



# LANDSCAPE & VISUAL IMPACT APPRAISAL HARBOUR LIGHTS CAMPSITE HAVERIGG

Trevor Bridge Associates Ltd

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## LANDSCAPE AND VISUAL APPRAISAL

### Introduction

1.1 This assessment looks at the potential landscape and visual implications of the proposed development of an extension to The Harbour Lights Campsite, Haverigg, Cumbria. It evaluates the existing landscape and assesses the impact of proposed development on views in to the site. Having considered these points in the context of the proposals and any mitigation, it then determines any residual effects. The report is divided into the principal sub sections as follows;

- Legislation and Policy
- Assessment Methodology
- Baseline Conditions
- Evaluation
- Landscape Appraisal
- Mitigation
- Visual Impact Appraisal
- Residual Effects
- Summary and Conclusion

1.2 The sections describe the policy and baseline conditions, relating to the landscape of the site and evaluate the existing landscape character. The impact and significance of the development proposal is then assessed together with the proposed mitigation. Taking the mitigation in to account the likely residual effects are considered. The proposal for the site comprises of new camping pitches, static caravan units on hard standings with associated paths, access roads, toilet blocks, service areas and structural landscape.

### Legislation and Policy

1.3 The site currently comprises of a partly developed caravan site with some areas of open field. The fields are enclosed by a combination of young hedges, post and rail and post and wire fence. There is limited tree and shrub cover and most is very young. Surrounding land uses are a mix of further caravan parks, light industry, housing, agricultural land and coastal fringe. The site has boundaries with a minor road known as The Front, to the south and an unnamed road, serving housing at Marine View and an industrial estate, to the west.

1.4 The **National Planning Policy Framework** 2021, published by The Ministry of Housing Communities and Local Government is of relevance. **Chapter 15 Conserving and enhancing the natural environment** states at paragraph 174; 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

*b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland.....'*

- 1.5 There are no specific legislative requirements relevant to this assessment. The site falls within the area administered by Copeland Borough Council. The current Development Plan currently consists of the **Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies**, the **Copeland Local Plan 2013 – 2028 Proposals Map and Copeland Local Plan 2001 – 2016 'Saved' Policies** and the **Copeland Local Plan 2013 – 2028 Interactive Proposals Map**. The new Copeland Local Plan is currently at consultation stage.

The current Copeland Local Plan 2013 – 2028, Interactive Proposals Map, shows the site falling within an area covered by **The Millom (Advert Control Exclusion Area)**. The site falls outside the Settlement Boundaries of both Haverigg and Millom. The area of the site is covered by **Policy ST2 – Spatial Development Strategy**, which sets out the principles by which development should be distributed within the Borough. Paragraph 'C v' sets out development that is considered acceptable outside the defined settlement boundaries and states '*Land uses characteristically located outside settlements, such as agriculture or forestry, farm diversification schemes or tourism activities requiring location in the countryside, or prisons.*'

**Policy ENV5 – Protecting and Enhancing the Borough's Landscape** is also of relevance and states; '*The Borough's landscapes will be protected and enhanced by:*

*A Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area*

*B Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site*

*C Supporting proposals which enhance the value of the Borough's landscapes.'*

Other policies that are of relevance to the site and adjacent land, are as follows;

**Policy ENV2 - Coastal Management**

**Policy ENV3 – Biodiversity and Geodiversity**

**Policy ENV6 – Access to the Countryside**

## Assessment Methodology

- 1.6 The content of this assessment is based on the general principles set out in Guidelines for Landscape and Visual Impact Assessment, third edition, published jointly, in 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment.

- 1.7 A desktop study of the site was carried out prior to any field-work taking place. This concentrated on using both maps and aerial views of the site and its surrounds to assess the topography and landform and to identify potential viewpoints. The main reference was the **Ordnance Survey Explorer Map, Sheet OL6, The English Lakes, South Western Area**, at a scale of 1:25,000. The material gathered was then used to inform the field-work.
- 1.8 The application site and surrounding areas were visited on 12 May 2022. All fieldwork was carried out on foot, by David Griffin, a Chartered Landscape Architect. At the time of the visit, the weather was clear and sunny, with the visibility acceptable for assessing the type of views required. Photographs of the site and viewpoints were taken using a Nikon D5200 Digital Camera, with 18-55mm VR Lens and Sony WX350 20 x Optical Zoom. Standard company field survey forms were used to record the on-site findings and viewpoints were recorded on the Ordnance Survey Map.
- 1.9 No technical difficulties were encountered in assessing the landscape and visual impact of the proposed development. Access to private property or land, other than the site itself, was generally not obtained, except where Public Rights of Way crossed such areas. Clearly this means it was not possible to accurately judge the full visual impact to private houses. However, it is considered that this has not prevented accurate consideration of the potential impact on surrounding properties.

## Baseline Conditions

### Existing Landscape Character Assessments

- 1.10 Natural England has produced a series of **National Character Areas**, which divides England into 159 distinct natural areas. The site falls in the Character Area **NCA 7, West Cumbria Coastal Plain** a summary of which is as follows;

*'The West Cumbria Coastal Plain National Character Area (NCA) forms a plain of varying width between the Cumbrian High Fells NCA in the east and the Irish Sea to the west. Views inland are set against the Lake District mountains, with long-distance views to the Isle of Man and southern Scotland across the sea. The coastline encompasses a diverse range of habitats including mudflats, shingle and pebble beaches, honeycomb worm reefs, soft cliffs, the high sandstone cliffs of St Bees, dune systems, expansive estuarine systems and the barrier islands of Walney and Foulney.*

*Inland the wind-swept and open pastoral farmland of the undulating plain is dissected by more sheltered lowland river valleys. These valleys are delineated by woodland and grade into coastal landscape as they approach the sea. The arable landscape of the St Bees area provides a contrast with the surrounding pastoral landscape. A large part of the area is designated as part of the Lake District National Park. To the north there are extensive areas of land reclaimed from coal mining, iron and steel industries, and processing industries around the towns/ports of Whitehaven, Workington and Maryport. The energy industry is highly visible and an important employer, with ship building important around Barrow-in-Furness in the south.*

The coast from Walney Island to St Bees, including the Duddon Estuary and the estuary complex at Ravenglass, has a number of internationally and nationally designated nature conservation sites. These are important for their coastal sand dune, vegetated shingle and salt marsh communities as well as for breeding seabirds, wintering waders and wildfowl, natterjack toad and specialist flora. As well as the coastline, the area supports nationally and internationally protected lowland rivers in the form of the Ehen and Derwent and lowland raised bogs around the Duddon Estuary.

