond in the lowest lying area of the site contained by new landform.

7 LANDSCAPE AND VISUAL EFFECTS

Introduction

7.1 The landscape and visual receptors that may potentially be affected by the proposed development are identified in Section 5.

7.2 The landscape and visual effects on completion of the development are identified in this section and categorised as positive, negative or neutral. The criteria for determining the category include:

- the degree to which the proposed development fits with the existing character; and
- the contribution to the landscape that the development may make in its own right, by virtue of good design, even if it is in contrast to existing character.

7.3 The construction phase would last for approximately 12 months and would give rise to short-term landscape and visual effects. The construction phase effects would differ from the operational effects in that they would include different activity on site. The operational phase would have activity associated with it, primarily vehicle movements. Construction vehicle movements would focus on the main access tracks and compound areas. The location of construction works on the site would change as different areas are built out.

7.4 Duration is one of the factors which is taken into consideration in determining the magnitude of landscape and visual effects. The construction-phase landscape and visual effects arising from the development would be a minor consideration compared to long-term operational effects, which are the focus of the assessment contained in this section of the report. Due to their temporary nature, construction phase effects would not be greater than the operational effects in magnitude or

level of effect. The principal effects of the development would relate to the operational phase; construction phase effects are given no further specific consideration in this assessment.

7.5 The effects on each landscape and visual receptor together with an assessment of the level of effects and whether the effects are positive, negative or neutral described below.

Landscape effects

7.6 The landscape receptors considered are:

- Landscape features/ elements on and adjacent to the site.
- Landscape character of the site and surrounding area.
- Published Landscape Character Types described in Cumbria Landscape Character Guidance and Toolkit, both for the landscape sub type within which the development would be located, and adjacent sub types as appropriate.

Effects on landscape features/ elements

7.7 The development would have a direct effect on both land cover and landform on the site. There would be a change to the land cover on the site, which currently comprises poor semi-improved grassland, bare ground, woodland and dense scrub. The development would change the land use from agricultural to urban, introducing new elements including new buildings with associated car parks and yard areas.

7.8 The site slopes relatively steeply from Vale View towards the River Ehen. Extensive cut and fill would be required to create level platforms for the proposed buildings and level areas for the car park and yard areas.

7.9 The effects on landscape features of the site, specifically land cover and landform, are judged to be **negative**.

Effects on the landscape character of the site and surrounding area

7.10 The following table presents an appraisal of the effects of the development on the key characteristics of the landscape character of the site and its surrounding area:

Table 2: Identification of effects on key landscape characteristics

Characteristics	**Effects**
Landform	The development would have a direct effect on landform. The site slopes steeply towards the River Ehen and the existing landform would be reconfigured extensively to provide level platforms and areas for development.
Field pattern	Located in a single field, the development would not mask the characteristic landscape pattern comprising well managed regular shaped medium to large pasture fields. A new hedge would define the north boundary of the remaining section of the field to the south of the site.
Vegetation	Vegetation on the site comprises poor semi-improved grassland, deciduous woodland, dense scrub, hedges, tall ruderal and bramble. Vegetation is restricted to the outer edges, with a woodland belt adjacent to the west boundary and a managed hedge along the north and east boundaries. Woodland, scrub and hedges would be retained as part of the landscape framework for the development. This context is helpful for integrating the development into its surroundings which includes hedges, hedgerow trees and patchy areas of woodland.

Settlement	The development would extend the settlement edge of Egremont to the south. The site is adjacent to Bridge End Industrial Estate, which extends as far south as the site to the west
Land cover	The site currently comprises a field of poor semi-improved grassland used for pasture. While the development would reflect a change of land use, other built forms are present in the immediate surrounding area, including a large-scale building on Bridge End Industrial Estate.
Openness	The site is situated within an area of undulating and rolling topography and sits on the eastern slope of the valley containing the River Ehen. The landform, together with the presence of woodland, including riparian woodland on the river, and hedges and hedgerow trees that bound fields and criss cross up and over the rolling landscape, gives the landscape a sense of enclosure.
Perceptual (tranquillity)	The landscape has no sense of tranquillity due to the presence of modern development, including Bridge End Industrial Estate and St Thomas Cross Garage. Traffic on the A595 generates noise across the site.

7.11 Overall, the effects on the landscape character of the site and surrounding area are judged to be generally **neutral**.

Effects on published landscape character types

Effects on 5a Ridge and Valley

7.12 There would be an indirect effect on some extensive views across the Low Farmland landscape sub type from elevated ground in proximity to the village of Carleton. Carleton lies on the west side of a ridge which runs approximately north-south between Wilton and Thornhill. The development would be a small component of a wide panoramic view containing other built forms. Due to the position of the development on a steep slope, it is likely that only the roof tops of the proposed buildings would be visible in most views from the Ridge and Valley sub type.

7.13 The effects are judged to be **neutral**.

Effects on 5b Low Farmland

7.14 There would be direct effects on less than 1 per cent of the area of landscape sub type 5b Lowland Farmland where the site is located. Direct landscape effects would include replacing existing agricultural land use with mixed-use development. The development layout has been designed to retain existing vegetation within and around the outer edges of the site as far as possible and no notable trees or hedgerow sections would be removed. The field would become part of the settlement of Egremont.

7.15 The effects are judged to be **negative**.

Sensitivity of the site and surrounding area

7.16 The sensitivity of each landscape receptor is assessed, based on its susceptibility to the development and the value attached to the landscape.

Landscape value

7.17 The site and the surrounding area do not lie within a designated landscape. With reference to Technical Guidance Note 02/21: *Assessing landscape value*

outside national designations, the overall value of the site and surrounding landscape is judged to be **low**.

Susceptibility of the landscape to change

7.18 The following attributes of the landscape most likely to be affected by the development are:

- Landform: The landscape has an undulating and rolling topography and the development would be on a slope visible from elevated ground to the west of the site. The undulating landform and some ridges give the landscape a medium susceptibility to development.
- Openness: The presence of hedges on the north and east boundaries of the site and a woodland on the west boundary together with vegetation in the landscape beyond the site means the landscape has some open and some more enclosed areas and development would be less easily perceived, especially at distance. The wider area is semi-enclosed and has some enclosed and some open areas. The site has some intervisibility with surrounding landscapes, particularly to the west. In terms of openness, the landscape would have a medium susceptibility to development.
- Field pattern: The landscape has fields that are large and rectangular which would be less susceptible to development. Development in one field would not mask the characteristic landscape pattern.
- Land cover: The land cover of the site and the surrounding landscape is predominantly poor semi-improved grassland used for pasture. As an intensively farmed area close to existing development on an industrial estate, the landscape has a low susceptibility to development.

- Perceptual (tranquillity): The landscape is significantly influenced by development/ human activity, where new development would not be out of character. It would have a low susceptibility to development.

- Scenic qualities: Although the landscape has some scenic quality due to the presence of the River Ehen, it is influenced by built form to the east (St Thomas Cross Garage) and west (Bridge End Industrial Estate) of the site. The elevated A595 is also a detractor. The landscape is considered to have no notable sense of scenic quality and a low susceptibility to the development.

7.19 The location of the site on a visually prominent slope, in a landscape with some sense of enclosure, where much of the landscape is intensively farmed with larger scale field patterns and there are relatively low levels of remoteness and scenic quality it is considered that, overall, the landscape would have a **low** susceptibility to the development.

Landscape sensitivity

7.20 The local landscape has a **low** value and a **low** susceptibility to the development. The Cumbria Landscape Character Guidance and Toolkit does not note levels of sensitivity for landscape character sub types. Overall, it is concluded that the landscape of the site and the immediate surrounding area has a **low** sensitivity to the proposed development.

Magnitude of landscape effects

7.21 A consideration of the magnitude of change on the landscape receptors is based on the size or scale, geographical extent and duration and reversibility of the changes. For development, these considerations are:

- Scale: there would be a noticeable loss of agricultural land and the addition of built form would change the landscape character of the site which is judged to be **moderate** in scale.

- Geographical extent: the change to landscape elements and landscape character would be local to the immediate site and affects only a small part of the landscape character sub type and is judged to be **localised** in extent.
- Duration: the changes would be experienced over a period of more than 10 years, which is judged to be **long term**.
- Reversibility: the effects of the development would be **permanent**.

Magnitude of effects on landscape features/ elements

7.22 There would be a **major** alteration to land cover and landform on the site which would be **restricted** to the site and **permanent**. The magnitude of this effect is judged to be **medium-high** on completion of the development and in the long term.

7.23 Combining this with the **low** sensitivity of the site, it is judged that the level of effect would **slight** reflecting a perceptible but small negative effect over a restricted area on elements key to the character of the Lowland Farmland sub type.

Magnitude of effects on the landscape character of the site and surrounding area

7.24 The change in the landscape character of the site would be: major; within the development site itself affecting only a small part of 5b Lowland Farmland; and permanent. The magnitude of indirect landscape effects on the surrounding landscape characteristics arising from the development is judged to be **medium-high** on completion, reducing to **medium** in the long-term as mitigation planting matures.

7.25 Given the **low** sensitivity of the landscape, the level of effect would be **moderate-slight** on completion and **slight** in the long-term.

Magnitude of effects on published landscape character types

7.26 All direct effects would be within a small portion of landscape sub type 5b Low Farmland, which is estimated to be less than 1 per cent of the total sub type area. The magnitude of the direct effects on LCT 186 is judged to be **medium-low** on completion and in the long-term.

7.27 The level of effect on sub type 5b is judged to be **imperceptible-slight**.

7.28 The other landscape sub-type in the study area, 5a Ridge and Valley, would not be affected to any significant extent.

Visual effects

7.29 The effects on views and visual amenity as experienced by residents at home, people at leisure in the area and people passing through it on local roads have been assessed from twelve representative viewpoints as set out in Table 4. The types of viewers who would be affected and the places where they would be affected are shown in Figure 5. Overall, it is considered that the visibility of the development would be mainly confined to visual receptors within an area approximately 1km from the site to the north, west and east. There are three viewpoints beyond 1km on elevated ground to the west and south-west of the site. This zone of visibility extends to Oxenriggs Farm to the east, the village of Thornhill to the south and the edge of Egremont to the west.

7.30 Fieldwork undertaken in the landscape surrounding the site confirms that the visibility of the site is more limited than indicated on the ZTV plan, due to the screening effects of woodland, hedges and landform in the landscape.

Viewpoint assessment

7.31 The viewpoint assessment in Table 4 summarises the effects of the development on the views of visual receptors. Annotated photographs are provided in Appendix 2 to illustrate the views of visual receptors from the twelve representative viewpoints. Photomontages have also been provided for viewpoints 2, 3, 4 and 6 which are within 1km of the development.

Table 4: Viewpoint assessment

Viewpoint	**Visual receptor and susceptibility to change**	**Visual effect**
VP1 View from Scurgill Terrace looking west-south-west towards the site	Residents at home in properties on Scurgill Terrace. **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally occupied during daylight hours.	For residents of homes on Scurgill Terrace, there would be an oblique view towards the site. The view is across a pasture field which slopes down to the A595. The St Thomas Cross Garage and vegetation adjacent to the A595 interrupt a view of the site. Beyond the site, ground rises to the skyline to the west of the Gulley Flatts area of Egremont and there is a view of the Irish Sea to the south-west. There may be a partial view of the upper portion of the main building to the south of St Thomas Cross Garage. The remainder of the development would be screen by vegetation and the garage. The development would not change the existing skyline profile or create a new visual focus in the view due to the presence of the St Thomas Cross Garage building. The visual effect would be **neutral** as the development would be a small component of the view and there are existing buildings present in the view. The development would fit with the existing character of the view.

VP2 View from public footpath 425003 looking west towards the site	Users of public footpath 425003. **High** susceptibility to change due to a focus on and appreciation of the landscape.	For users of public footpath 425003 there would be a direct view to the site as the A595 is approached. The view is across a pasture field which slopes down to the A595. Landform, St Thomas Cross Garage and vegetation adjacent to the A595 interrupt a view of the site. Beyond the site ground rises to the skyline to the west of the Gulley Flatts area of Egremont and there is view of the Irish Sea to the south-west. There may be a partial view of the upper portion of the main building and industrial/ commercial units. The service yards and car park areas would not be visible due to the landform configuration and vegetation. The development would not change the existing skyline profile or create a new visual focus in the view due to the presence of St Thomas Garage and James Fisher Nuclear buildings. The visual effect would be **neutral** as there are existing large-scale buildings present in the view and extensive built form in the south-western part of Egremont. The development would fit with the existing character of the view.
VP3 View from public footpath 414004 looking north-east towards the site	Users of public footpath 414004. **High** susceptibility to change due to a focus on and appreciation of the landscape.	For users of public footpath 425003 there is a direct view to the site as Bridge End industrial Estate is approached from the south. The view is across a pasture field which slopes up to the site. Vegetation on the west boundary of the site filters views into the site. The Urban Fitness & Performance Gym building on the southern edge of Bridge End industrial Estate introduces built form to the view and a low voltage power line crosses the pasture field from north to south. All the buildings in the development would be visible in juxtaposition with the vegetation on the west boundary. The main building would likely break the skyline above the vegetation. The view would be transient as users progress north on the footpath. The development would create a new visual focus in the view and increase the quantum of built form.

