# Cleator Moor Innovation Quarter

## Cleator Moor

## Landscape and Visual Impact Assessment

**Client: Copeland Borough Council**

**Version: FOR OUTLINE PLANNING**

**Revision C– May 2022**

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**Contents**

## 1.0 INTRODUCTION

1.1 This Landscape and Visual Impact Assessment document identifies the Study Area which will be analysed in relation to its existing landscape conditions and visual characteristics for a proposed mixed use industrial/business scheme with access and open space at the Cleator Moor Innovation Quarter (CMIQ)

1.2 The report will provide supporting information for an outline planning application to Copeland Borough Council (CBC) for the development of the site as industrial / technology park.

1.3 In this report, the relevant landscape and planning polices applicable to the study area are identified, key development proposals are described, and the potential landscape and visual impacts are considered. Landscape mitigation and enhancement measures, together with any residual impacts are assessed.

1.4 The purpose of this report is as follows:

- To undertake an initial landscape and visual appraisal of the site and its surroundings and to assess the visibility of the site and its relationship with adjacent areas.
- To advise on the landscape and visual constraints that would influence the scale and layout of the development. These constraints may include features such as existing trees and the visibility of the site from adjacent roads, public rights of way and properties.
- To consider the development proposals for the site in the context of the relevant landscape policies of the adopted local plan; and
- To advise on a landscape strategy for the site to mitigate potential effects.

1.5 The appraisal of the landscape and visual characteristics of the site and its surroundings was carried out during September and October 2021 through desktop analysis, baseline photography site visit (21st and 22nd October) and fieldwork survey of the local surrounding area.

## 2.0 PLANNING POLICY

2.1 This section describes the landscape related planning legislation and policy that are applicable to the development site, its context and to the proposed land use.

*National Planning Policy*

**National Planning Policy Framework (NPPF)**

2.2 The National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied. Relevant policies are listed below:

Conserving and enhancing the natural environment:

2.3 Section 15, paragraph 174 of the NPPF covers the protection of the wider landscape stating that the planning system should contribute to and enhance the natural and local environment by:

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

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

*c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*

*d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

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

2.4 In Paragraph 175, it 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.''

2.5 Paragraph 176 requires that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.''

**Local Planning Policy**

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

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

2.7 Policy ST1 - Strategic Development Principles

B Environmental Sustainability

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

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

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

D Ensure the creation and retention of quality places

i) Apply rigorous design standards that retain and enhance locally distinctive places, improve build quality and achieve efficient use of land
ii) Ensure development provides or safeguards good levels of residential amenity and security
iii) Accommodate traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around
iv) Ensure new development addresses land contamination with appropriate remediation measures

2.8 Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

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

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

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

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

2.9 Policy DM26 – Landscaping

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

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

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

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

## 3.0 METHODOLOGY

3.1 The methodology for this assessment has followed current best practice, the Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013 (GLVIA) as defined by the Landscape Institute and The Institute of Environmental Assessment and is based on the following three main stages:

- Stage 1 - establishment of the study area;
- Stage 2 - description of the landscape and visual baseline conditions; and
- Stage 3 - landscape and visual assessment of the likely effects of the proposed facilities.

3.2 The updated third edition GLVIA methodology concentrates on the principles and process of LVIA and has opted not to provide a detailed or formulaic 'recipe' for the assessment of likely significant effects.

3.3 For a detailed description of the assessment methodology refer to Appendix 2.

### The Study Area

3.4 The initial study area for the assessment of landscape and visual effects has been identified as a 5km zone with the site at the centre to review the potential impact on the setting of the Lake District National Park. Additional views from adjacent fells within the National Park have been agreed with Copeland Borough Council (CBC) beyond the 5km zone.

3.5 The study area has been checked and refined through a Zone of Theoretical Visibility study **(Figure 19)** which is based on the maximum parameter height on the site against the OS Topography Data. As such, this is a ''worst case scenario'' situation with no allowance for vegetation or built form.

3.6 Within this initial study area, the potential visibility of the site has been considered in relation to some of the key landscape and visual receptors. The study area and proposed viewpoints have been agreed with Copeland Borough Council.