In the north, access by road historically follows the Roman routes through the Derwent Valley and along the margins of the Solway Basin. In contrast the southern route via Furness and Barrow is more recent, being 19<sup>th</sup> century in origin, with earlier routes being across the sands of Morecambe Bay. The railway, also of 19<sup>th</sup> –century origin, follows the coastal periphery and links all the main coastal settlements.

The area has a diverse economy historically based on coal mining, open cast mining, ship building and agriculture, with the developing and expanding energy industries and tourism being important employers and adding to development pressures. Tranquillity as well as a strong sense of place and history all contribute to the area's recreational value which, combined with its nature conservation interests associated with the rivers and the coast and strongly influenced by water quality, makes the area attractive to both residents and visitors. The West Cumbria Coastal Plain NCA provides the access gateway to the western fells and lakes of the Lake District National Park for those seeking quiet recreational experiences. The St Bees Heritage Coast, Hadrian's Wall World Heritage Site and Hadrian's Cycleway (part of the National Cycle Network), and the Coast to Coast path and England Coast Path all cross the NCA, bringing visitors to experience the areas natural and cultural heritage.'



The regional context of the site.

- 1.11 The **Cumbria Landscape Strategy** was published in 1998 and can be considered as superseded by the following document referred to.

- 1.12 The **Copeland Landscape Settlement Study** was published in December 2021. The site is placed in **Landscape Character Type: 2D Coastal Urban Fringe**, Area of **Local Character 2Di Coastal Pasture Urban Fringe**. The description is set out as follows;

#### **Key Characteristics**

- Landform: Flat, low lying coastal land.
- Land Use: Urban edge uses – pasture dominates, with recreation on the edge of Haverigg, Industry, particularly on site of old tannery, caravan storage and holiday park, windfarm and prison estate.
- Landcover: semi improved pasture and amenity grassland. Disused airfield to west of prison.
- Field Pattern: small and medium, rectangular fields. Ditch and fence boundaries, some hedgerows further inland.
- Vegetation: Sparse tree cover – some small farm shelter belts and hedgerows.
- Settlement Pattern: Haverigg has grown out of 19<sup>th</sup> century core along main roads. Separated from Haverigg Prison and Prison housing by open countryside.
- Built features: Tannery works and Prison estate, with functional low rise buildings, dominate the built form of the landscape. Wind farm gives vertical emphasis to otherwise flat landscape.
- Scale: Open, flat large-scale landscape.
- Perceptual Character: Long open views over sea to fells. Busy landscape, with evidence of human activity very present. Exposed to the elements. An air of neglect where buildings and land have become run down. Strong association with adjacent urban character and undeveloped landscape. Presences of roads, dereliction, buildings, railways.

#### **Qualities**

- Strong human influences on landscape. Exposure and openness at coast.

#### **Designations**

- Duddon Estuary Ramsar and SSSI, Morecambe Bay SAC.

#### **Landscape Sensitivity and Susceptibility**

- The views to open sea and expansive skies are sensitive to development that would enclose or interrupt these views (More detail is included in an accompanying table).



### Capacity to Accommodate Change and Mitigation Potential.

- Protect coastal edge areas from sporadic and peripheral development. Support the retention and enhancement of green gaps, green infrastructure and ecosystem services, in particular define green gaps between Haverigg, Millom and Haverigg Prison.
- Encourage new development on brownfield and vacant sites to protect and enhance habitats. Minimise the impact of new development by careful siting, design and high standards of landscape treatment particularly where public views are affected.
- Establish new woodland belts or thick hedgerows along the edges of developments to soften their impact, provide a backcloth, define limits of urban expansion and integrate isolated development.

### Management Strategy

- The qualities of this landscape and seascape will be enhanced, restored and improved as important settings for recreation.
- The rural and natural qualities of these areas will be reinforced and there will be the development of a bold landscape structure to unify disparate uses.



The local context of the site.

### Other designations affecting the site

- 1.13 A review of the site area, using the Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Map and other available data was undertaken.
- The area of the site does not have any national statutory landscape or rural designations, such as Areas of Outstanding Natural Beauty or National Park status.

- The site is adjacent to the Duddon Estuary Ramsar and Site of Special Scientific Interest and Morecambe Bay Special Area of Conservation.
- There are no Scheduled Ancient Monuments or Registered Battlefields on, or near the site.
- There are no areas of the site registered as Historic Parks and Gardens within the register maintained by English Heritage in accordance with the Historic Buildings and Ancient Monuments Act 1953.
- The site is not in a Conservation Area and there are no Listed Buildings on or adjacent to the site.
- It has not been established if any of the trees on the site are subject to Tree Preservation Orders. As such Copeland Borough Council should be consulted before any works are carried out that may affect trees, on the site, above or below ground.
- There are no hedgerows on the site likely to be afforded protection in accordance with the Hedgerow Regulations 1997.
- There are no Public Rights of Way on the site, but there are Public Rights of Way outside the site boundaries to the south, east and west.

### Evaluation

- 1.14 The assessment falls in to two distinct types, the Landscape Appraisal and the Visual Appraisal. The first part, the Landscape Appraisal, deals with the character, quality and fabric of the site whilst the second part, the Visual Appraisal, deals with the extent of visibility of the site, particularly from public viewpoints. In turn it considers the impact of potential changes to the site and the effect these changes may have on views and visibility.