		The visual effect would be **negative** as the development would contrast with the existing rural character of the view.
VP4 View from A595 looking north towards the site	Users of the A595 including motorists, cyclists and pedestrians. **Medium** susceptibility to change for motorists due to a focus on the road and views of the surroundings form an incidental contribution to the journey and cyclists/ pedestrians where views of the surroundings contribute to the experience.	For users of the A595 travelling north towards Egremont, there is a direct view of the site. The view is over a maintained hedge and pasture fields. The large-scale James Fisher Nuclear building and other buildings on the Bridge End Industrial Estate are visible to the north-west of the site. Egremont Castle is visible above trees further to the north-west. A white rendered house on Vale View to the north of the St Thomas Cross Garage building is visible on the east boundary of the site. The main building and its service yards and car park area would be visible. The industrial / commercial units would be partially obscured by the main building. The view would be transient as users progress north towards Egremont. There would be no change to the skyline and the buildings in the development would be set against a backdrop of woodland. The visual effect would be **neutral** as there are existing large-scale buildings present in the view and extensive built form in the south-eastern part of Egremont. The development would fit with the existing character of the view.
VP5 View from minor road close to Carleton Farm looking north-west towards the site	Residents at home in Carleton Farm. **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally occupied in daylight hours.	For residents at home in Carleton Farm there is a direct view of the site. The view is across undulating pasture fields which slopes down to the A595. St Thomas Cross Garage and vegetation adjacent to the A595 interrupt a view of the site. Beyond the site, the large-scale James Fisher Nuclear building is prominent in the view due to its white cladding and built form in the Gulley Flatts and How Bank Farm area of Egremont are visible. The ground rises to the skyline to the west of Egremont and there is a view of the Irish Sea to the west-south-west. There may be a partial view of the upper portion of the main building, but its service yards and car park areas

		would not be visible due to the foreground landform configuration and vegetation. The industrial/ commercial units would be screened by vegetation. The development would not change the existing skyline profile or create a new visual focus in the view due to the presence of St Thomas Garage and James Fisher Nuclear buildings. The view from the residential properties would be stationary. The visual effect would be **neutral** as the development would be a small component of the view and there are existing large-scale buildings and extensive built form in the south-western part of Egremont present in the view. The development would fit with the existing character of the view.
VP6 View from Egremont Castle looking south-east towards the site	People visiting Egremont Castle, a scheduled monument. **High** susceptibility to change due to a focus on and appreciation of the landscape setting of the castle.	For visitors to Egremont Castle part of the site would form a small component of a panoramic view to the south-east. The view is across the south-eastern part of Egremont which is contained by a bend in the River Ehen. Buildings in Bridge End Industrial Site sit in front of the site including the large-scale James Fisher Nuclear building. Beyond the site ground rises to the skyline to the east of the village of Carleton. The main building in the southern part of the development would be visible above the James Fisher Nuclear building. The industrial/ commercial units would be screened by woodland on the west boundary of the site. Visitors to the castle would be over 0.5km from the development which would appear as a small element in the panoramic view. The view would be stationary from the castle complex. While the development would introduce new built form to the view this would be seen in the context extensive built form in the south-eastern area of Egremont including the large-scale James Fisher Nuclear building. The visual effect would be **neutral** as the development would be a small component of the view

		and there are existing large-scale buildings and extensive built form in the south-eastern part of Egremont present in the view. The development would fit with the existing character of the view.
VP7 View from public footpath 425003 looking west towards the site	Users of footpath and representative of view for residents at home in properties on the northern edge of Thornhill. Footpath users: **High** susceptibility to change due to a focus on and appreciation of the landscape. Residents at home: **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally occupied in daylight hours.	For users of the footpath and residents at home in Thornhill there is a direct view to the site. The view is across gently undulating pasture fields within the River Ehen valley. Views into the site are screened by woodland in the foreground landscape. A small part of north-western area of the site is visible. Dent Fell (which is not in the Lake District National Park) forms the backdrop to the view. Buildings in Bridge End Industrial Estate are visible in juxtaposition with woodland including the large-scale James Fisher Nuclear building. There may be a partial view of the upper portion of the industrial/ commercial units. The main building and its service yards and car park areas would likely not be visible due to screening by vegetation. The view from properties in Thornhill would be stationary, and from the footpath transient. The development would not change the existing skyline profile or create a new visual focus in the view due to the presence of the James Fisher Nuclear building and Dent Fell. The visual effect would be **neutral** as the development would be a small component of the view and there are existing buildings present in the view. The development would fit with the existing character of the view.
VP8 View from Uldale View looking east towards the site	Residents at home in the Gulley Flatts area of Egremont. **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally	For residents at home in the Gulley Flatts area of Egremont there is a direct view of the site. The view is across a gently undulating agricultural landscape and the valley of the River Ehen. Buildings in Bridge End Industrial Site to the north-west of the site are visible including the large-scale James Fisher Nuclear building. Beyond the site ground rises to the skyline to the east of the village of Carleton. Houses in the village of Carleton are visible on the slope. Fells in the Lake

	occupied in daylight hours.	District National Park (including Cold Fell) form part of the skyline. All the buildings in the development would be visible and set against the rising ground to the west of the A595. The development would be over 0.7km from the viewpoint and a small element of a panoramic view. Viewers are likely to be drawn to the James Fisher Nuclear building. The view from the residential properties would be stationary. The development would increase the quantum of built form in the view. The visual effect would be **neutral** as the development would fit with the existing character of the view which includes several isolated buildings and built up areas.
VP9 View from minor road near Oxenriggs Farm looking west towards the site	Users of the minor road including motorists, cyclists and pedestrians. **Medium** susceptibility to change for motorists due to a focus on the road and views of the surroundings form an incidental contribution to the journey and cyclists/ pedestrians where views of the surroundings contribute to the experience.	For users of the minor road there would be a direct view to the site when travelling west towards Egremont. The view is across undulating pasture which slopes towards the A595. The site is in the valley of the River Ehen and hidden by landform. Beyond the site ground rises to the skyline to the west of the Gulley Flatts area of Egremont and there is an extensive view of the Irish Sea to the west. There may be a partial view of the upper portion of the main building in the southern part of the site. The industrial/ commercial units and service yards and car park areas serving the main building would not be visible due to the landform configuration and vegetation. The development would not change the existing skyline profile or create a new visual focus in the view as it would be a small component of a wide panoramic view. The visual effect would be **neutral** as there are existing large-scale buildings present in the view and extensive built form in the south-eastern part of

		Egremont. The development would fit with the existing character of the view.
VP10 View from minor road near Catgill Hall looking north-east towards the site	Residents at home in Catgill Hall. **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally occupied in daylight hours.	For residents at home in Catgill Hall there is an oblique view to the site. The view is across gently undulating pasture fields within the River Ehen valley. Dent Fell (which is not in the Lake District National Park) together with Flat Fell, Blakely Raise and Grike on the western edge of the Lake District National Park form the backdrop to the view. Houses on Scurgill Terrace and St Thomas Cross Garage building are visible. There are numerous other buildings in the view including the James Fisher Nuclear building in Bridge End Industrial Estate abd houses in the village of Carleton. A wind turbine to the west of Carleton is visible. All the buildings, service yards and car park areas in the development would be visible. The development would not change the existing skyline profile or create a new visual focus in the view as it would be a small component of a wide panoramic view. It would be viewed in front of the St Thomas Cross Garage building and Scurgill Terrace. The view from Catgill Hall would be stationary, and from the minor road transient. The visual effect would be **neutral** as the development would be a small component of the view and there are existing buildings present in the view. The development would fit with the existing character of the view.
VP11 View from Queens Drive adjacent to Black Ling Cottages looking east-north-east	Residents at home in Black Ling Cottages. **High** susceptibility to change due to direct views of the site from the property, particularly from rooms normally	For residents at home in Black Ling Cottages there is an oblique view towards the site. The view is across gently undulating pasture fields within the River Ehen valley. A north-western area of the site would not be visible due to buildings at Pickett How Farm. Dent Fell (which is not in the Lake District National Park) together with fells on the western edge of the Lake District National Park form the backdrop to the view. Houses on Scurgill Terrace are visible in juxtaposition with the St Thomas Cross Garage building. There are numerous other buildings in the view including houses

towards the site	occupied in daylight hours.	in the village of Carleton. A wind turbine to the west of Carleton is visible. The main building and its service yards and car park areas in the southern part of the development would be visible. The industrial/ commercial units would likely be screened by farm buildings at Pickett How Farm. The view from Black Ling Cottages would be stationary, and from the footpath transient. The development would not change the existing skyline profile or create a new visual focus in the view due to the presence of farm buildings at Pickett How Farm. The visual effect would be **neutral** as the development would be a small component of the view and there are existing buildings present in the view. The development would fit with the existing character of the view.
VP12 View from Grove Road looking east-south-east towards the site	Users of Grove Road including motorists, cyclists and pedestrians. **Medium** susceptibility to change for motorists due to a focus on the road and views of the surroundings form an incidental contribution to the journey and cyclists/ pedestrians where views of the surroundings contribute to the experience.	For users of Grove Road, there is an oblique view towards the site. The view is across gently undulating pasture fields north-west of the Gulley Flatts area of Egremont. A north-western area of the site would not be visible due to interruption by vegetation on the west boundary. Cold Fell on the western edge of the Lake District National Park forms part of the skyline in the view. Houses in the settlements of Egremont (at Gulley Flatts), Carleton and Thornhill are visible. A wind turbine to the west of Carleton is visible. St Thomas Cross Garage and James Fisher Nuclear buildings are prominent in the view. The main building and its service yards and car park areas in the southern part of the development would be visible. The industrial/ commercial units would likely be screened by vegetation. The main building and its service yards and car park areas in the southern part of the development would be visible. The industrial/ commercial units would likely be screened by woodland on the west boundary of the site.

		The view for Grove Road be transient as users travel east to Egremont. The development would not change the existing sky-line profile or create a new visual focus in the view due to the presence of isolated buildings and built-up areas. The visual effect would be **neutra**l as the development would be a small component of the view and there are existing buildings present in the view. The development would fit with the existing character of the view.

Sensitivity of visual receptors

7.32 The sensitivity of each visual receptor is assessed, based on its susceptibility to the development and the value attached to the view.

Value of views

7.33 View values are generally judged to be **low** (see Section 5). Views which include a view of fells in the Lake District National Park are judged to be of **high** value and include viewpoints 8 10, 11 and 12.

Susceptibility of visual receptors to change

7.34 Judgements of the susceptibility of visual receptors to the change which the development would bring are set out in Table 4.

Magnitude of visual effects on visual receptors

7.35 The magnitude of the effects on the following visual receptors are considered:

- Residents at home;
- Users of the local public right of way footpath network;
- Users (motorists, cyclists and pedestrians) of the local road network and
- Visitors to Egremont Castle.

7.36 The magnitude of visual effects on each visual receptor is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. For all visual receptors, the following applies in terms of duration and reversibility:

- Duration: the change would be **permanent**.
- Reversibility: there is no intent for the change to be reversed.

Magnitude of effects on residents at home

7.37 Residents at home are judged to have **medium-low** or **medium-high** sensitivity to development (based on susceptibility to change combined with the value of the view) depending on whether the view includes fells in the Lake District National Park. It is assumed that residents would have an interest in views from their properties.

Scurgill Terrace

7.38 The view of residents at home in Scurgill Terrace is represented by Viewpoint Photograph 1.

7.39 There would be a partial view of the development in the southern part of the site. This would be restricted to the upper portion of the main building viewed above vegetation between the viewpoint and the site. New

woodland planting on the eastern boundary would screen views of the building in the long-term as it matures. The proposed hedgerow along the southern site boundary would soften the edge of the development in the long-term.

7.40 The scale of change in the view would be minor due to a small proportion of the view occupied by the development. The effect would be restricted to residents of a small number of properties on Scurgill Terrace.

7.41 Effects on completion would be **medium** in magnitude and the overall level of effect would be **slight**. In the long term, as woodland planting matures, the effect would become **low** in magnitude and the overall level of effect would be **negligible**.

Carleton Farm

7.42 The view of residents at home in Carleton Farm is represented by Viewpoint Photograph 5.

7.43 There may be a partial view of the upper portion of the main building, but its service yards and car park areas would not be visible due to the foreground landform configuration and vegetation. The industrial/ commercial units would be screened by vegetation.

7.44 The scale of change in the view would be minor due to a small proportion of the view occupied by the development. The effects would be restricted to residents of Carleton Farm.

7.45 Effects on completion would be **medium** in magnitude and the overall level of effect would be **slight**. In the long term, as woodland planting matures, the effect would become **low** in magnitude and the overall level of effect would be **negligible**.

Thornhill

7.46 The view for residents at home in properties on the northern edge of the village of Thornhill is represented by Viewpoint Photograph 7.

7.47 There may be a partial view of the upper portion of the industrial/ commercial units. The main building and its service yards and car park areas would likely not be visible due to screening by vegetation between the viewpoint and the site.

7.48 The scale of change in the view would be minor due to a small proportion of the view occupied by the development. The effect would be localised to residents at home in properties on the northern edge of Thornhill.

7.49 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **slight**.

Gulley Flatts

7.50 The view for residents at home in properties on the eastern edge of the Gulley Flatts area of Egremont who have a view to fells in the Lake District National Park is represented by Viewpoint Photograph 8.

7.51 All the buildings in the development would be visible and viewed against the existing buildings on Vale View and Scurgill Terrace or rising ground to the west of the A595.

7.52 The scale of change would be moderate due to noticeable changes to the field in the view. The effect would be localised to residents at home in properties on the eastern edge of Gulley Flatts.