3.7 A number of these agreed views have been further developed as Wireframe views to assess in detail the potential building forms within the parameter plans. (Refer to Appendix 4 which also set out the visualisation methodology). Following a review with CBC, additional viewpoints were added to test the visibility of the development. The detailed design of individual plots will be subject to further assessment as part of subsequent Reserved matters Applications (RMA's), for the purpose of the wireframe assessment, an indicative built form model was developed by NORR architects for testing (refer to Figure 16).

### Description of the landscape and visual baseline conditions

3.8 For the purposes of this assessment the terms landscape, townscape and seascape are interchangeable e.g., landscape character assessment can be applied to the assessment of landscape character within rural or urban areas.

3.9 The landscape in the study area has been described using a combination of desk-based study and site survey. This has examined physical landscape elements such as vegetation and topography in addition to landscape character, sensitivity, value and quality.

3.10 Baseline visual and landscape receptors have been identified using a combination of desk-based study and site survey. This has identified the following types of potential community, residential, employment and transport based and recreational locations within the Lake District National Park receptor locations:

- Public places e.g., playing fields, football club, church, school,
- Public Rights of Way e.g., footpaths, byways, and bridleways.

- Residential e.g., detached, semi-detached, bungalow, terrace, apartment.
- Workplaces e.g., business, or commercial property; and
- Transport routes e.g., classified, and unclassified roads (country lanes), cycle routes.
- Sites of natural or historic importance

### Landscape and visual assessment of the likely significant effects of the proposed facilities

3.11 The assessment methodology has followed the standard GLVIA (3) approach of assessing changes in the development case against the baseline condition.

3.12 Predicted effects have been identified for each receptor, and the magnitude of the identified landscape and visual changes evaluated by professional judgement. The significance of these effects has been determined by the inter-relationship of magnitude of effect and receptor sensitivity; a standard and accepted principle that is described in more detail in Appendix 2.

## 4.0 LANDSCAPE BASELINE

4.1 This section describes and records the proposed development site, in its context, as of October 2021. This forms the baseline against which any potential changes that may result from the new development have been assessed.

4.2 The purpose of baseline studies is to record and analyse the existing character and, quality of the existing landscape in the vicinity of a proposed development. This is a process of description (i.e. collecting and presenting the information about the landscape and visual resources in a systematic manner), classification (i.e. sorting the landscape resources into units of distinct and recognisable character) and evaluation (i.e. attaching a value to a given landscape or visual resource by reference to specified criteria). It is advised that baseline studies should extend beyond the development site to cover the whole of the area from which the development is likely to be visible. The studies should include desktop studies, field survey and analysis and should explore the patterns and scale of landform, land cover and built development, any special historic and cultural values and specific potential receptors of landscape and visual impact, such as important components of the landscape, residents (i.e. views from properties), groups of viewers (i.e. available views from settlements and groups of dwellings) and travellers through the area (i.e. available views from roads, railways and public rights of way).

4.3 The landscape baseline is comprised of the landscape character and its aesthetic characteristics and physical landscape elements, such as topography and vegetation.

4.4 The following topics are covered in this section: -

- Context
- Access
- Land Use
- Topography
- Vegetation
- Landscape Character, Value and Quality

4.5 The existing site landscape context is shown on **Figure 1**

### Context

4.6 The proposed development is split into three sites (Areas 1, 2 and 3) adjacent and within the eastern edge of the settlement of Cleator Moor (see Proposed Site Plan ZZ-DR-A-90002).

Area 1

4.7 The site is bounded to the west by woodland associated with the redundant railway line along Bowthorn Road, to the south by Leconfield Street, to the east by a linear woodland belt along the PROW and C2C bike route and to the north by Nor Beck and its associated trees and hedge line (which also forms the settlement edge of Cleator Moor.

Area 2

4.8 The site is bounded to the west by a linear woodland belt along the PROW and C2C bike route, to the south primarily by allotment gardens and a small section of Leconfield Street, to the east by Cleator Moor Celtic Football club ground and car park and to the north by a section of the Nor Beck and its associated trees and hedge line.

Area 3

4.9 The site is bounded to the west by Bowthorn Road and the rear of properties along Sanderson Park, to the south by Nor Beck and its associated trees and hedge line (which also forms the settlement edge of Cleator Moor), to the east by a short section of Birks Road and to the north by field boundaries of hedgerow and trees within a wider agricultural landscape.

### Access

Area 1

4.10 The principal access to the site is from the roundabout off Leconfield Road (B5295) with pedestrian access from PROW 403019 linking to Bowthorn Road and from the footpath to the east of the site.