The Landscape Appraisal considers the elements that make up the landscape. These factors can be divided in to three main headings; natural characteristics, cultural and social factors and perceptual and aesthetic factors;

- Natural features may include trees, woodlands, hedgerows, flora and fauna, meadows, geology, landform and topographic features, such as hill tops, river and stream valleys, ponds and green space.
- Cultural and social elements may include land use, settlement patterns and built elements such as enclosures, bridges, buildings and roads.
- Perceptual and aesthetic factors may include scenic quality, sense of place, tranquillity and include elements such as colour, form, texture, sounds and associations.

- 1.15 An Approach to Landscape Character Assessment, describes how Landscape Character Assessment can be applied at different scales, from a national and regional level, to a local level. Ideally character assessments should fit together in a hierarchy of areas, with each adding more details as they home in on an area. For the purpose of this report, it can be assumed that the Natural England, Character Area and Copeland Landscape Settlement Study, describe the national, regional and local context. The aim of the following section is to form the next level in the hierarchy and to make the character assessment site specific, within the local context.

### Landscape Appraisal



## Site description

- 1.16 The site is centred on Ordnance Survey grid reference SD 16677 78905 and is located north of a minor road known as The Front, to the east of Haverigg town centre. The site currently comprises of a single, large, roughly triangular field with the long boundary orientated in a roughly east to west direction. At the time of the visit the fields were in a state of flux with some areas housing static and touring caravans, whilst other areas were green field or with works underway. The site is subject to varying influences, with further caravan parks to the east and south, as well as a camping field to the west. A small cluster of older properties, known as Steel Green, are on the eastern edge of the site and the town of Haverigg is west of the site with housing, commercial properties and a small industrial estate to the north west. To the immediate north there is agricultural pasture land, with the town of Millom in the distance. The coastline and Hodbarrow Lake, south of the site, together with the hills of the Lake District to the north, are major influences on the landscape setting.
- 1.17 The greater part of the site is relatively level, but it is effectively in a shallow depression. The average level of the site is 5.50m AOD, but on the northern boundary the site climbs steeply to an average level of 18.0m AOD. The southern boundary also climbs slightly, towards the road level, to be at an average of 8.0m AOD. The eastern boundary is at a similar average level of 8.0m with only the western boundary level with the bulk of the site, at an average of 5.30m AOD.
- 1.18 Tree and shrub cover is extremely limited, as typical of this exposed coastal setting. Tree and shrub cover is restricted to the more sheltered areas, particularly on the southern and eastern boundaries. The principal species include Hawthorn, Willow, Cherry, Sycamore and Gorse with occasional conifers. A new, predominantly Hawthorn, hedgerow has been planted on the western end of the southern boundary. The ground flora is extremely limited on the site, due to grass cutting operations. Other than grasses frequent herbaceous species include Bramble, Thistle, Dock, Buttercup and Nettle.
- 1.19 There is a shallow pond scrape towards the centre of the eastern end of the site. This was holding some water at the time of the visit. The immediate surrounds were also damp as evidenced by Soft Rush growing.
- 1.20 As well as the static and touring caravans there are several permanent structures across the site. On the western boundary there is a toilet block, finished in white render and with a grey, slate style, roof. Opposite the site entrance is a small compound, possibly intended for gas storage and enclosed with green steel palisade fence. At the extreme eastern end of the site, close to Steel Green, there is a large timber outbuilding in the field, although this may be a temporary location. The site is enclosed with a mix of timber post and rail fence and post and wire stock proof fence.
- 1.21 The site is also strongly influenced by its setting in the landscape. Although sited on the coastal plain views of the sea and Hodbarrow Lake are surprisingly limited. As well as the land form, the static caravans, at Port Haverigg Holiday Village, south of the site greatly limit views out to sea. In many ways it is the hills of the southern Lake District which have the greatest impact on the setting of the site, forming a back drop to both

Haverigg and Millom. The mass of Black Combe at 600m AOD and to the north west of the site, is a particularly strong landscape feature.

- 1.22 There are no Public Rights of Way on the site, however The Front, the path at Steel Green, to the east and the lane to the west of the site, are all Byways.



The site looking north west, from The Front, with Black Combe in the distance. The steep slope on the northern site boundary can clearly be seen.

### Establishing the value and sensitivity of the landscape

- 1.23 As part of the study, the value and sensitivity of the affected landscape should be established. This means the relative value that is attached to different landscapes by society, taking in to account that a landscape may be valued differently by the various stakeholders. Value and sensitivity can apply to areas of landscape as a whole or to individual elements, features or aesthetic qualities. The start point in understanding landscape value is usually to consider existing landscape designations, but the value of undesignated landscapes also need careful consideration.

### International and national designations

The site and the immediate surrounds of the site, do not have any statutory designations, such as National Park Status, or as an Area of Outstanding Natural Beauty.

### Local Landscape designations

The site and immediate surrounds do not have any specific landscape based designations. To the south is the Duddon Estuary Ramsar and Site of Special Scientific Interest and Morecambe Bay Special Area of Conservation.

**Undesignated landscapes** – The fact that an area of landscape is not designated does not mean it does not have any value. A range of factors can help to identify valued landscape as follows;

- **Landscape quality:** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses.
- **Rarity:** The presence of rare elements or features in the landscape or the presences of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character, features or elements, which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities notably wildness and or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

The above criteria have been used to assess the value of the site as follows;

**Landscape quality:** The landscape of the site is fairly typical of the Coastal Urban Fringe, Landscape Character Type. Whilst there are no remarkable qualities to the areas of open field contribute to the local landscape. The landscape of the site is already strongly influenced, by the contradictory effects, of the adjacent caravan parks and the wider landscape of the Lake District and nearby Seascape.

**Scenic quality:** The site has limited aesthetic value, on its own merits, but contributes to the overall quality of the countryside of the coastal plain.

**Rarity:** The overall landscape of the site is not rare.

**Representativeness:** The landscape of the site can be considered as typical of the Coastal Urban Fringe Landscape Character Type.

**Conservation interests:** The trees and hedges will be of value as they mature and the wetland area is of high value.

**Recreation value:** The site is of private recreational value and is of visual amenity benefit to those using adjacent Byways both on foot and in vehicles.