7.53 Effects on completion and in the long-term would be **medium-high** in magnitude and the overall level of effect would be **moderate**.

Catgill Hall

7.54 The view for residents at home in Catgill Hall, who have a view to fells in the Lake District National Park, is represented by Viewpoint Photograph 10.

7.55 All the buildings, service yards and car park areas in the development would be visible from a distance exceeding 1km.

7.56 The scale of the change would be minor as the development would be viewed as part of an existing group of buildings including St Thomas Cross Garage, a house on Vale View and houses on Scurgill Terrace. The effect would be restricted to residents at home in a single property, Catgill Hall.

7.57 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Black Ling Cottages

7.58 The view for residents at home in Black Ling Cottages on Queen's Drive, who have a view to fells in the Lake District National Park, is represented by Viewpoint Photograph 11.

7.59 The main building and its service yards and car park areas in the southern part of the development would be visible from a distance exceeding 1.5km. The industrial/ commercial units would be screened by farm buildings at Pickett How Farm.

7.60 The scale of the change would be minor as the development would be viewed as part of an existing group of buildings including St Thomas Cross Garage, houses on Scurgill Terrace and agricultural buildings at Pickett How Farm. The effect would be restricted to residents at home in a small number of properties, Black Ling Cottages.

7.61 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Magnitude of effects on users of the local public rights of way footpath network

7.62 The sensitivity of users of all public footpaths near the development would be **medium** as there is likely to be some appreciation of the landscape and immediate surroundings, albeit with no views to fells in the Lake District National Park.

PROW footpath 425003

7.63 The view for users of the Public Right of Way footpath 425003 travelling west towards the A595 is represented by Viewpoint Photograph 2.

7.64 There may be a partial view of the upper portion of the main building and industrial/ commercial units. Service yards and car park areas would not be visible due to landform configuration and vegetation. Over time, woodland planting on the east boundary of the site will soften views.

7.65 The scale of the change would be moderate as the development would be noticeable and viewed as part of an existing group of buildings including the St Thomas Cross Garage building and the James Fisher Nuclear building. The effect would be restricted to users of the footpath travelling west.

7.66 Effects on completion would be **medium** in magnitude and the overall level of effect would be **slight**. In the long term, as woodland planting matures, the effect would become **low** in magnitude and the overall level of effect would be **negligible**.

PROW footpath 414004

7.67 The view for users of Public Right of Way footpath 414004 travelling north towards Bridge End Industrial Estate is represented by Viewpoint Photograph 3.

7.68 All the buildings in the development would be visible in juxtaposition with the vegetation on the west boundary. The main building would likely break the skyline above the vegetation.

7.69 The scale of the change would be moderate as the development would be noticeable and in an elevated position relative to the footpath users. The effect would be restricted to users of a short section of the footpath travelling west.

7.70 Effects on completion would be **medium** in magnitude and the overall level of effect would be **slight**. In the long term, as woodland planting on the western boundary of the site matures, the effect would become **low** in magnitude and the overall level of effect would be **negligible**.

PROW footpath 425003

7.71 The view for users of Public Right of Way footpath 425003 near Thornhill travelling north towards Egremont is represented by Viewpoint Photograph 7.

7.72 There may be a partial view of the upper portion of the industrial/ commercial units. The main building and its service yards and car park areas would likely not be visible due to screening by vegetation between the viewpoint and the site.

7.73 The scale of change in the view would be minor due to a small proportion of the view occupied by the development. The effects would be restricted to users of the footpath travelling north.

7.74 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **slight**.

Magnitude of effects on users of the local road network

7.75 The sensitivity of users of all public footpaths near the development would be **medium-low** or **medium-high** depending on whether the view includes fells in the Lake District National Park.

A595

7.76 The view for users of the A595 travelling north towards Egremont is represented by Viewpoint Photograph 4.

7.77 The main building and its service yards and car park area would be visible. The industrial / commercial units would be partially obscured by the main building. Over time, planting with the development will soften views.

7.78 The scale of the change would be moderate as the development would be noticeable and viewed as an extension to Bridge End Industrial Estate. The effect would be restricted to users of the A595 travelling north.

7.79 Effects on completion would be **medium** in magnitude and the overall level of effect would be **moderate-slight**. In the long term, as woodland planting on the western boundary of the site matures, the effect would become **medium-low** in magnitude and the overall level of effect would be **slight**.

Minor road near Oxenriggs Farm

7.80 The view for users of the minor road near Oxenriggs Farm travelling west towards Egremont is represented by Viewpoint Photograph 9.

7.81 There may be a partial view of the upper portion of the main building in the southern part of the site. The industrial/ commercial units, service yards and car park areas serving the main building would not be visible due to the landform configuration and vegetation.

7.82 The scale of change would be minor as the development would occupy a small proportion of the view. It would not change the features of the view which includes existing buildings including the James Fisher Nuclear building. The effect would be restricted to users of minor roads travelling west.

7.83 Effects on completion would be **medium-low** in magnitude and the overall level of effect would be **slight**. In the long term, as woodland planting on the

western boundary of the site matures, the effect would become **low** in magnitude and the overall level of effect would be **imperceptible**.

Users of Grove Road

7.84 The view for users travelling east towards Egremont on Grove Road is represented by Viewpoint Photograph 12.

7.85 The main building and its service yards and car park areas in the southern part of the development would be visible. The industrial/ commercial units would likely be screened by vegetation. Fells in the Lake District National Park form part of the backdrop to the view.

7.86 The scale of change would be minor as the development would occupy a small proportion of the view. It would not change the features of the view which includes existing buildings including the St Thomas Cross Garage building and the James Fisher Nuclear building. The effect would be restricted to users of Grove Road travelling east.

7.87 Effects on completion and in the long term would be **medium-low** in magnitude and the overall level of effect would be **moderate-slight**.

Magnitude of effects on visitors to Egremont Caste

7.88 The sensitivity of visitors to the Egremont Castle complex would be **high** as there is likely to be some appreciation of the landscape setting of the castle and the wide panoramic view to the east which includes fells in the Lake District National Park.

Egremont Castle

7.89 Egremont Castle is an elevated position at approximately 50m AOD to the north-west of the site and the River Ehen. Visitors to the castle complex would have a stationary view of the development as a small component of the view. The development would present as an extension to the Bridge End Industrial Estate.

7.90 The scale of the change in views from the castle would be moderate due to a noticeable change to the field in the view. The effect would be restricted to people visiting Egremont Castle.

7.91 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate**.

8 SUMMARY AND CONCLUSION

8.1 This landscape and visual appraisal has assessed the potential effects on landscape and visual receptors of a proposal for a new 3 storey shop/ warehouse/ office including new vehicle access and car parking and new single storey industrial/commercial units on land adjacent to St Thomas Cross roundabout, Egremont. All operational effects of the development are judged to be permanent.

Summary of effects

Landscape effects

8.2 The character of the site is influenced by the built development in proximity to it, including buildings on the Bridge End Industrial Estate and the St Thomas Garage on Vale View. The site and its immediate context have low susceptibility to the development, the character is influenced by the nearby built development, and within the site there is little of intrinsic landscape interest, being a single grass field.

8.3 The level of effect on the landscape character of the site and its surroundings, as represented by landscape character sub type 5b Lowland Farmland within which the site lies, is judged to be imperceptible-slight on completion and in the long-term. The other landscape sub-type in the study area, 5a Ridge and Valley, would not be affected to any significant extent.

8.4 The immediate site context is contained by Bridge End Industrial Estate to the west, St Thomas Garage on Vale View to the north-east and the A595 to the east, and is more open to the south, comprising the remainder of the field in which the site lies. Overall, this area is considered to have a low susceptibility to change, being a relatively well enclosed area of land on the edge of Egremont, influenced by settlement edge characteristics, including

Bridge End Industrial Estate and St Thomas Cross Garage. An analysis of landscape value has determined that the site also has a low landscape value overall. It is considered that the area has a low sensitivity to change.

8.5 The development of the site following the principles shown in Figure 2: Proposed Block Plan would result in a medium-high magnitude of landscape change at completion. This would be as result of the loss of farmland and replacement with commercial/ industrial development. Part of the site would remain as landscape, including new woodland, hedges, wildflower grassland and a new pond in the south-west corner.

8.6 The net increase in planting illustrated in Figure 9: Landscape Plan would represent a landscape benefit. Overall, at completion there would be a moderate-slight neutral landscape effect within the site and its immediate context, arising from the replacement of farmland with the development, and the beneficial effects of the new landscape planting. When the native planting, which would take place around the site perimeter, has been established sufficiently, this would reduce to a slight neutral landscape effect.

Visual effects

8.7 The visual effects of the proposed development are generally restricted to visual receptors on elevated ground at a distance from the site. These include: residents at home in the Gulley Flatts area of Egremont, and in isolated properties Catlin Hall and Black Ling Cottages; users of Grove Road; and visitors to Egremont Castle.

8.8 Properties on the eastern edge of Gulley Flatts have views towards the site from the front. These residential receptors have a high sensitivity to visual change (as a result of high susceptibility to change and high value of the view, due to a view of fells in the Lake District National Park), and there would be a medium-high magnitude of change leading to a moderate overall

effect at completion. This would reduce over time as planting on the site establishes.

8.9 Residents at home in Catlin Hall and Black Ling Cottages would have oblique views of the development from distances exceeding 1km. Views include fells in the Lake District National Park and, as such, these residential receptors have a high sensitivity to visual change. For all these properties, there would be a medium-high magnitude of change leading to a moderate overall effect at completion.

8.10 The development would be visible to varying degrees from a small number of Public Rights of Way footpaths in the local landscape. At worst, the visual effect would be medium in magnitude leading to a slight overall level of effect.

8.11 The A595 provides the main vehicular route into Egremont from the south. Travellers reach the site before reaching the St Thomas Cross Roundabout. Views to the north-west of the A595 are possible, across farmland, and with buildings in Bridge End Industrial Estate visible beyond due its elevation. With the development of the scheme, views of the new buildings would be possible and seen adjacent to existing buildings, including the large-scale James Fisher Nuclear and St Thomas Cross Garage buildings. Planting within the site would soften views over time. Users of the road, cycle path and footway are considered to have medium sensitivity to visual change and there would be a medium magnitude of change, leading to a moderate-slight overall visual effect, which would reduce over time to slight as planting matures.

8.12 Users of Grove Road, which provides a route into Egremont from the west, would experience a distant view of the development. The overall character of the view would not change as it includes buildings and built-up areas. Visual effects on completion and in the long term would be medium-low in magnitude leading to an overall moderate-slight level of effect.

8.13 Some distant and intermittent views may be possible from minor roads in the area, but these are generally restricted by intervening vegetation, and any effects would be no greater than slight.

Local Plan policy compliance

8.14 Policy ENV5: Protecting and Enhancing the Borough's Landscapes seeks to: protect all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area; ensure that the impact of the development on the landscape is minimised through adequate on-site mitigation; and enhance the value of the Borough's landscapes.

8.15 The development is considered appropriate for the site and surrounding landscape where the character is influenced by nearby built development in Bridge End Industrial East and on Vale View, and the site is a single grass field with limited features. Planting as part of the landscape framework would soften views as it matures and represent a landscape benefit.