Area 2

4.11 Informal access from the end of Heather Bank to the north and from an unmade road access to the rear of the football club car park.

Area 3

4.12 Field gates access from Bowthorn Road in the northern corner of the site and from Birks Road on the eastern edge.

### Land Use

Area 1

4.13 The Leconfield Industrial Estate dominates this site, with a mixture of industrial units, tarmac and concrete roads and hardstanding in varying states of repair. The internal soft landscape is primarily mown amenity grass with occasional trees with more varied habitats around the edges of the site. The buildings vary in scale from 1,000 sq. ft to 30,000 sq. ft and vary in height from circa 6 to 8m.

Area 2

4.14 .A greenfield site containing a mixture of open grassland, scrub and linear woodland with PRoW 403019 along the southern boundary.

Site 3

4.15 A greenfield site of predominantly open pastureland enclosed by a hedgerow of varying depth and quality along the north, east and west with a linear belt of woodland running along the Nor Beck edge to the south.

### Topography

4.16 The existing landform for the site and context is shown on **Figure 2**

Area 1

4.17 A steep slope takes up the level difference between Leconfield Road along the southern boundary up to the estate roads, beyond this the site is general consistent with a gradual rise from circa + 80.40 AOD at the main site entrance up to the edge of the Nor Beck in the north at circa +82.80 AOD. The ground to the east falls to a low point of circa +81.60 AOD and up to circa +83.00 AOD along the woodland edge to the west.

Area 2

4.18 The site is generally flat at circa +84.50 AOD, with a very gentle fall from the edge at Birks Road down to Nor Beck.

Area 3

4.19 To the west of the site the ground gently falls from a high point of circa +85.00 AOD down to the Nor Beck at circa +77.00 AOD, with subtle mounding at the centre of the site. At the eastern edge of the site, the ground rises more steeply from the edge of the Nor Beck up to circa + 86.00 AOD then forms a small plateau at the edge with Birks Road.

### Vegetation

4.20 Vegetation is important as a natural feature, often with ecological and cultural associations, but it is also important as an enclosing and screening element which restricts or allow views across the surrounding countryside.

4.21 For more detail on the vegetation please refer to the Tetra Tech Ecological Appraisal (November 2021) and the Barnes Associated Ltd Pre-Development BS5837 Tree Survey (November 2021).

Area 1

4.22 The areas of vegetation within the site are characterised by the following features:

- Grassland (amenity, neutral and marsh/marshy)
- Broad leaved woodland (plantation and semi-natural)
- Mixed semi-natural woodland
- Scrub
- Tall ruderal

Area 2

4.23 The areas of vegetation within the site are characterised by the following features:

- Grassland (semi-improved, improved and marsh/marshy)
- Broad leaved woodland (plantation and semi-natural)
- Mixed semi-natural woodland
- Scrub
- Tall ruderal

Area 3

4.24 The areas of vegetation within the site are characterised by the following features:

- Neutral grassland (semi-improved and improved)
- Hedge (defunct and intact, both native species poor)

### Landscape Character

### Landscape Character – National Level

4.25 The site is located within the National Character Area (NCA) 7. West Cumbria Coastal Plain and is typical of the following landscape features and key characteristics associated with this NCA including:

- Important areas of brownfield biodiversity, often in urban-fringe locations, are characterised by rare plants, reptiles and invertebrates including the small blue butterfly.

- There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors. There are some plantation woodlands and shelterbelts associated with the upland margins of the area and former open cast mining sites
- Larger urban settlements and coastal towns are closely linked with the growth and location of the area's strong industrial history of coal and iron ore mining, processing ore, smelting and ship-building.
- Extensive urban-fringe influence is linked to highly visible industrial past and present, including quarrying, open cast mining, restoration and reclamation initiatives, manufacturing and processing plants and the nuclear energy industry.

### Landscape Character – Regional Level

### Cumbria Landscape Character Guidance and Toolkit 2011

4.26 Area 3 (Areas 1 and 2 are located within the settlement boundary for Cleator Moor) is located within the Cumbrian County Council Landscape Area 5: Lowland, in the sub-area 5a Ridge and demonstrates several of the characteristics of this local character area including;

- A series of ridges and valleys that rises 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

4.27 Area 3 is located on the transition between built form and countryside on the edge of the Cleator Moor settlement which forms a developed backdrop to the landscape in which the site is located, in comparison to more open and remote areas of the wider landscape.