**Perceptual aspects:** The site may be perceived as important in terms of the contribution it makes to the open aspect of the coastal plain.

**Associations:** There are no known literary, artistic or historic associations with the site.

- 1.24 In summary; the landscape of the site is typical of the character area, but may be of value in terms of the openness it provides, to the east of Haverigg. The overall visual amenity of the site will extend to those using the network of Byways on this side of the town. **The site may be considered as tolerant of change, subject to the retention of important landscape features.**

### Predicting effects on the landscape

- 1.25 The Baseline Conditions and Landscape Appraisal identify the important elements and character of the local landscape. Here the potential landscape changes to the application site which would occur, as a result of the proposals, are described. These are discussed in terms of the same headings as used in the assessment, that is, natural characteristics, cultural and social factors and aesthetic and perceptual factors. Development of the site, as described, would clearly have an effect on the character of the site and its surrounds. This is because of the obvious change of land use.

#### 1.26 Changes to Landform

It is unlikely that there will need to be any regrading of the site to enable development to take place. The overall levels and form of the site will continue to relate to the landform of the local landscape.

**Effect** No change

#### Changes to type and extent of vegetation cover

The little tree, shrub and hedge cover that there is would be retained within the proposal. A landscape scheme, associated with the development, would aim to increase tree cover and hedgerows.

**Effect** Medium Beneficial.

### **Change in land use**

There will be an obvious change in land use, however, the new land use would be compatible with the land use to the south and east of the site.

**Effect** Low adverse

### **Changes to watercourses and waterbodies**

Whilst some of the existing wetland area will be lost new wetlands will be created.

**Effect** Medium beneficial

### **Changes to notable landscape features**

The most notable landscape features are the landform and wetland which will be unchanged overall.

**Effect** No change.

### **Changes affecting Public Rights of Way and public land**

There are no Public Rights of Way or public land on the site.

**Effect** No change

### **Changes to cultural associations and the historic setting**

The site is not considered to have physical elements of cultural or historic significance remaining, which are likely to be affected.

**Effect** No change.

### **Changes to the perceptual qualities of the landscape and settlement pattern**

The loss of open land may be perceived to have a negative effect on the landscape. However, there is an opportunity to create new habitats and increase the level of tree, hedge and shrub cover. The proposal is also within the context of existing holiday parks and road patterns.

**Effect** Low adverse

1.27 The overall magnitude of landscape change can be categorised as follows;

**High Adverse** – Total loss of or major alteration to the key characteristics or features of the landscape area.

**Medium Adverse** – Partial loss of or alteration to, the key characteristics or features of the landscape area.



**Low Adverse** – Minor loss of or alteration to the key characteristics or features of the landscape area.

**No Change** – Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.

**Low Beneficial** – Minor Improvements to the key characteristics or features that outweigh any adverse landscape effects of the proposal, removal of minor incongruous features.

**Medium Beneficial** - Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.

**High Beneficial** – Major Landscape improvements, through the creation of a new landscape structure, or the removal of large inappropriate features.

The likely magnitude of landscape change within the immediate area, surrounding the site, can be categorised as **Low Adverse**.

The likely magnitude of landscape change within the Landscape Character Area can be categorised as **Low Adverse**.

### The Construction Phase

1.28 The construction phase itself will clearly impact visually and physically, albeit temporarily, on the local area. Those issues which are most likely to have an impact are;

- Site accesses
- Earthworks
- Material stockpiles, storage and compounds
- Temporary buildings and plant
- Vehicle Movements, including delivery loading and unloading
- Parking
- Temporary lighting
- Site signage and temporary boundary treatments

1.29 Temporary site accesses should be avoided if possible and must aim to use those proposed in the long term and such access points need siting with care in relation to existing landscape features, particularly vegetation. Similarly the site infrastructure should, wherever possible, follow that intended for the long term site layout. In particular the layout of roads and hard standings must be sited to cause the minimum long term damage to the landscape. During regrading works, great care is needed not to damage retained landscape features and any stockpiled materials should be located well away from existing trees. A separate Tree Protection Plan must be produced which details the location and type of protection measures during the construction phase.

- 1.30 Temporary buildings, site compounds and plant must be sited with care and ideally on areas to be built on in the long term, rather than areas designated as soft landscape. As well as avoiding damage to landscape features, consideration must be given to the potential visual effect on adjacent buildings, particularly those which are residential. If sited carefully buildings and compounds can utilise the existing vegetation as screening. If cranes or tall machinery are used during the construction phase it is likely that they will be visible for a considerable distance. Little can be done to mitigate this impact other than to minimise the use of such plant. Where required, site lighting must be positioned and targeted in a considerate manner. In particular lighting should avoid nuisance to adjacent highways and residential properties. Low level lighting has a much lesser impact than high level flood lighting and should be considered close to existing properties. Parking for site operatives should be sited close to buildings and compounds and again should avoid areas intended for long term retention as landscape features.
- 1.31 All reasonable measures must be taken to prevent pollution to water courses or ground water and fuel or chemical stores must be sited with due consideration to this potential risk. Construction vehicles may cause nuisance through noise, dust creation and lights after dark. Temporary signage and hoardings must be appropriately designed and sited not cause a visual nuisance to either highways or properties. Separate method statements, by specialists, should deal with issues relating to lighting pollution and noise control.

### Defining the extent of visibility

- 1.32 The extent of the current visual envelope must be defined and is set out as below:

**To the north** – the visual envelope is initially defined by the landform which climbs sharply on the northern site boundary. This level change of between 10 – 12 metres effectively encloses the site and prevents it from being visible from the north. Beyond this slope the coastal plain extends for several kilometres without any vantage point allowing views of the site. The land begins to climb, dramatically, towards the hills of the Lake District after approximately 2 kilometres, north of the A5093, and it is the hills that most effectively close the visual envelope to the north. The only potential public views towards the site from the north are from Public Rights of Way or Highways but the landform precludes this.

**To the east** – the visual envelope is defined by extensive tree cover and built form around Steel Green and Port Haverigg Marina Village. This sense of enclosure is further strengthened by a woodland block on the western shore of Hodbarrow Lake. Further east there is even more extensive woodland cover on the RSPB Reserve on the eastern side of Hodbarrow Lake. The principal public views towards the site from the east are from the Public Byway at Steel Green.