Appendix 1

Figures

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FIGURE 1 LOCATION PLAN

FIGURE 2 PROPOSED BLOCK PLAN

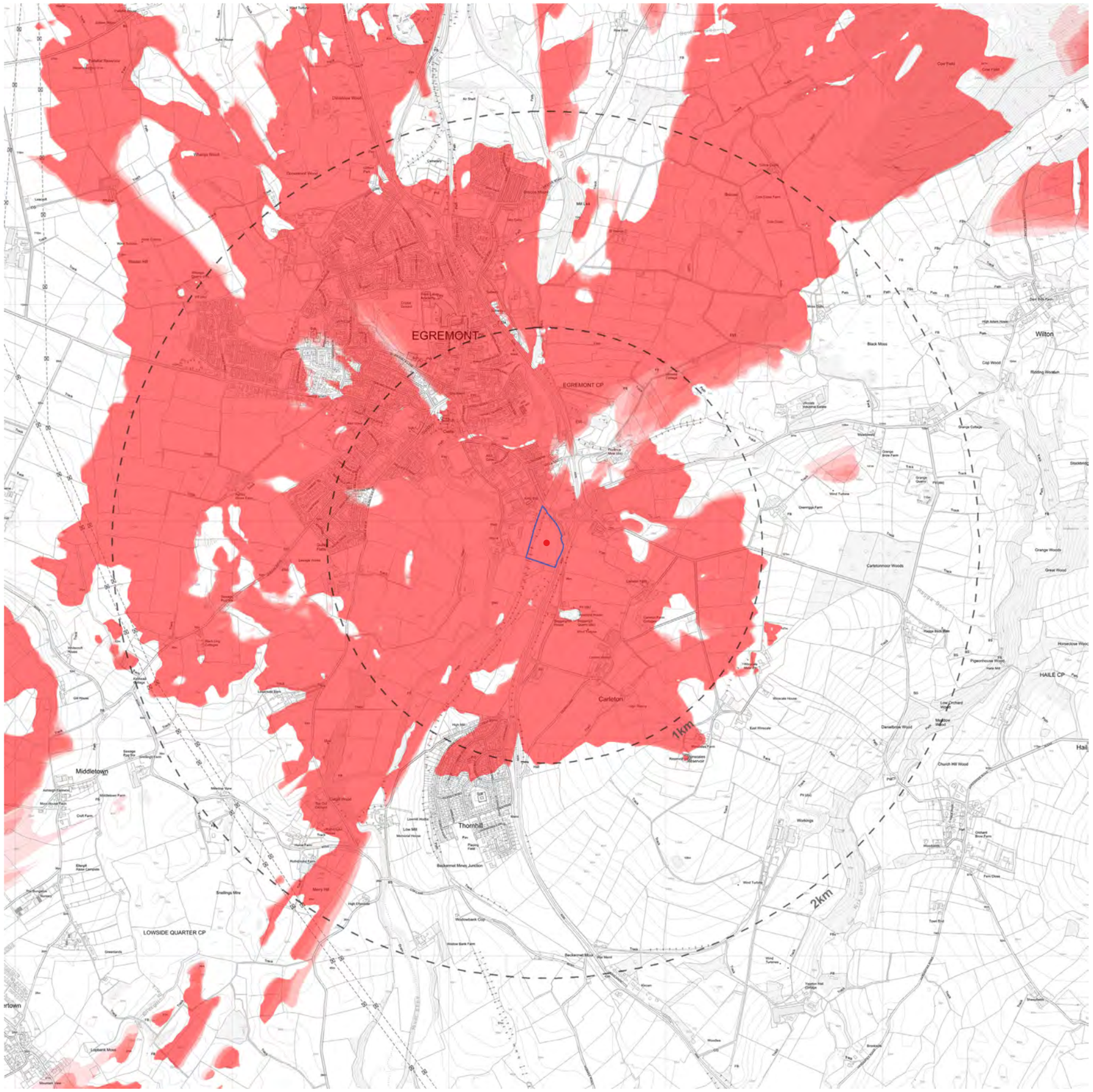


FIGURE 3 ZONE OF THEORETICAL VISIBILITY

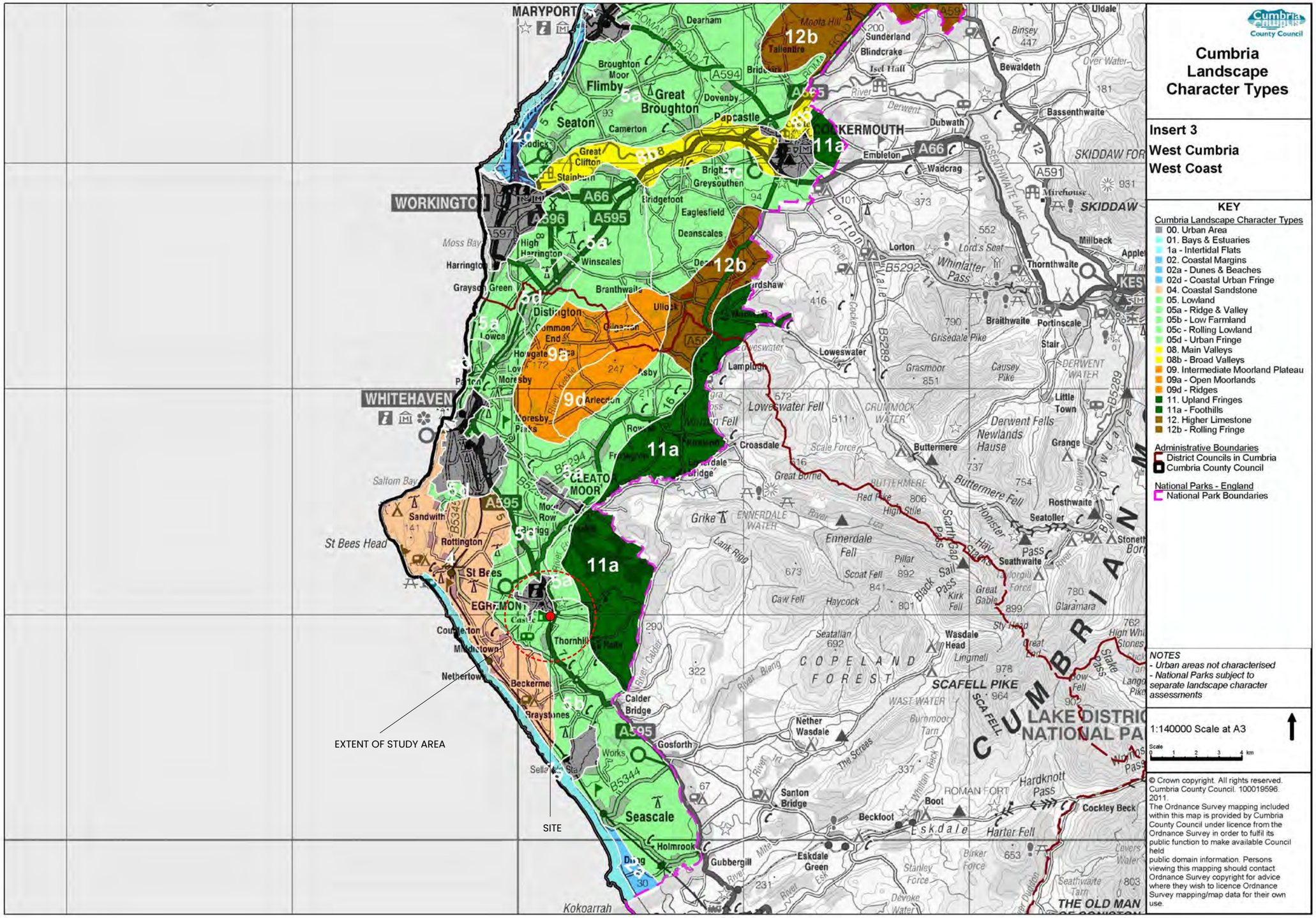


FIGURE 4 LANDSCAPE CHARACTER

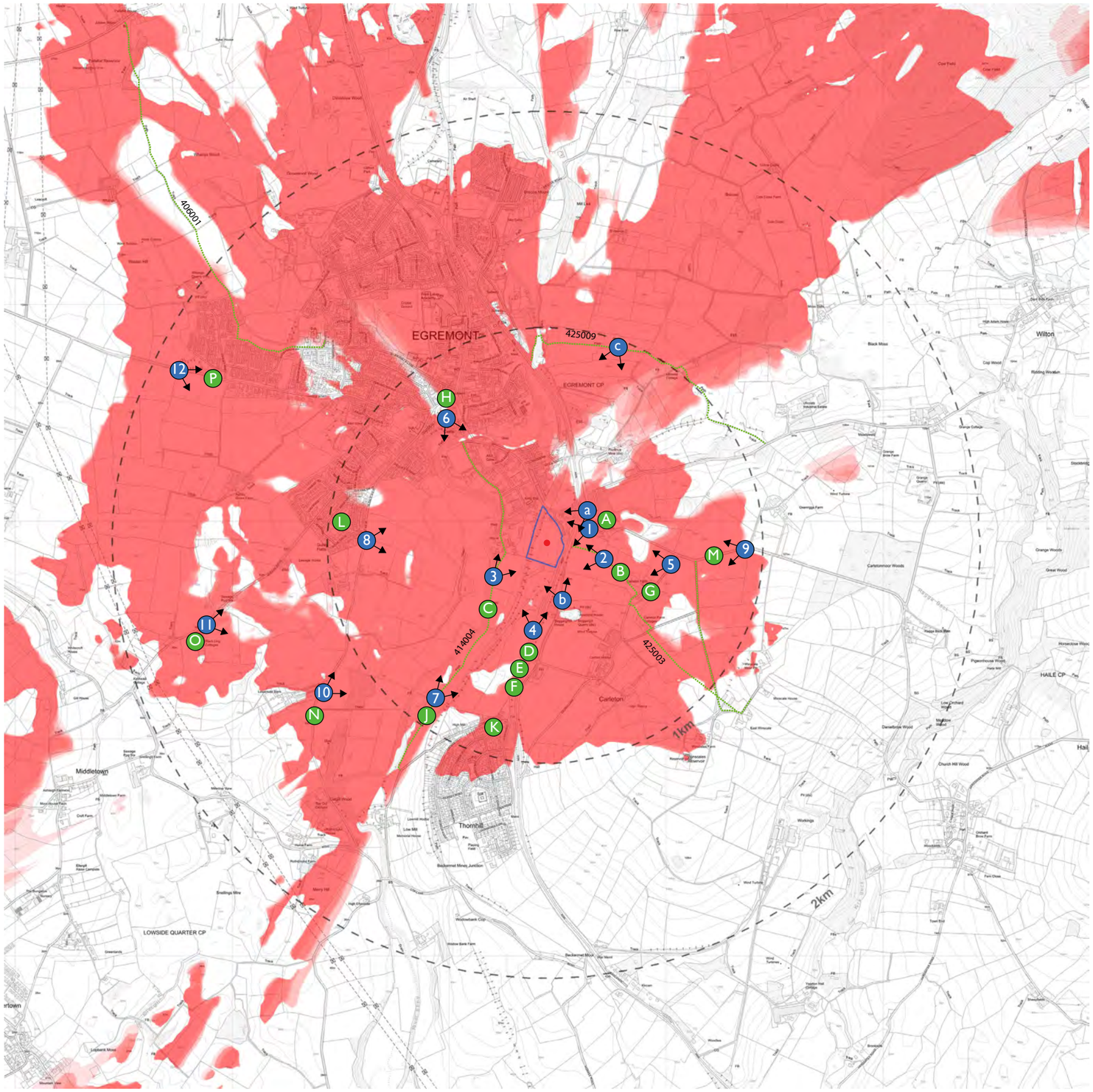


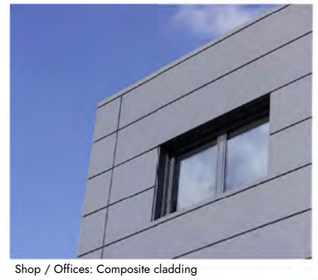
FIGURE 5 VISUAL RECEPTOR AND VIEWPOINT LOCATION PLAN

East Elevation - Shop Entrance / Goods In and Out
1 : 200

West Elevation - Basement Entrance
1 : 200

North Elevation - Shop / Offices
1 : 200

South Elevation - Pallet Store
1 : 200



Shop / Offices: Composite cladding

Despatch / pallet store: Composite cladding

SCHEDULE OF MATERIALS

MAIN BUILDING:

Walls:
Shop: Composite wall cladding. Colour: dark grey ??????
Despatch: Composite wall cladding. Colour: light grey???

Roof:
Composite roof cladding. Colour: dark grey ??????

Windows:
Aluminium framed windows. Colour: dark grey???

Doors:
Aluminium framed entrance doors and personnel doors. Colour: dark grey???
Aluminium goods in /out doors. Colour: dark grey??

Rainwater goods:
Aluminium powder coated rainwater goods. Colour: dark grey ??

Proposed Elevations
Thomas Graham, Egremont

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

Revision Description Drawn Approved Date

Victoria Galleries, Viaduct House, Victoria Viaduct, Carlisle, Cumbria, CA3 8AN | ap@architectsplus.co.uk | 01228 515144
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Registered Office: Victoria Galleries, Victoria House, Victoria Viaduct, Carlisle Cumbria, CA3 8AN
Company Registration: Architects Plus (UK) Limited Registered in England no. 4221140

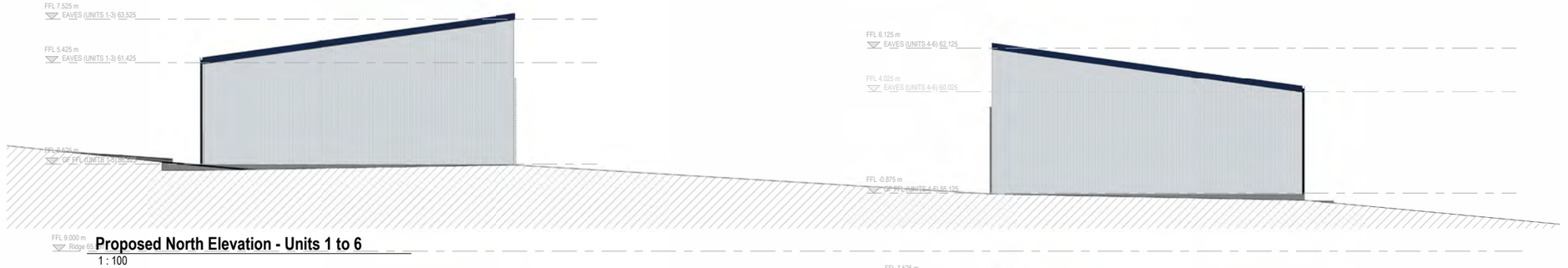
Drawing: Proposed Elevations
Status: PL - Planning
Project: Thomas Graham, Egremont
Client: Thomas Graham & Sons Ltd
RIBA stage: 3 - Developed Design
Date: 12.01.22
Drawn by: LC/CM
Scale @ A1: 1 : 200
Drawing number: 20002-PL08
Revision:

DRAFT

FIGURE 6 PROPOSED THREE-STOREY BUILDING ELEVATIONS

Proposed Typical Front Elevation - Units 1 to 6 (Units 1 to 3 shown)
1 : 100

Proposed Typical Rear Elevation - Unit 1 to 6 (Units 1 to 3 shown)
1 : 100



Proposed North Elevation - Units 1 to 6
1 : 100

Proposed South Elevation - Units 1 to 6
1 : 100

Architects PLUS

SCHEDULE OF MATERIALS

6NO. UNITS:

Walls:
Composite wall cladding. Colour: dark grey ??????