### Landscape Character – Local Level

### Copeland Settlement Landscape Character 2020

4.28 Area 3 (Areas 1 and 2 are located within the settlement boundary for Cleator Moor) is located within the Copeland Borough Council Landscape Character Area 5Av: Cleator Moor Slopes, and demonstrates several of the characteristics of this local character area including;

- Landform: Gently rising, south facing hillside above Cleator Moor. 80m – 100m altitude. Stream in bottom of valley.
- Land Use: Pasture and urban edge. Recreational cycle /walking route.
- Landcover: Semi improved and wet pasture. Disused railway line used as recreational route. Recreational green space.
- Vegetation: Broadleaf woodland along cycle path and stream in bottom of valley. Wet pasture with individual and small tree groups in valley bottom, semi improved and improved pasture on slopes. Roadside trees to the east of the area.
- Field Pattern: Straight sided, regular small to medium sized fields. Mature hedgerow field boundaries.

- •Settlement Pattern: Edge of Cleator Moor defined in east by stream, less well defined in west, where sporadic buildings spread into countryside. Large, isolated farmsteads higher up slopes.
- Built features: Traditional farm buildings render and stone, slate roofs. Larger scale modern farm buildings. Isolated vernacular industrial buildings and housing terraces on edge of Cleator Moor.
- Scale: Medium scale landscape.
- Views: Open views over farmland to Lakeland fells from higher ground. Secluded, closed views in valley bottom.

4.29 The LCA notes that there are no landscape designations associated with this LCA, and the landscape has a ''sense of a pleasant, working farmed landscape'' with a ''peaceful pastoral atmosphere reinforced by wooded river valley close to Cleator Moor.'' and ''long views towards Lakeland fells'' with a ''secluded atmosphere in valley bottom.

### Landscape Value

4.30 Identification of the nature of the landscape receptor forms part of the assessment of the Landscape Baseline. These studies include the evaluation of the value and quality of the landscape. This helps to determine the landscape's sensitivity and its capacity for change.

4.31 The value placed on a particular landscape may vary for different individuals within that community and value can be applied to whole landscapes, elements within it and particular aesthetic and perceptual dimensions that it provides.

4.32 Landscapes are valued at community, national or international levels, noting that undesignated landscapes (local or national level) do not necessarily have no value and may contain valued elements.

4.33 The baseline has recorded landscape value through a review of the existing landscape designations, landscape character and physical features of the site.

Area 1

4.34 While existing landscape / townscape elements around the edge of the site are worthy of retention, generally the site is of **Low Value** and would benefit from restoration and enhancement

Area 2

4.35 While existing landscape / townscape elements around the edge of the site are worthy of retention, generally the site is of **Low Value** and would benefit from restoration and enhancement

Area 3

4.36 A **Medium value** is attributed to the LCA the site sits within, noted in the CBC Landscape Character Assessment (5Av Cleator Moor Slopes page 39)

## 5.0 VISUAL BASELINE CONDITIONS

### Introduction

5.1 This section describes and records the visual receptors using a combination of desk based study and site survey. This forms the visual baseline against which any potential changes in views that may result from the new development have been assessed.

*Viewpoint locations and receptor descriptions*

5.2 We have reviewed the baseline data and conclude that a representational coverage of potential visual effects of the proposed development can be assessed (as agreed with CBC) from the viewpoint locations described in Table 1 below and illustrated on **Figure 04**. The baseline photographs of the representative viewpoints are shown in **Figures 05-15**.

5.3 The value for each receptor type will vary according to context and activity. Generally, residential and recreational users on PROW will be higher value receptors and road users / workers will be lower value receptors. This will be expanded on within the sensitivity section following the description of the site and the potential impact on views.