**To the south** – the visual envelope is defined initially by the slight change in level, which whilst only approximately 2.0 metres is enough to enclose the site. There is also some minor vegetation cover on these banks north and south of The Front. South of the road is the Port Haverigg Caravan and Lodge Park. The five – six rows of static caravans

further close the views from the coastline. The principal public views towards the site from the south are from the Public Byway.

**To the west** – the visual envelope is poorly defined to the west due, to the unbroken low lying coastal plain. It is only the intermittent cover provide by vegetation and built form that provides any sense of enclosure. The view is only closed fully by housing on the eastern edge of Haverigg Town. The principal public views towards the site from the west are Public Rights of Way, open space and Highways.

## Visual Receptors

- 1.33 Within the visual envelope described above it is necessary to consider those who are likely to see the site and experience a change to the view, should development take place. These are known as visual receptors and can be summarised as follows;

### **Public Rights of Way and Open Space**

Those using the Public Rights of Way network in the area, particularly those paths close to the site. There is informal open space on the eastern side of Haverigg.

### **Private Residential dwellings**

Householders in residential areas to the east and west of the site may be affected, as well as those living on other nearby caravan parks.

### **Outdoor recreational facilities**

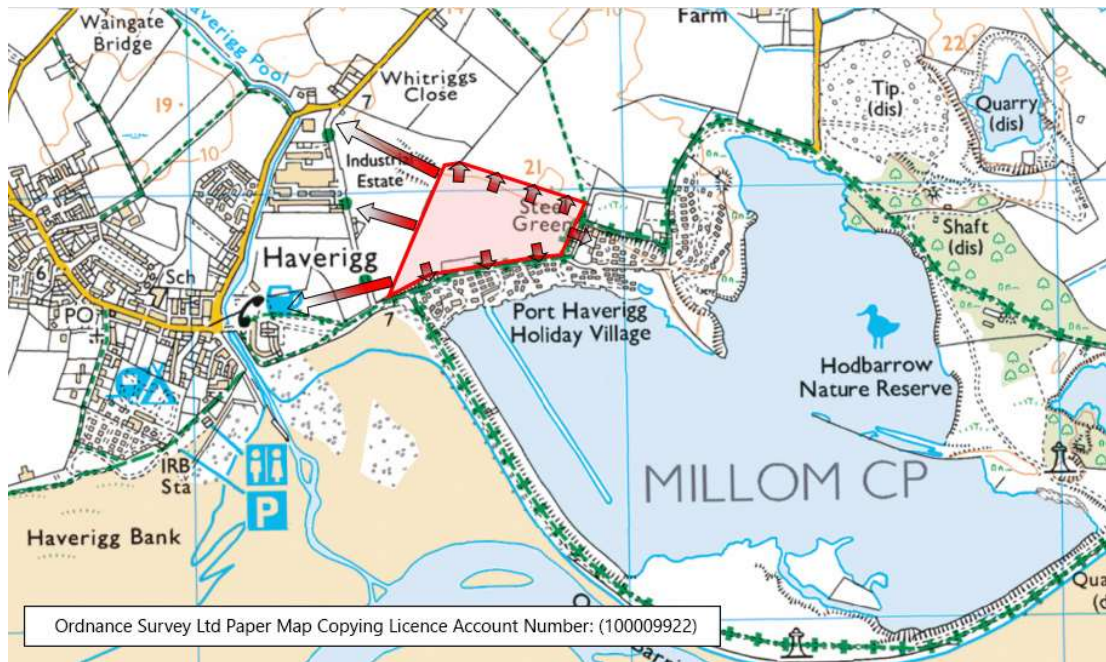
The cricket field on the eastern side of Haverigg will have views towards the site.

### **Business and Commercial premises**

Those working on adjacent farms will have views of the site.

### **Vehicle users and pedestrians on local roads, railway passengers.**

Vehicle users and pedestrians on adjacent local roads, particularly The Front, will have views of the site. The railway line, north of the site, is partly in cutting as it enters Millom and the site is screened from it by the landform.



Theoretical zone of visual influence.

### The Sensitivity of visual receptors

1.34 The sensitivity of visual receptors, based on standard guidance is summarised as follows;

Public Rights of Way and Open space

#### **High sensitivity**

Views are sensitive to those taking part in outdoor and rural activities. Sensitivity will be greatest on well used and popular routes and open spaces. The impact reduces with distance or if views are filtered.

Private residential dwellings

#### **Medium to High sensitivity**

Views are sensitive if direct from primary living space and close to dwellings. Oblique or filtered views together with those from secondary living space are less important.

Outdoor recreational facilities

#### **Medium sensitivity**

The view is not likely to be part of the principal objective of the activity, but may contribute to the experience of outdoor activity.

Business and Commercial Premises

#### **Low sensitivity**

People at work tend to be focused on what they are doing and have a better capacity to deal with changes to the view.

Vehicle users, pedestrians on the Highway and rail passengers

#### **Low sensitivity for vehicle user's medium sensitivity for pedestrians**

Because views are transient they are generally less important. Vehicle users are less heavily impacted than pedestrians are. Rail passengers often pass at speed but are also more likely to be looking at their surrounds.

As a result of the above, it is possible to make a prediction of the potential impacts;

- The greatest impacts will be to those using the Public Right of Way network, near the site and to those using nearby open space.
- There will be an impact on private residences immediately adjacent to the site. This impact will reduce with distance and will vary according to the orientation of primary living space.
- There will be a minor impact to those using the cricket ground.
- The impact on employees on nearby farms will be limited.
- Vehicle users and pedestrians on nearby Highways will be affected, particularly those using 'The Front'

## Mitigation

1.35 There are four principal strategies to address likely negative effects;

**Avoidance** The avoidance of negative landscape and visual effect through careful siting, planning and design

**Reduction** Where negative effects cannot be avoided the reduction of any remaining conflict with the landscape

**Remediation** Mitigation measures which rely solely on add on or cosmetic measures, such as screening

**Compensation** Where negative effects cannot be mitigated to an acceptable level other improvements may be offered to offset or compensate for the residual effects

In this case the main strands to the mitigation are; **Avoidance** through the retention of existing landscape features and **Remediation** through new landscape design.