Roof:
Composite roof cladding. Colour: dark grey ??????

Windows:
Aluminium framed windows. Colour: dark grey???

Doors:
Aluminium framed entrance doors and personnel doors. Colour: dark grey???
Aluminium goods in /out doors. Colour: dark grey??

Rainwater goods:
Aluminium powder coated rainwater goods. Colour: dark grey ??

Materials Schedule - Units 1 to 6

Proposed Elevations - Units 1 to 6
Thomas Graham, Egremont

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

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Revision | Description | Drawn | Approved | Date

Drawing: Proposed Elevations - Units 1 to 6
Status: PL - Planning
Project: Thomas Graham, Egremont
Client: Thomas Graham & Sons Ltd
RIBA stage: 3 - Developed Design
Date: 12.01.23
Drawn by: LC
Scale @ A1: As indicated
Drawing number: 20002-PL10
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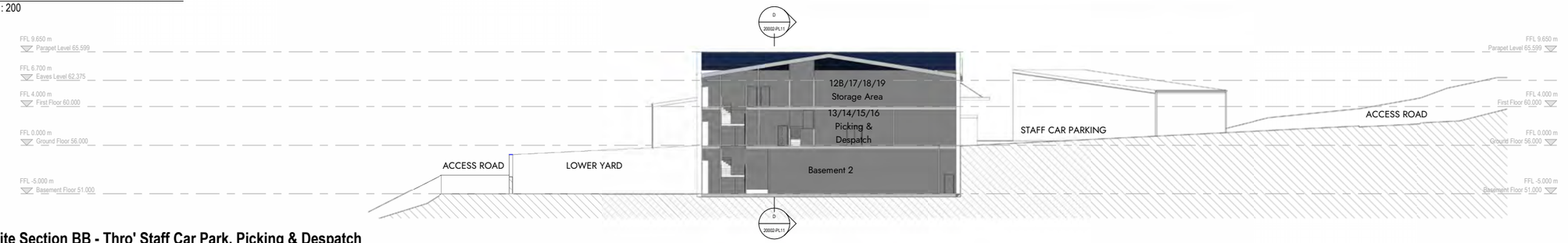
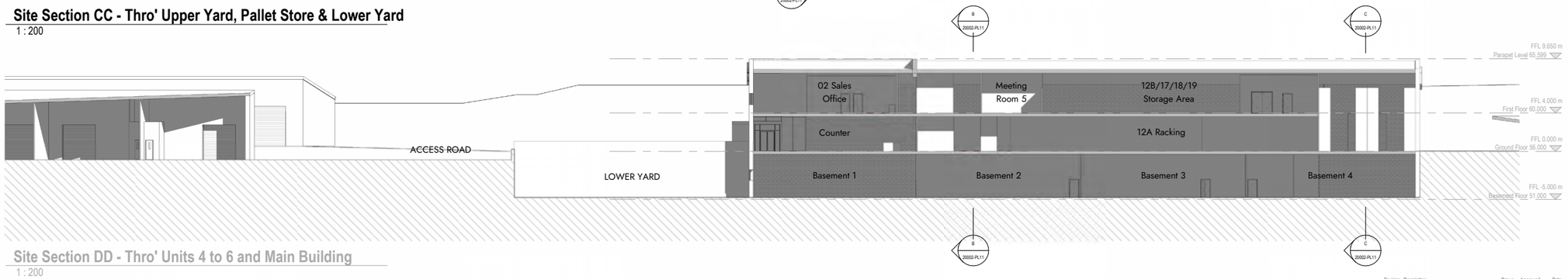
FIGURE 7 PROPOSED INDUSTRIAL/ COMMERCIAL UNIT ELEVATIONS

Site Section AA - Units 1 to 6
1 : 200



Site Section BB - Thro' Staff Car Park, Picking & Despatch
1 : 200

Site Section CC - Thro' Upper Yard, Pallet Store & Lower Yard
1 : 200



Site Section DD - Thro' Units 4 to 6 and Main Building
1 : 200

Site Sections
Thomas Graham, Egremont

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

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Company Registration: Architects Plus (UK) Limited Registered in England no. 4221140

Drawing: Site Sections
Status: PL - Planning
Project: Thomas Graham, Egremont
Client: Thomas Graham & Sons Ltd
RIBA stage: 3 - Developed Design
Date: 17/01/23
Drawn by: LC
Scale @ A1: 1 : 200
Drawing number: 20002-PL11
Revision:

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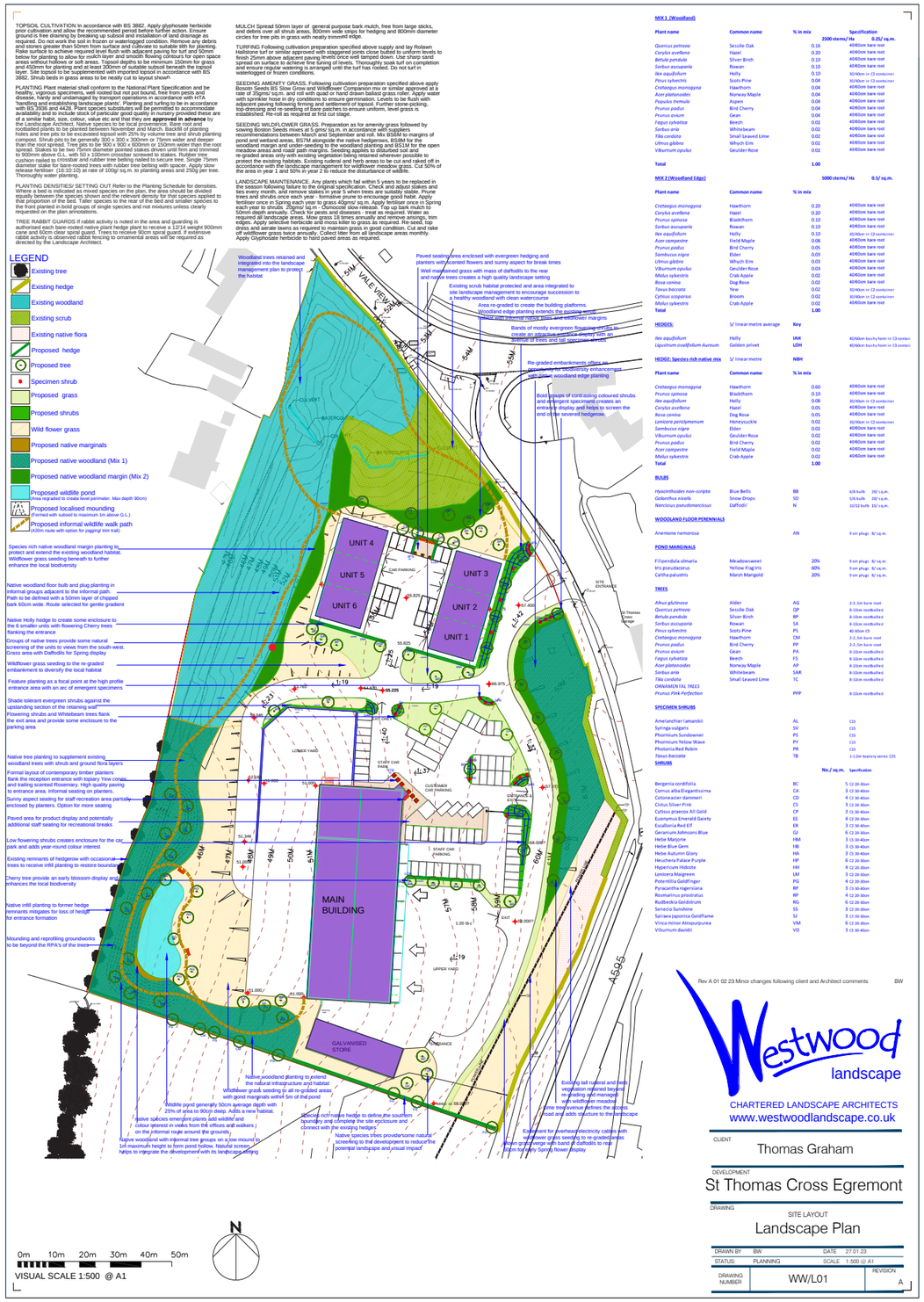
FIGURE 8 SITE SECTIONS



MIX 1 (Woodland)

Plant name	Common name	% in mix	Specification
		2500 stems/ Ha	0.25/ sq.m.
Quercus petraea	Sessile Oak	0.16	40/60cm bare root
Corylus avellana	Hazel	0.20	40/60cm bare root
Betula pendula	Silver Birch	0.10	40/60cm bare root
Sorbus aucuparia	Rowan	0.10	40/60cm bare root
Ilex aquifolium	Holly	0.10	30/40cm cr.C2 container
Pinus sylvestris	Scots Pine	0.04	30/40cm cr.C2 container
Crataegus monogyna	Hawthorn	0.04	40/60cm bare root
Acer platanoides	Norway Maple	0.04	40/60cm bare root
Populus tremula	Aspen	0.04	40/60cm bare root
Prunus padus	Bird Cherry	0.04	40/60cm bare root
Prunus avium	Gean	0.04	40/60cm bare root
Fagus sylvatica	Beech	0.02	40/60cm bare root
Sorbus aria	Whitebeam	0.02	40/60cm bare root
Tilia cordata	Small Leaved Lime	0.02	40/60cm bare root
Ulmus glabra	Whych Elm	0.02	40/60cm bare root
Viburnum opulus	Geulder Rose	0.02	40/60cm bare root
Total		**1.00**	

MIX 2 (Woodland Edge)

Plant name	Common name	% in mix	5000 stems/ Ha 0.5/ sq.m.
Crataegus monogyna	Hawthorn	0.20	40/60cm bare root
Corylus avellana	Hazel	0.20	40/60cm bare root
Prunus spinosa	Blackthorn	0.10	40/60cm bare root
Sorbus aucuparia	Rowan	0.10	40/60cm bare root
Ilex aquifolium	Holly	0.10	30/40cm cr.C2 container
Acer campestre	Field Maple	0.08	40/60cm bare root
Prunus padus	Bird Cherry	0.05	40/60cm bare root
Sambucus nigra	Elder	0.03	40/60cm bare root
Ulmus glabra	Whych Elm	0.03	40/60cm bare root
Viburnum opulus	Geulder Rose	0.03	40/60cm bare root
Malus sylvestris	Crab Apple	0.02	40/60cm bare root
Rosa canina	Dog Rose	0.02	40/60cm bare root
Taxus baccata	Yew	0.02	30/40cm cr.C2 container
Cytisus scoparius	Broom	0.02	30/40cm cr.C2 container
Malus sylvestris	Crab Apple	0.02	40/60cm bare root
Total		**1.00**	

HEDGES:

	L/ linear metre average	Key
Ilex aquifolium	Holly	IAH
Ligustrum ovalifolium Aureum	Golden privet	LOH

HEDGE: Species rich native mix

Plant name	Common name	% in mix	L/ linear metre NRH
Crataegus monogyna	Hawthorn	0.60	40/60cm bare root
Prunus spinosa	Blackthorn	0.10	40/60cm bare root
Ilex aquifolium	Holly	0.08	30/40cm cr.C2 container
Corylus avellana	Hazel	0.05	40/60cm bare root
Rosa canina	Dog Rose	0.05	40/60cm bare root
Lonicera periclymenum	Honeysuckle	0.02	30/40cm cr.C2 container
Sambucus nigra	Elder	0.02	40/60cm bare root
Viburnum opulus	Geulder Rose	0.02	40/60cm bare root
Prunus padus	Bird Cherry	0.02	40/60cm bare root
Acer campestre	Field Maple	0.02	40/60cm bare root
Malus sylvestris	Crab Apple	0.02	40/60cm bare root
Total		**1.00**	

BULBS

Hyacinthoides non-scripta	Blue Bells	BB	6/8 bulb 20/ sq.m.
Galanthus nivalis	Snow Drops	SD	5/6 bulb 20/ sq.m.
Narcissus pseudonarcissus	Daffodil	N	10/12 bulb 15/ sq.m.

WOODLAND FLOOR PERENNIALS

Anemone nemorosa	AN	9 cm plugs 6/ sq.m.

POND MARGINALS

Filipendula ulmaria	Meadowsweet	20%	9 cm plugs 6/ sq.m.
Iris pseudacorus	Yellow Flag Iris	60%	9 cm plugs 6/ sq.m.
Caltha palustris	Marsh Marigold	20%	9 cm plugs 6/ sq.m.