Visual Appraisal

| Viewpoint | Location | Receptor Type | Description/ comments |
|---|---|---|---|
| 1 | Public Bridleway, north of Croft End Farm | Recreational - Footpath user | NO VIEW - due to intervening topography and vegetation |
| 2 | Minor Road west of Frizington Hall | Road | Site predominantly screened by topography and existing vegetation |
| 3 (Wireframe View) | B5294 Bowthorn Road | Road | Open view down towards Area 3 across fields with limited screening in the fore or middle ground |
| 4 (Wireframe View) | Birks Road - Bridge over cycle route - Arlecdon and Frizington Line | Road & Residential on Birks Road | Open view of Area 3with the existing vegetation along Nor Beck to the south and residential properties off Bowthorn Road moving up the slope to the west. |
| 5 | Birks Farm - Public footpath | Recreational | Glimpsed view of Area 3 through layers of hedgerow and tree belts at field edges |
| 6 | B5294 Bowthorn Road | Transport or Recreational | Potential glimpsed view of Area 3 at the edge of woodland in the context of |

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|---|---|---|---|
| | | | the existing settlement. |
| 7 | Public Bridleway near Birks House | Recreational | NO VIEW - due to intervening topography and vegetation |
| 8 (Wireframe View) | Public bridleway in between Flat Fell and Dent Fell (Within National Park) | Recreational - A Wainwright Fell | Panoramic view looking down onto the site seen in the context of the existing settlement edge and large scale-built form in the landscape. |
| 9 | Eleanor Way | Residential | Views from public highway in estate obscured by topography and built form |
| 10 (Wireframe View) | From public footpath on Dent Fell (Coast to Coast National Trail, Wainwright Fell) Within National Park | Recreational - A Wainwright Fell | NO VIEW from summit of Dent Fell. View is from a high point – panoramic view looking down onto the site seen in the context of the existing settlement containing large scale-built form and detracting features such as windfarms in the landscape and sea in the background. |
| 11 (Wireframe View) | Cleator Moor Celtic Football Club Car Park | Recreational - outdoor sports | View of Area 2 with existing woodland belt in the background and edges of the football club and residential development. |
| 12 | Heather Bank | Residential | NO VIEW - due to intervening topography, vegetation and built form |
| 13 (Wireframe View) | Leconfield Street (At existing access into industrial site) | Transport | Framed view up the existing Leconfield estate access road with residential and industrial buildings prominent. |
| 14 | Crossfield Road | Transport and Residential | Framed view looking towards the estate, view limited by existing built form and topography |
| 15 | Public Bridleway leading to Blind | Recreational - Bridleway user | Views generally screened by existing built form and |

| | | | |
|---|---|---|---|
| | Lane | | vegetation |
| 16 | Junction of B5295, Leconsfield Road with Bowthorn Road | Transport and Residential | View along Leconfield Road with built form framing the view, Existing vegetation on Industrial Estate visible on northern side of the road with a view of the LDNP in the distance |
| 17 | West Lakes Science Park - Ingswell Drive | Commercial | Layers of vegetation limiting view of site with existing residential elements and long-distance view of the LDNP |
| 18 | Whinney Hill | Transport user | NO VIEW from Public Bridleway due to intervening vegetation. Or from Whinney Lane due to intervening built form. |
| 19 | Public bridleway north of Low Wreah | Recreational - Bridleway user | Layers of vegetation and residential elements limiting view of site and long-distance view of the LDNP |
| 20 | Public bridleway, access off Sanderson Park, Cleator Moor | Residential and recreational | Open view of Area 3 from the footpath at the corner of the site. |
| 21 (Wireframe View) | B5294 near to Bowthorn Beck (Potential site access to Site A) | Transport user | Open, close view of Area 3, existing vegetation along Nor Beck to the south with a long distance view of the LDNP in the background |
| 22 | Public bridleway west of access to Bowthorn Farm | Recreational - Footpath user | View of sites screened by existing topography, vegetation and built form. |
| A (Wireframe View) | Public footpath on Threeplands opposite Layfield Lane | Recreational - Footpath user | Framed view of Area 3, existing vegetation along Nor Beck to the south with a long distance view of the LDNP in the background |
| B (Wireframe View) | Public footpath on Threeplands adjacent to Bowthorn Road | Transport and Residential - Footpath user | Open, close view of Area 3, existing vegetation along Nor Beck to the south with a long distance view of the |

| | | | |
|---|---|---|---|
| | (B5294) | | LDNP in the background |
| C (Wireframe View) | Dawson Street adjacent to Mark Thompson Close | Transport and Residential | View of sites screened by existing topography, vegetation and built form. |
| D (Wireframe View) | Leconfield Street in the town centre adjacent to the CM Library | Recreational - Footpath user | View of sites screened by existing topography, vegetation and built form. |