1.36 The limited existing, boundary trees and hedges will be retained and managed positively, within the proposal for the site. Alongside these retained features a new landscape scheme will be included with the design, which will aim to ensure that the new development has themes which accord with the local setting.

1.37 New tree and shrub planting will consist of a high percentage of native species, across the development and particularly on the site boundaries. They will act as both buffer planting and as green corridors. New trees will be planted alongside the retained trees



but need to be of species that can withstand the harsh coastal conditions. The principal tree and large shrub species used will be Hawthorn, Oak, Sycamore, Whitebeam and Willow. Smaller shrub and hedgerow species will include Blackthorn, Dog Rose, Elder and Gorse. Current guidance is such that Ash cannot be planted due to the risk of introducing Chalara, or Ash dieback. Should this guidance be revised then Ash would also be included in the new tree planting.

- 1.38 There is scope to manage some of the incidental grassland for wildflower and native grass species. New areas of wildflower seeding will also be created using appropriate coastal mixes. Other ecological features within the new landscape could include pond scrapes and amphibian hibernacula.
- 1.39 The existing hedgerows on the site, will be gapped up as appropriate, with the aim of linking habitat areas as well as providing shelter and enclosure to the site. The intention of all new planting, is that it is selected to be of both aesthetic value and wildlife benefit, particularly to birds, bats and pollinating insects. The creation of linked, planted networks, to create wildlife corridors will greatly increase the benefits of new planting to wildlife.
- 1.40 All of the landscape features will be actively managed, after the development is complete, to ensure that the overall landscape structure remains viable in the long term. A long term Landscape Management Plan can be agreed with the local authority as part of the planning process.

## Visual Impact Appraisal

- 1.41 The visual impact appraisal of the site considers the visibility of the site, particularly from public viewpoints beyond the site boundary. The existing visibility of the site was assessed initially by a desktop study of the Ordnance Survey maps for the area, followed by field work analysis. From this work viewpoints were selected to describe views from the most commonly used and most affected locations. As discussed previously these views were only assessed from publicly accessible areas and no access was gained to private property.

The viewpoints were assessed briefly in terms of sensitivity and categorised as of **High, Medium, Low, Negligible sensitivity or No Impact** This judgement was based on the following factors;

- The location and context of the viewpoint, such as proximity to the site
- The likely number of viewers, for example easy to access areas, such as public highways
- The nature of the viewpoint, residential properties are sensitive to visual impact whereas a place of work may not be
- Movements of viewers, those in cars passing at speed are generally less sensitive
- Cultural significance, if relevant

These viewpoints are described here and with the aid of photographs in the appendices.

#### 1.42 Principal northern viewpoints of the site

From the north the only public views, towards the site, are from Public Rights of Way. There are no views from Highways. There are unlikely to be any private views from the north of the site.

The level change on the northern site boundary, and beyond, effectively screens the site from the majority public viewpoints. There are glimpses of the site from the southern end of the Public Right of Way that links Haverigg Road with the Byway at Steel Green. Views from private properties along Haverigg Road are prevented by the landform.

Further north, the coastal plain ends, north of the A5093, approximately 1.5 Kilometres from the site and the ground climbs steeply. Initially the ground rises towards the hill of Low Scales and then beyond this to the even higher ground of Black Combe. Despite the vantage points, of the higher ground, the site remains obscured by the landform and the distance further diminishes any potential impacts.

Public views of the site, from the north, are currently extremely limited. The impact to pedestrians on the Public Right of Way and the Highway is of **Negligible Sensitivity**. The impact to vehicle users will reduce to **No Impact**. The sensitivity to nearby properties will be of **No Impact**.

#### 1.43 Principal eastern viewpoints of the site

From the east, the only public views of the site are from a Byway. There are no long views towards the site. There may be views from the limited number of properties east of the site.

Public views of the site, from the east are limited to those from the Byway at Steel Green. Beyond this point the views are restricted by extensive tree cover in combination with built form at Steel Green and Port Haverigg Marina Village which provide a good screen. This is further strengthened by a woodland block on the western shore of Hodbarrow Lake.

Views from the cluster of housing at Steel Green are likely to be limited due to the orientation of the buildings.

Further east there are no long views of the site due to the density of tree cover, in the RSPB reserve, east of Hodbarrow Lake.

The public views of the site, from the east, are limited. The impact to pedestrians on the Byway will be of **Low Sensitivity**. The impact to vehicle users on the Byway will reduce to **Negligible Sensitivity**. The impact to nearby properties will be of **Low Sensitivity**.

#### Principal southern viewpoints of the site

From the south the principal public views, towards the site, are from a Byway. There will be private views from some holiday lodges and caravans.

The principal public views of the site, from the south, are from the Byway known as The Front, which is at a slightly higher level than the site and is on the site boundary. The 2.0

metre high bund the road is on provides some screen values and beyond this point there are five to six rows of static caravans to further close the view.

Further south, from the Outer Barrier of Hodbarrow Lake it is possible to look back towards the site, but the combination of land form and caravan park effectively screen the site from view.

The public views of the site, from the south, are limited. The impact to pedestrians on the Byway will be of **Low - Medium Sensitivity**. The impact to vehicle users on the Byway will reduce to **Negligible Sensitivity**. The impact to nearby caravan will be of **Low – Medium Sensitivity**.

#### 1.44 Principal western viewpoints of the site

From the west, the principal public views, towards the site, are from Public Rights of Way open space and Highways. There may be private views from private properties on the eastern edge of Haverigg.

The Public views towards the site, from the west, are currently fairly extensive due to the flat nature of the topography and lack of substantial tree and hedgerow cover to the immediate west of the site. West of the site is the existing Harbour Lights Campsite, which has a boundary wall, supplemented by native shrubs which maybe a remnant hedgerow. On the opposite side of the unnamed Byway, which runs up the western side of the campsite, there are further areas of native shrubs. Similar groups of native shrubs occur sporadically across the common ground on the eastern side of Haverigg. As such the site can be seen from the Byway, from the common ground and from The England Coast Path, which crosses the common land.