TREES

Alnus glutinosa	Alder	AG	2-2.5m bare root
Quercus petraea	Sessile Oak	QP	8-10cm rootballed
Betula pendula	Silver Birch	BP	8-10cm rootballed
Sorbus aucuparia	Rowan	SA	8-10cm rootballed
Pinus sylvestris	Scots Pine	PS	40-60cm CS
Crataegus monogyna	Hawthorn	CM	2-2.5m bare root
Prunus padus	Bird Cherry	PP	2-2.5m bare root
Prunus avium	Gean	PA	8-10cm rootballed
Fagus sylvatica	Beech	FS	8-10cm rootballed
Acer platanoides	Norway Maple	AP	8-10cm rootballed
Sorbus aria	Whitebeam	SAR	8-10cm rootballed
Tilia cordata	Small Leaved Lime	TC	8-10cm rootballed
ORNAMENTAL TREES			
Prunus PINK Perfection		PPP	8-10cm rootballed

SPECIMEN SHRUBS

Amelanchier lamarckii	AL	C15
Syringa vulgaris	SV	C15
Phormium Sundowner	PS	C15
Phormium Yellow Wave	PY	C15
Photonia Red Robin	PR	C15
Taxus baccata	TB	1-1.2m topiary cones C25

SHRUBS

		No./ sq.m. Specification
Bergenia cordifolia	BC	5 Cl 20-30cm
Cornus alba Elegantissima	CA	3 Cl 30-40cm
Cotoneaster dammeri	CD	4 Cl 30-40cm
Cistus Silver Pink	CS	3 Cl 20-30cm
Cytisus praecox All Gold	CP	3 Cl 30-40cm
Euonymus Emerald Gairety	EE	4 Cl 20-30cm
Escallonia Red Elf	ER	3 Cl 30-40cm
Geranium Johnsons Blue	GJ	6 Cl 20-30cm
Hebe Marjorie	HM	3 Cl 30-40cm
Hebe Blue Gem	HB	3 Cl 30-40cm
Hebe Autumn Glory	HA	3 Cl 30-40cm
Heuchera Palace Purple	HP	6 Cl 20-30cm
Hypericum Hidcote	HH	4 Cl 20-30cm
Lonicera Maigreen	LM	3 Cl 20-30cm
Potentilla Goldfinger	PG	4 Cl 20-30cm
Pyracantha rogersiana	RP	3 Cl 30-40cm
Ronkarlinus prostratus	RP	4 Cl 20-30cm
Rudbeckia Goldstrum	RG	6 Cl 20-30cm
Senecio Sunshine	SS	3 Cl 20-30cm
Spiraea japonica Goldflame	SJ	3 Cl 30-40cm
Vinca minor Atropurpurea	VM	6 Cl 20-30cm
Viburnum davidii	VD	3 Cl 30-40cm

Rev A 01 02 23 Minor changes following client and Architect comments BW

Westwood landscape
CHARTERED LANDSCAPE ARCHITECTS
www.westwoodlandscape.co.uk

CLIENT
Thomas Graham

DEVELOPMENT
St Thomas Cross Egremont

DRAWING
SITE LAYOUT
Landscape Plan

DRAWN BY	BW	DATE	27.01.23
STATUS:	PLANNING	SCALE	1:500 @ A1
DRAWING NUMBER	WW/L01	REVISION	A

FIGURE 9 LANDSCAPE PLAN

Appendix 2

Viewpoints

Viewpoint Photograph 1 View from Scurgill Terrace looking west-south-west towards the site

ANNOTATED PHOTOGRAPH

WIREFRAME

Viewpoint Photograph 2 View from public footpath 425003 looking west towards the site

ANNOTATED PHOTOGRAPH

WIREFRAME

Viewpoint Photograph 3 View from public footpath 414004 looking north-east towards the site

ANNOTATED PHOTOGRAPH

WIREFRAME

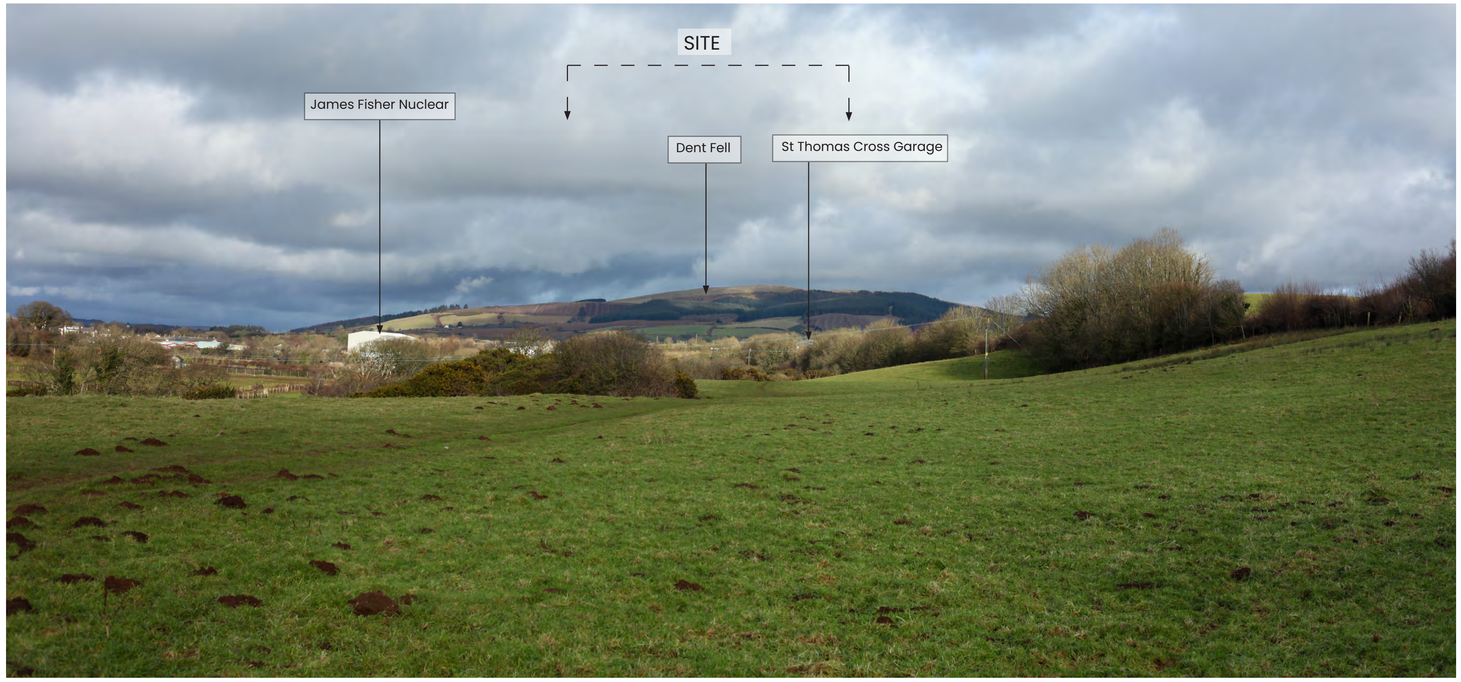
Viewpoint Photograph 4 View from A595 looking north towards the site

Viewpoint Photograph 5 View from minor road close to Carleton Farm looking north-west towards the site

ANNOTATED PHOTOGRAPH

WIREFRAME

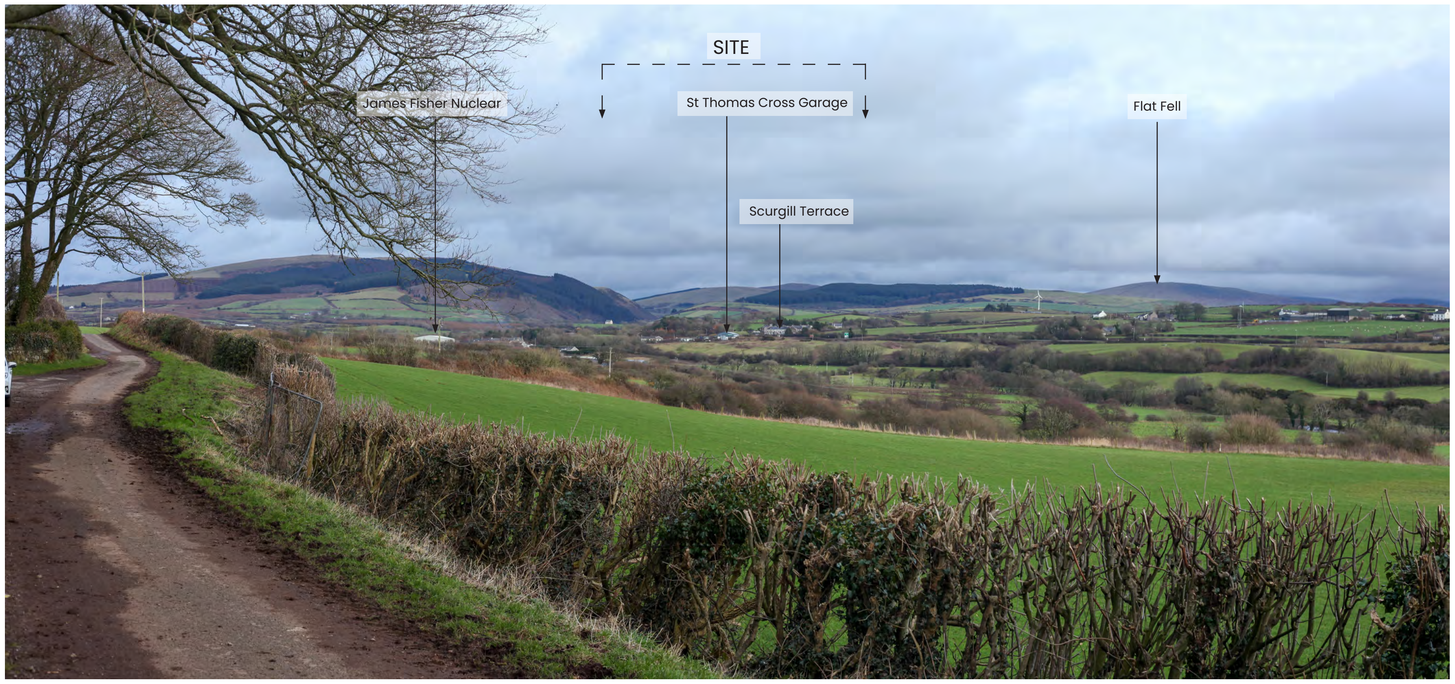
Viewpoint Photograph 6 View from Egremont Castle looking south-east towards the site



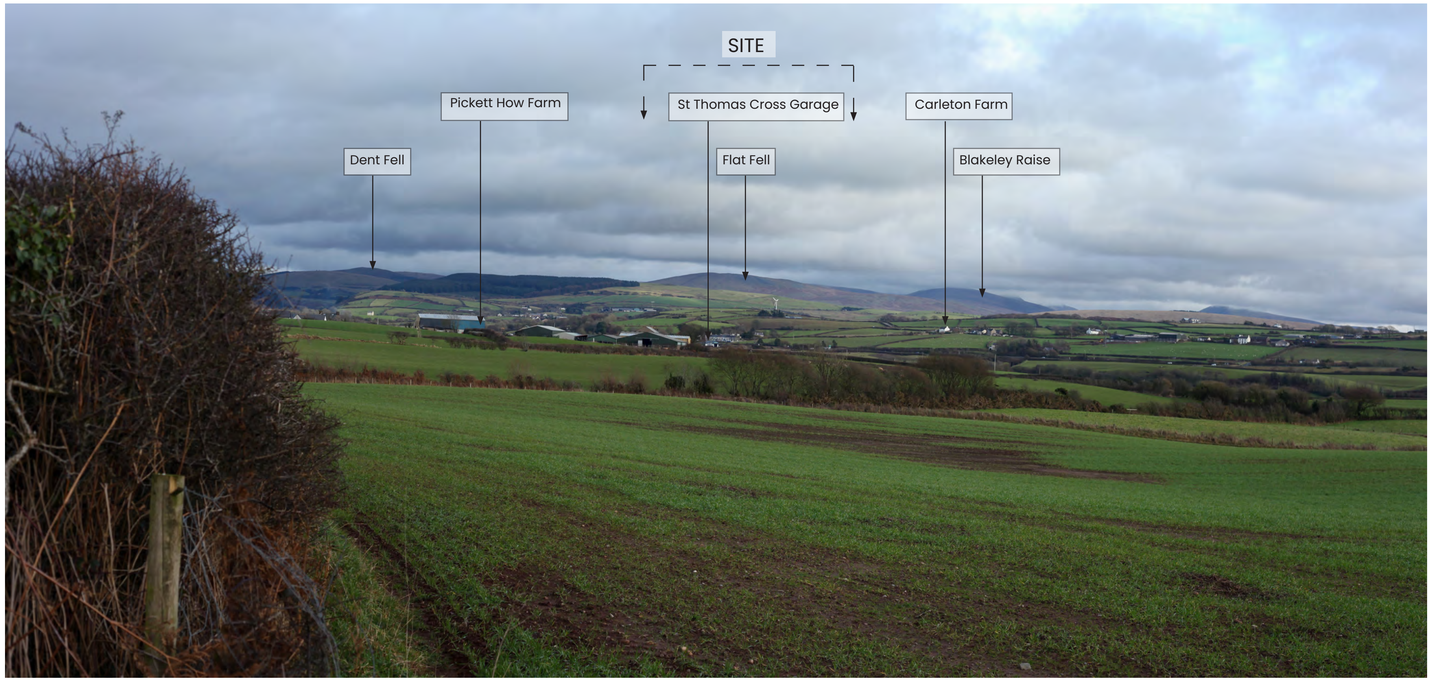
Viewpoint Photograph 7 View from public footpath 425003 looking west towards the site

Viewpoint Photograph 8 View from Uldale View looking east towards the site

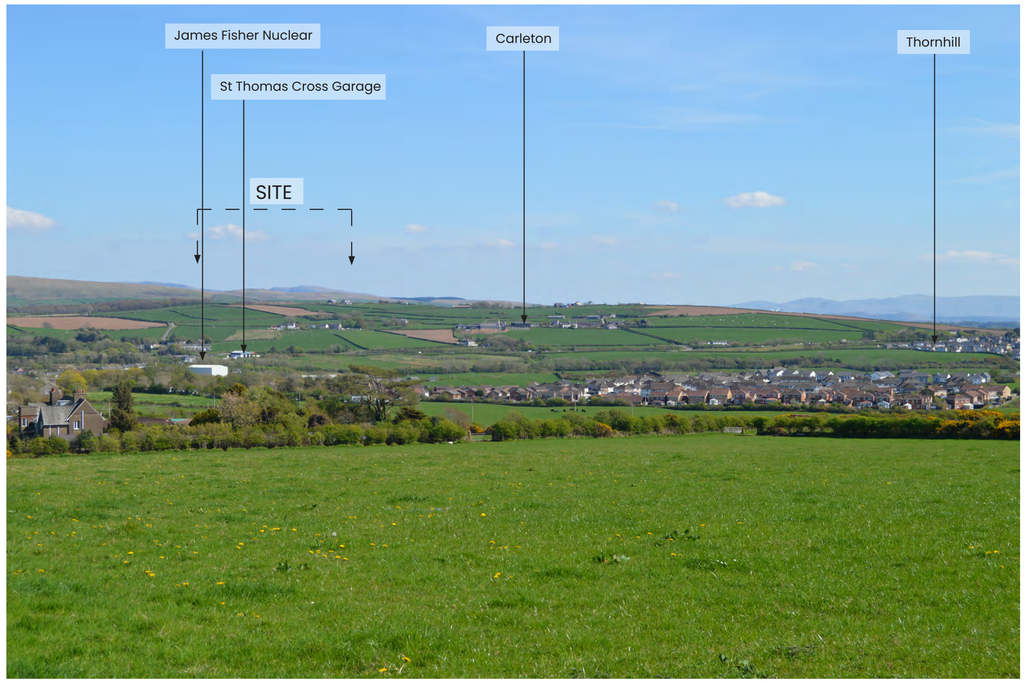
Viewpoint Photograph 9 View from minor road near Oxenriggs Farm looking west towards the site



Viewpoint Photograph 10 View from minor road near Catgill Hall looking north-east towards the site



Viewpoint Photograph 11 View from Queens Drive adjacent to Black Ling Cottages looking east-north-east towards the site



Viewpoint Photograph 12 View from Grove Road looking east-south-east towards the site

Viewpoint Photograph a View from St Thomas Cross roundabout looking south-west towards the site

Viewpoint Photograph b View from Ghyll Bank House looking north-north-west towards the site

Viewpoint Photograph c View from public foopath 425009 looking south-south-west towards the site

Viewpoint Photograph 13 View from Cold Fell in the Lake District National Park looking east towards the site

Appendix 3

Westwood Landscape LVIA Methodology

Landscape and Visual Impact Assessment (LVIA) Methodology

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used by Westwood Landscape to identify and assess the effects of change resulting from a proposed development (any proposal that results in a change to the landscape and/or visual environment) on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA) or informally as a contribution to an appraisal of development proposals and planning applications. The broad principles and the core of the approach are the same in each case.

LVIA as part of EIA

EIAs have been required formally for certain types of development since 1985. Stemming from a European directive, the requirements of EIA are translated into domestic law in each member state. With devolution in the UK, the devolved legislation is leading to subtle differences in each area. While the practitioner must be aware of these differences in legislation, the principles of LVIA will remain the same.

Within the context of an EIA, LVIA deals with effects on the landscape itself and on people's visual amenity, as an aspect of effects on human beings, and also with possible inter-relationships of these with other related topics.

LVIA in the appraisal of development proposals

Where no EIA is required for a development, planning authorities may still ask for an LVIA as part of the appraisal process of a proposed development that may bring about a change in the landscape and in the visual amenity. While there will be no rigid requirement to follow the defined terms of an EIA, the required approach is likely to be broadly similar.

Landscape and visual impact assessments prepared by Westwood Landscape will focus on proportionality, transparency, professional judgement, clear communication and presentation.

Methodology

The methodology used by Westwood Landscape Ltd to carry out LVIAs is informed by:

- Landscape Institute and Institute of Environmental Management & Assessment 2013 *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (referred to as GLVIA3);
- Countryside Agency and Scottish National Heritage 2002 *Landscape Character Assessment. Guidance for England and Scotland*;
- Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

In addition, LVIAs for EIA developments will comply with the scoping opinion given by the planning authority where this has been sought.

The core components of the methodology and their relevance to LVIA as part of EIA and LVIA in the appraisal of development proposals are:

Component	LVIA as part of EIA	LVIA in the appraisal of development proposals
Project description	Required	Required
Baseline studies	Required	Required
Identification and description of effects	Required	Required
Assessment of significance (or level) of effects	Required	Not required[1]
Mitigation	Required	If required

[1] For Non-EIA Landscape and Visual Impact Appraisal GLVIA3 Statement of Clarification 1/13, 10th June 2013 states:

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 emphasis of 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts.

Project description

The planning application will include a description of the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects including:

- a description of the siting, layout and characteristics of project as a minimum;

Refer to GLVIA3, paragraph 4.15 for information to be presented and illustrated.

- information concerning relevant stages in the project's life cycle including, as appropriate, construction, operation, and decommissioning and restoration/reinstatement stages.

  Refer to GLVIA3, paragraphs 4.17-4.20 for relevant information.

The LVIA will highlight those aspects of the development that are the key sources of landscape and visual change.

Baseline studies

The baseline studies will set out the existing landscape and visual conditions within the study area.

Landscape

The landscape baseline will identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and determine the value attached to the landscape.

The area of landscape to be studied will be agreed with the local planning authority. It will include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner (based on extent of Landscape Character Areas or a Zone of Theoretical Visibility).

Information will be collected on land use, landscape features, landscape character and landscape designations (value), drawing on published landscape character assessments including National Character Area Profiles published by Natural England, relevant Regional Landscape Character Assessments, relevant District/Unitary/AONB Landscape Character Assessments and management plans for designated landscapes.

A field survey will be undertaken to supplement desk based information and to capture aesthetic, perceptual and experiential qualities of the area of landscape from a number of survey points. A field survey sheet will guide the collection of field data at each survey point. The survey sheet will be tailored to the development and will provide space for: a written description, a checklist of landscape elements and their significance, a checklist of aesthetic and perceptual factors, and space for observations about the sensitivity and management needs of the landscape.

A description of relevant policies and plans will also be included and the relevant Parish Plan consulted, where available, to understand local landscape values.

A landscape baseline report supported by illustrations where necessary should:

- Map, describe and illustrate the existing landscape and its character;
- Identify and describe the potential receptors of landscape effect (individual elements and aesthetic and perceptual aspects of the landscape);
- Indicate the condition of the landscape, including elements and features; and
- Consider the value attached to the landscape.

Visual

The visual baseline will establish the area in which the development may be visible, the range of people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points and agree with the relevant planning authority.

A zone of theoretical visibility (ZTV) will be prepared or provided by the Client to indicate the area over which the development may be seen. A ZTV is a computer generated plan that shows the theoretical visibility of the development in the surrounding landscape. ZTVs are based on topography and because they do not

take into account screening elements within the landscape such as trees, woodland or buildings they indicate theoretical visibility only.

Viewpoints from which the development will actually be seen by different groups of people will be identified (with the aid of the ZTV) and discussed and agreed with the local planning authority and other stakeholders where relevant. The number of viewpoints required will vary with the location and scale of the proposal. Priority should be given to views from distances of less than 3km, views from sensitive locations (e.g. residential areas, areas popular with visitors or for outdoor recreation where views may be focussed on the landscape and recognised /iconic views), and views from elevated locations. These should include the clearest views of the development and if the development is visible from a protected landscape there will be a requirement for at least one viewpoint from that landscape. The purpose for selection should be recorded within the LVIA.

Final selection of viewpoints for inclusion in the assessment and for illustration of the visual effects should take account of a range of factors.

Refer to GLVIA3, paragraphs 6.18-6.23 for factors.

At each agreed viewpoint, baseline photographs will be taken to record the existing views in accordance with paragraph 2.2 of the Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

A visual baseline report will combine information on:

- Type and relative numbers of people (visual receptors) likely to be affect and the activities they are likely to be involved in;
- Location, nature and characteristics of selected representative, specific and illustrative viewpoints and details of visual receptors likely to be affected at each;
- Nature, composition and characteristics of existing views experienced at these viewpoints, including direction of view;

- Visual characteristics of existing views e.g. nature and extent of skyline, aspects of visual scale and proportion (horizontal or vertical emphasis) and any key foci;
- Element, such as landform, buildings and vegetation which may interrupt, filter or otherwise influence views.

The visual baseline report will be supported by:

- Plans to combine potential extent to which site of proposed development is visible from surrounding areas (ZTV), chosen viewpoints, types of visual receptor affected and nature and direction of views;
- Illustrations of existing views by photographs or sketches with annotations added to emphasise any important components and to help viewers understand what they are looking at;
- Technical information about the photography used to record the baseline including camera details, date and time of photography and weather conditions.

Identification and description of effects

This component will systematically identify and describe the likely landscape and visual effects of the proposal, identifying magnitude of change as a deviation from baseline conditions.

Landscape effects

The landscape baseline information is combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe landscape effects:

Step 1:

The components of the landscape that are likely to be affected by the proposal, the **landscape receptors**, are identified. These can include overall landscape character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects.

Step 2:

Interactions between these landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration/ reinstatement, are identified.

The assessment will consider direct, indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects of the development.

Direct physical effects of a proposal will be described in the LVIA, including quantities where appropriate.

Indirect effects: perceptual and visual effects on landscape character and visual effects on specific receptors.

Secondary effects: may include further LVIA effects arising from related development, which may be remote from the development site itself.

Short-, medium- and long-term effects: effects during various stages of a project including the construction stage and/or phased implementation.

Permanent and temporary effects: the LVIA process should identify whether effects are temporary or permanent (e.g. are they reversible or irreversible).

Positive and negative effects: interpreted as either a beneficial (positive) or adverse (negative) effect in LVIA terms.

Judgements on positive and negative effect will be based on clear criteria, such as: degree to which the proposal fits with existing character; and contribution to the landscape that the development may make in its own right (good design).

All effects on landscape features/fabric, landscape character and landscape values and visual amenity will be described.

- Effects on landscape features/fabric will consider loss of elements (e.g. hedges, trees).
- Effects on landscape character will describe the direct changes that will occur to the character of the landscape as described in the County/ District/Unitary/AONB Landscape Character Areas (i.e. with reference to Landscape Character Areas and Landscape Character Types as appropriate) – this should include how the development will affect perceptions of character and how widespread and prominent the changes will be.
- Effects on landscape values will also describe any potential changes in special qualities of landscapes as recorded in County/ District/Unitary/AONB Landscape Character Assessments. Particular weight should be given to protecting the special qualities of protected landscapes (i.e. AONB and National Parks), focussing on the reasons for designation referred to in their Management Plans.

Visual effects

Likely visual effects will be identified by considering the different sources of visual effects alongside the principal visual receptors that might be affected.

A range of issues will be considered to inform a description and comparison of effects including:

- Nature of the view of the development (full, partial, glimpse);
- Proportion of development that would be visible (full, most, small, part, none);
- Distance of viewpoint from development;
- Whether view is stationary or transient or one of a sequence of views (from footpath or moving vehicle);
- Nature of changes (changes in existing skyline profile, creation of new visual focus, introduction of new man-made objects, changes visual simplicity or complexity, alteration of visual scale and change to degree of visual enclosure).

All effects on visual amenity will be described.

- Effects on visual amenity will describe and illustrate the extent of visibility and record changes in views from the representative assessment viewpoints with reference to photographs and visualisations.
- Effects on settlements and at any properties with a clear view of the site will also be considered.

Assessment of significance (or degree) of effects

Landscape effects

The landscape effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of the landscape receptor and the **magnitude** of landscape effects.

Sensitivity of landscape receptors

The sensitivity of a landscape receptor is determined by an evaluation of its susceptibility to change (or the development type) and its value.

Susceptibility to change means *the ability of the landscape (whether that 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 the achievement of landscape planning policies and strategies* (GLVIA3, para 5.40).

Broad criteria for determining the susceptibility to change are based on the special qualities and landscape character attributes of the landscape most likely to be affected by a residential development in Table 1. These criteria may be altered depending on the type of development.

Table 1: Typical criteria for determining susceptibility to change

		LOWER SUSCEPTIBILITY CRITERIA ⟷		HIGHER SUSCEPTIBILITY CRITERIA
CRITERIA	Scale	Larger scale and more open landforms. Open fields. Existing human-scale elements e.g. buildings or trees.		Smaller scale, enclosed landforms. Smaller, more intricate field cover
	Landform	Little topographic variation. Smooth, gently undulating or flat landforms.		Dramatic or distinct landforms such as prominent ridges, rolling hills or steep slopes.
	Landscape pattern	Large, regular scale field patterns. Limited tree cover.		Small, irregular field patterns. Areas of woodland, water and semi-natural habitats.
	Settlement	Concentrated settlement		Dispersed settlement

		pattern. Presence of modern development e.g. utility, infrastructure or industrial elements. An exposed settlement edge.		pattern. Absence of modern development, presence of small scale, historic or vernacular settlement. A well-integrated settlement edge with an intact landscape structure.
	Historic landscape character	Relatively few historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and little time depth		A high density of historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and great time depth
	Perceptual qualities	Site is significantly influenced by development/ human activity.		A tranquil or highly rural landscape, lacking strong intrusive elements. Higher degree of remoteness.
	Visual character	Site is enclosed/ visually contained and/or has a low degree of visibility from surrounding landscapes, and the site does not form a visually distinctive or important undeveloped skyline.		Site is open and/ or has a high degree of visibility from surrounding landscapes, and/ or the area forms a visually distinctive skyline or an important undeveloped skyline.