Further, west, beyond Poolside and Sea View the built form of the town of Haverigg closes the view.

The public views of the site, from the west are reasonably strong, particularly from the Byways. The impact to those using Public Rights of Way and to pedestrians on the Highway will be of **Medium Sensitivity**. The impact to vehicle users will reduce to **Low Sensitivity**. The impact to nearby properties will be of **Medium - Low Sensitivity**.

### Residual Effects

- 1.45 The residual effects are those significant effects of the development which remain, after taking into account the mitigation discussed previously. For these effects to be measured each viewpoint has been assessed for the potential magnitude of the development using the scale below;

**High adverse** - where a scheme would cause a noticeable deterioration in the view, being a dominant and incongruous feature in the scene.

**Medium adverse** – where a scheme would cause a noticeable deterioration in the view or form a visible and recognisable incongruous new element readily noticed by a casual observer.

**Minor adverse** – where the scheme would cause a minor deterioration in the view, or a small incongruous element in the scene that could be missed by a casual observer.

**No change** – where the scheme would not form a noticeable deterioration or improvement in the view.

**Low beneficial** – where the scheme would cause a minor improvement in the view or a small improvement to the scene that could be noticed by the casual observer.

**Medium beneficial** – where the scheme would cause a noticeable improvement in the view or form a recognisable improvement that could be noticed by a casual observer.

**High beneficial** – Where the scheme would cause a noticeable improvement in the view.

The following factors have been taken into consideration;

- What proportion of the existing view would change as a result of the proposed development?
- How many features within the view would be changed?
- How well does the proposed development fit within the context of the existing view?
- How many viewers would be affected by the changes to the view?
- Is the view direct or oblique?

#### 1.46 **Principal Northern viewpoints of the site**

From the north the only public views, towards the site, are from Public Rights of Way. There are no views from Highways. There are unlikely to be any private views from the north of the site.

The only landscape treatment, proposed for the northern boundary, is a new boundary hedgerow.

The overall impact of the residual effect on the view will be **No change**

#### 1.47 **Principal Eastern viewpoints of the site**

From the east, the only public views of the site are from a Byway. There are no long views towards the site. There may be views from the limited number of properties east of the site.

The only landscape treatment, proposed for the eastern boundary, is a new boundary hedgerow.

The overall impact of the residual effect on the view will be **Minor Adverse**

#### 1.48 **Principal Southern viewpoints of the site**

From the south the principal public views, towards the site, are from a Byway. There will be private views from some holiday lodges and caravans.

The existing new trees and hedgerow south of the site will be supplemented with new native hedge and tree planting as part of the development. These will filter but not screen the new development.

The overall impact of the residual effect on the view will be **No Change - Minor Adverse**

#### 1.49 **Principal Western viewpoints of the site**

From the west, the principal public views, towards the site, are from Public Rights of Way open space and Highways. There may be private views from private properties on the eastern edge of Haverigg.

The addition of a 2.0 metre high bund planted with native shrub planting will greatly reduce the impact on views from the west.

The overall impact of the residual effect on the view will be **No Change – Minor Adverse.**

#### 1.50 **Cumulative effects**

Cumulative landscape and visual effects are the result of additional changes to the landscape, caused by development proposals when in conjunction with other developments. Other development may either be associated with the proposal discussed or separate from it and cumulative effects may be either positive or negative. In landscape and visual terms the cumulative effects can arise as a result of inter-visibility between developments or from the combined effects of the proposal. The result may be that, whilst individual components do not have significant impact, together they combine to create a greater effect on the landscape, views and the visual envelope. Types of cumulative effect can be summarised as follows;

- The effects of an extension to an existing development or positioning of a new development
- Infilling of an area with development over a period of time that may be judged to have substantially altered the landscape
- Interaction between different types of development, each of which may have different landscape or visual effects
- Incremental change as a result of successive individual developments such that the combine defect is significant
- Development which has indirect effects, such as enabling works or sterilisation of adjacent land
- Landscape and or visual effects resulting from actions that remove an existing landscape feature, such as tree cover, revealing a view that did not exist before

Once the range of developments to be considered and the extent of the area has been decided, it is necessary to identify the landscape effects and their significance. Cumulative landscape effects are likely to include the following;



- The effect on the fabric of the landscape as a result of removal of or changes in individual elements or features of the landscape
- The effect on aesthetic aspects of the landscape including scale, sense of enclosure, diversity, pattern, colour or perceptual and experiential aspects
- The effect on the overall character of the landscape leading to modification of key characteristics and possible creation of new landscape character

The approach to assessing the significance of cumulative landscape effects should be guided by the same principles as the approach to the initial project assessment. Significance of the effects should consider;

- The susceptibility of the landscape receptor to the type of change under consideration
- The values attached to the area under consideration reflecting any designations it may have
- The size and scale of the cumulative landscape effects identified
- The extent of the geographical area covered by the cumulative effects
- The duration of the cumulative effects including the timescales of the projects being assessed and other projects being considered.

The types of cumulative effect may vary according to whether they are combined or sequential and can be defined as follows;

- In combination – where two or more developments are or would be within the observers arc of vision at the same time without moving their head
- In succession – where the observer has to turn their head to see various developments, actual and visualised
- Frequently sequential – where the features appear regularly and with short time lapses between instances depending on speed of travel and distance between viewpoints
- Occasionally sequential – Where long time elapses between appearances would occur because the observer is moving very slowly and or there are larger distances between the viewpoints.

- 1.51 A search of the Copeland Borough Council Planning Application Website did not reveal any significant Planning Applications close to the site. As such it is not considered that there would be any cumulative effects.