Judgements on susceptibility of receptors (which may include individual features or areas) are recorded on a scale of **high**, **medium** or **low** according to Table 2.

Table 2: Susceptibility of landscape receptors

		DESCRIPTION
SUSCEPTIBILITY	High	The landscape receptor has limited capacity to accommodate residential development and undue consequences to the baseline situation are to be expected. Attributes that make up the character of the landscape offer limited opportunities for accommodating the development without being altered, leading to a different landscape character. Landscapes of particularly distinctive character and without detracting features, vulnerable to relatively small changes
	Medium	The landscape receptor has some capacity to accommodate residential development and undue consequences to the baseline situation may occur. Attributes that make up the character of the landscape offer some opportunities for accommodating the development without key characteristics being altered. Recognisable landscape structure, characteristics, patterns and combinations of landform and land cover moderately valued characteristics with some detracting features and reasonably tolerant of changes.

	Low	The landscape receptor has more capacity to accommodate residential development and undue consequences to the baseline situation are unlikely. Attributes that make up the character of the landscape are resilient to being changed by the development. Non-designated landscape, very weak or degraded structure, extensive detracting features and tolerant of substantial change.

Value of a landscape receptor is concerned with the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its distinctive landscape pattern, cultural associations, scenic or aesthetic qualities. It should be noted that, in virtually all circumstances, landscapes are valued in the local context by various if not all sectors of the community e.g. due to its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc.

Where there is no clear existing evidence on landscape value, an appraisal is made based on the following factors (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1):

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations

The criterion in Table 3 is used to assess landscape value for non-designated landscapes.

Table 3: Criterion for assessment of landscape value for non-designated landscapes

		VALUE		
		Low	**Medium**	**High**
CRITERIA	*Condition/quality*	A landscape with no or few areas intact and/ or in poor condition	A landscape with some areas that are intact and/or in reasonable condition	A landscape with most areas intact and/or in good condition
	Scenic quality	A landscape of little or no aesthetic appeal	A landscape of some aesthetic appeal	A landscape of high aesthetic appeal
	Rarity and representativeness	A landscape which does not contain rare landscape types or features	A landscape which contains distinct but not rare landscape types or features	A landscape which contains one or more rare landscape types or features
	Conservation interests	A landscape with no or limited cultural and/or nature conservation value	A landscape with some cultural and/or nature conservation value	A landscape with rich cultural and/or nature conservation value
	Recreation value	A landscape with no or limited contribution to recreation experience	A landscape with some contribution to recreation experience	A distinct landscape with a strong contribution to recreation

				experience
	Perceptual aspects	A landscape with prominent detractors, probably part of the key characteristics	A landscape with detractors that retains some perceptual values	A wild, tranquil or unspoilt landscape without noticeable detractors
	Cultural associations	A landscape without recorded associations	A landscape with some and/or moderately valued associations	A landscape of rich and/or highly valued associations

A landscape value for each receptor is defined on a scale of high, medium or low according to Table 4.

Table 4: Value attached to landscape

		DESCRIPTION
VALUE	High	Internationally or nationally designated landscapes (World Heritage Sites, National Parks, and Areas of Outstanding Natural Beauty). Also landscapes associated with Scheduled Monuments, Grade I and II* Listed Buildings and Registered Parks and Gardens. Areas of landscape character that are highly valued for their scenic quality. (including most statutorily designated landscapes) Receptor highly reflects high and medium value criteria in Table 3.
	Medium	Designated and locally valued landscapes (local authority landscape designations). Areas that have a positive landscape character but include

		some areas of alteration/degradation/or erosion of features. Receptor moderately reflects high and medium value criteria in Table 3.
	Low	Landscapes without formal designation but valued at a community or site level. Damaged or substantially modified landscapes with few characteristic features of value. Landscape receptor poorly reflects high and medium value criteria in Table 3.

Magnitude of landscape effects

Each effect on a landscape receptor is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.

Size or scale of effect is a consideration of the degree of change arising from the development and is described as being major, moderate, minor and none, with reference to the definitions set out in Table 5.

Table 5: Size or scale of change to landscape receptor

		DESCRIPTION
SIZE OR SCALE	Major	Major loss of existing landscape elements, features or characteristics potentially resulting in a new landscape character type.
	Moderate	Noticeable loss of existing landscape elements, features or characteristics.
	Minor	A perceptible but small loss existing landscape elements, features or characteristics.
	None	An imperceptible or barely perceptible loss pf existing landscape elements, features or characteristics.

Geographic extent is a consideration of the geographical area over which the landscape effects will be felt and is determined by the following scale:

- on a **larger scale** affecting several landscape types or character areas (**Extensive**)
- at the scale of the **landscape type or character area** (**Major**)
- at the level of the **immediate setting** of the site (**Localised**)
- at the **site level**, within the Development site itself (**Restricted**)

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long term**);

- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);
- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

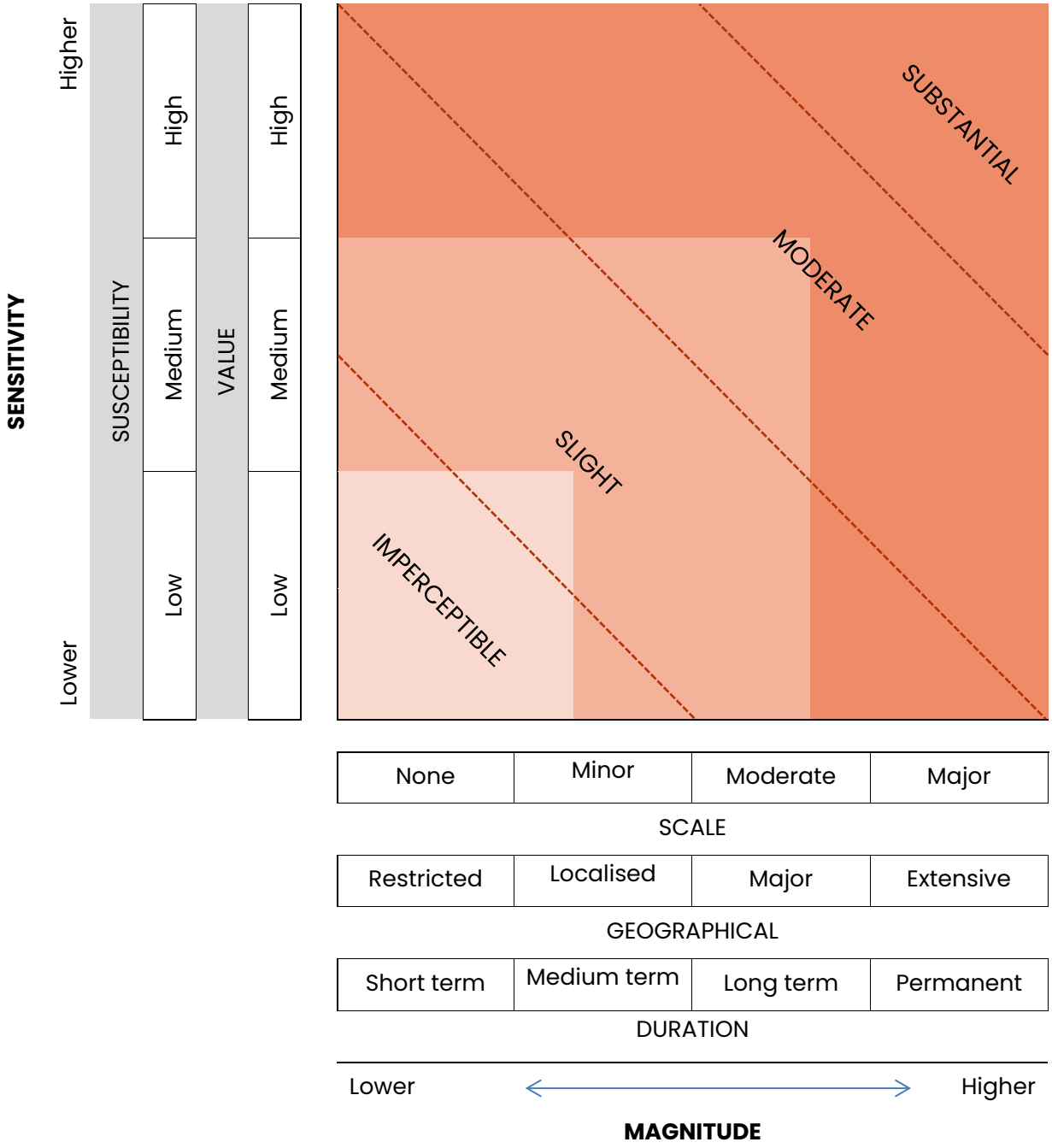
Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development, such as housing, will be not reversible).

Overall level (or significance) of landscape and effects

To draw final conclusions about the level (or significance) of landscape effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

Diagram 1: Degree of effects assessment diagram



Degrees of landscape effect are identified as: **Negligible**, **Slight**, **Moderate** or **Substantial**. Where it a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Negligible**, **Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 6.

Table 6: Degrees of landscape effect

		DESCRIPTION
LEVEL OF LANDSCAPE EFFECT	Substantial	Major loss or permanent negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
	Moderate	Noticeable or long term negative effects, over a landscape character type or area, on elements and/or aesthetic and perceptual aspects that contribute to local authority designated landscape.
	Slight	Perceptible but small negative effects, over a localised area, on elements and/or aesthetic and perceptual aspects that are key to the character of landscapes of community value.
	Negligible	Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.

A judgement is made on whether the effects are **positive** (beneficial), **negative** (adverse) or **neutral** in relation to the degree to which the Development fits with existing character; and the contribution to the landscape that the Development may make in its own right.

Visual effects

The visual effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of a visual receptor and the **magnitude** of visual effect.

Sensitivity of visual receptors

Visual receptors are all people and their sensitivity is assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.

The susceptibility of visual receptors to changes in views and general visual amenity is typically a function of the activity of people experiencing the view and the extent to which their attention is likely to be focused on the view (GLVIA3, paragraph 6.32)

The susceptibility of visual receptor groups is recorded on as scale of **high**, **medium** and **low** using the definitions in Table 7.

Table 7: Susceptibility of visual receptors to change

		VISUAL RECEPTORS
SUSCEPTIBILITY	High	Residents at home particularly using rooms normally occupied in daylight hours; people engaged in outdoor activities whose attention is focused on the landscape or particular views e.g. users of public rights of way; visitors to heritage assets or tourist attractions where views of the surroundings are an important contributor to the experiences.
	Medium	Road and rail users where views of the surroundings form an incidental contribution to the journey; Cyclists or users of scenic roads where views of the surroundings contribute to the experience.
	Low	People engaged in outdoor sport and recreation which does not involve an appreciation of views of the landscape. People at their place of work whose attention may be focused on their work or activity and where the setting is not important to the quality of their working life.

Value attached to views is concerned with the value placed on the landscape resource in a view and will take account of:

- Recognition of the value attached to particular views e.g. in relation to heritage assets or through planning designations;
- Indicators of the value attached to views by visitors e.g. through appearance in guide books or on tourist maps, provision of facilities for their enjoyment (parking places, sign boards and interpretive material) and references to them in literature or art.

Judgements on value of views are recorded on scale of high, medium and low according to Table 8.

Table 8: Value attached to views

		DESCRIPTION
VALUE	High	Views appearing in guidebooks or on tourist maps; Provision of facilities for the enjoyment of a view (e.g. parking places, sign boards and interpretive material); and references to a view in literature. Views associated with nationally designated landscapes, designed views recorded in records for historic parks and gardens or scheduled monuments.
	Medium	Views associated with local authority designated landscapes or recorded as of importance in Conservation Area Appraisals or local authority landscape/townscape assessments.
	Low	Views valued at a community level.

Magnitude of visual effects

Each effect on visual receptors will be assessed in terms of its **size or scale**, the **geographical extent** of the area influenced and its **duration and reversibility**.

Size or scale of an effect considers:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

Size or scale is determined by the classification in Table 9.

Table 9: Size or scale of change in view

		DESCRIPTION
SIZE OR SCALE	Major	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Minor	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Negligible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Geographic extent of a visual effect considers:

- the angle of view in relation to the main activity of the receptor;

- the distance of the viewpoint from the proposed development;
- the extent of the area over which the change would be visible.

Geographical extent is described as being **extensive**, **major**, **localised** or **restricted**.

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long-term**);
- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);
- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development such as housing will be not reversible).

Overall degree of visual effects

To draw final conclusions about the level (or significance) of visual effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

Degrees of visual effect are identified as: **Imperceptible**, **Slight**, **Moderate** or **Substantial**. Where a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Imperceptible**, **Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 10.

Table 10: Degrees of visual effect

		DESCRIPTION
LEVEL OF VISUAL EFFECT	Substantial	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Slight	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Imperceptible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Mitigation

As a consequence of the assessment process there are likely to be modifications to the scheme designed to minimise landscape and visual effects. In addition, there may be measures to prevent, reduce or offset very substantial or substantial adverse effects. These will be described in terms of relationship to/conservation of valued landscape features, relationship to landscape character and appearance from sensitive viewpoints and designated landscapes. All mitigation measures will be described and an indication of how they will be implemented provided. A description of the main reasons for site selection and any alternatives in site design or layout will also be provided where relevant.