## Summary and Conclusions

- 1.52 The change in land use will clearly affect the local landscape character to some extent. However, the site is already heavily subject to the influence of surrounding camp sites and caravan parks, as well as the nearby town of Haverigg. The overall effect on the Landscape Character area will be minimal in this context. In terms of the visual impact the site is, generally, very well contained. The most sensitive, public, impact will be to those using nearby Byways for recreational purposes. However, again, these Byways are already influenced by existing camp sites and caravan parks. There will be private views of the development from a limited number of nearby properties and adjacent caravan parks.

- 1.53 Existing landscape features will be retained where possible and a package of landscape mitigation will be provided as part of the development proposals. New landscaping will add to the tree cover in the area and will act not only to filter views, but also to enhance the area. The planting will be designed to create new habitats and to encourage biodiversity. All retained and new landscape will be subject to suitable management, agreed with the local authority, ensuring that it remains a viable legacy.

## References

- 1.54 Ordnance Survey Explorer Map, Sheet OL6, The English Lakes, South Western Area, at a scale of 1:25,000.

Website – The Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Map.

Website – Copeland Borough Council – Planning Policy.

The Copeland Landscape Settlement Study, published in December 2021

National Character Area Profiles – Natural England. NCA 7, West Cumbria Coastal Plain

Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013.

## **Photographic Viewpoints**



#### **Viewpoint Number 1**

**Existing Viewpoint** The view south west, from the southern end of the Public Right of Way, as it emerges on to the Byway at Steel Green. The site is visible through existing vegetation, with the Harbour Lights Campsite and Haverigg town in the distance.

**Operational Stage** The proposed development would be visible through the existing vegetation from this point.

**With Mitigation** The site would be better screened with the proposed new hedgerow, however it is likely it would remain visible from this viewpoint.

**Description of Visual Receptor** Walkers on the Public Right of Way and pedestrians and vehicle users on the Byway.

**Grid Reference** SD 16929 78990

**Approximate Elevation / Distance of Viewpoint** 17.0m AOD / 60.0m





## **Viewpoint Number 2**

**Existing Viewpoint** The view south east from the minor road, south of Low Scales and close to where the Public Right of Way from Millom Park joins it. The large house known as Herdwick, at Steel Green, is visible at the centre of the horizon.

**Operational Stage** The proposed development would not be visible.

**With Mitigation** The site would not be visible, nor would any of the new planting.

**Description of Visual Receptor** Walkers on the Public Right of Way and pedestrians and vehicle users on the Highway.

**Grid Reference** SD 16518 81232

**Approximate Elevation / Distance of Viewpoint** 60.0m AOD / 2.0 km



### **Viewpoint Number 3**

**Existing Viewpoint** The view looking west from the Byway at Steel Green. The existing Harbour Lights Campsite can be seen in the distance, along with housing and the Industrial Estate at Haverigg.

**Operational Stage** The proposed development would be visible from this point, despite some vegetation.

**With Mitigation** The site would be better screened, with new hedge planting providing more screening, the development would, however, remain clearly visible.

**Description of Visual Receptor** Pedestrians and vehicle users on the Byway.

**Grid Reference** SD 16882 78858

**Approximate Elevation / Distance of Viewpoint** 7.0m AOD / 40.0m





#### **Viewpoint Number 4**

**Existing Viewpoint** The view west from the RSPB Reserve, at Hodbarrow, showing the level of tree cover east of Steel Green.

**Operational Stage** The proposed development would not be visible.

**With Mitigation** The site would not be visible, nor would any of the new planting.

**Description of Visual Receptor** Walkers on the Public Right of Way and those using the RSPB Reserve.

**Grid Reference** SD 17733 78786

**Approximate Elevation / Distance of Viewpoint** 6.0m AOD / 90.0m



#### **Viewpoint Number 5**

**Existing Viewpoint** The view looking north west from the Byway known as The Front. The steep slope on the northern site boundary can be seen.

**Operational Stage** The proposed development would be visible from this point, despite some vegetation at intervals along the boundary.

**With Mitigation** The site would be better screened, with new tree and hedge planting, the development would, however, remain clearly visible.

**Description of Visual Receptor** Pedestrians and vehicle users on the Byway.

**Grid Reference** SD 16682 78825

**Approximate Elevation / Distance of Viewpoint** 7.5m AOD / 10.0m





#### **Viewpoint Number 6**

**Existing Viewpoint** The view north from the Outer Barrier of Hodbarrow Lake. The existing jetty with Port Haverigg Caravan and Lodge Park on the shoreline are clearly visible. Herdwick, at Steel Green is again prominent, on the right of the photograph. The steep slope on the northern site boundary can be seen, but not the development area itself.

**Operational Stage** The proposed development would not be visible.

**With Mitigation** The site would not be visible, nor would any of the new planting.

**Description of Visual Receptor** Walkers on the Public Right of Way.

**Grid Reference** SD 17090 78037

**Approximate Elevation / Distance of Viewpoint** 6.0m AOD / 900.0m



#### **Viewpoint Number 7**

**Existing Viewpoint** The view east from the unnamed Byway, linking The Front with Haverigg Road and serving housing at Marine View and Haverigg Industrial Estate. The site can be seen through gaps in the remnant hedgerow and over a wall, beyond the existing Harbour Lights Campsite.

**Operational Stage** The proposed development would be visible through the existing vegetation from this point.

**With Mitigation** The site would be better screened, with new native shrub planting on a bund, within the site, providing more screening.

**Description of Visual Receptor** Pedestrians and vehicle users on the Byway.

**Grid Reference** SD 16375 78890

**Approximate Elevation / Distance of Viewpoint** 5.0m AOD / 100.0m





#### **Viewpoint Number 8**

**Existing Viewpoint** The view east from open land, crossed by the England Coast Path on the eastern side of Haverigg. The site can be seen beyond the existing Harbour Lights Campsite with houses at Steel Green in the distance.

**Operational Stage** The proposed development would be visible through the existing vegetation from this point.

**With Mitigation** The site would be better screened, with new native shrub planting on a bund, within the site, providing more screening.

**Description of Visual Receptor** Walkers using the Byway and open land.

**Grid Reference** SD 16228 78726

**Approximate Elevation / Distance of Viewpoint** 5.0m AOD / 350.0m