Close views from around the development site (0-100m)

5.4 Receptors with close distance views towards the site are depicted in viewpoints 4/11/13/16/20/21 and B/C

Middle Distance views around the development (100-500m)

5.5 Receptors with middle distance views towards the site are depicted in viewpoints 3/5/9/14/22 and A/D

Long Distance views around the development (500m+)

5.6 Receptors with middle distance views towards the site are depicted in viewpoints 2/6/8/10/15/17/19

## 6.0 THE PROPOSED DEVELOPMENT

### Development Synopsis

6.1 The proposals seek to deliver the Cleator Moor Innovation Quarter (CMIQ), which will host the Innovation and Solutions Hub Campus. The CMIQ will utilise a business cluster approach to diversifying the West Cumbrian economy away from dependency on Sellafield by building upon existing supply chain, knowledge and engineering capabilities in the nuclear and clean energy sectors.

- Total CMIQ – covers 34.9Ha (86.2 acres), comprising three development areas:
- Area 1– Leconfield Industrial Estate, circa 17.6ha (43.5 acres).
- Area 2 - Adjacent Land to the east, circa 4ha (9.9 acres)
- Area 3 – Adjacent Land to the north, circa13.3ha (33 acres)

### Planning Application

6.2 The Planning Application will seek an Outline planning permission for light industrial-led mixed-use development on the existing Leconfield Industrial Estate and adjacent land parcels to the north and east at Cleator Moor. The quantum, use, scale, and access are sought for approval with all other matters reserved. The following are the relevant plans:

- ZZ-DR-A-90000 - LOCATION SITE PLAN
- ZZ-DR-A-90001 - EXISTING SITE PLAN
- ZZ-DR-A-90002 - PROPOSED SITE PLAN
- ZZ-DR-A-90003 - PARAMETER PLAN - PROPOSED LAND USE
- ZZ-DR-A-90009 - PARAMETER PLAN - PROPOSED VERTICAL LIMITATION

### Description of the Development

6.3 Provision of 44,350 sqm (GEA) floorspace for light industrial, general industrial and storage & distribution (Class E(g),B2, B8), Hotel (Class C1) and Student Accommodation (Sui Generis) with ancillary food/beverage (Class E(b)), education and community facility uses (Class F1(a & e)) with internal accesses, parking, service yards, attenuation basins, electricity substations and associated infrastructure, earthworks and landscaping.

### Design Principles

6.4 The proposed parameters for building heights are as follows:

- Area 1: Minimum 9m, maximum 18m
- Area 2: Maximum 15m
- Area 3: Minimum 12m, maximum 18m

6.5 The existing access from Leconfield will be revised and form the vehicular access to Area 1. The internal circulation roads will be resurfaced with new kerbs where required.

6.6 Access to Area 2 will be improved from the existing route between the allotments and the football club car park, with turning areas provided within the site.

6.7 New access will be provided to Area 3 from Bowthorn Road (B5294) with an access route linking through to Birks Road, although that access will be for emergency access only.

6.8 Proposed landscape works within Areas 1 and 2 contain enhancements to the existing townscape, including a framework of planting that would create a greater biodiverse environment with a mix of native and ornamental planting, and groups of trees in wildflower meadow. This would replace the current streetscape of mown grass and regimented trees. Species proposed will be agreed with the ecologist to maximise the biodiversity of the site with the emphasis on the use of native species.

6.9 Area 3 has been developed in line with the drainage strategy to maintain a wetland area of public open space along the southern edge of the site along the Nor beck. New footpaths and cycleways will connect into the existing circulation network to provide public access into the site. The potential exists to develop a wetland zone, with swathes of reedbeds, water bodies and wildflower meadows as an educational resource. To the north, a proposed woodland belt wraps around the edge of the site to provide both biodiversity value, augmenting the existing hedgerows, and screening for views from the north, east and west.

6.10 New connections to existing PROW C2C Cycleway, with a key aim of the development being to link the two sides of Cleator Moor between the town centre and the residential areas off Bowthorn Road

6.11 Spaces will be provided along the footpath / cycleway routes areas for recreation, such as fitness loops of varying lengths for residents and workers within the estate.

6.12 The proposed development is concentrated away from the valley floor due to the Flood Protection Zone, with green buffers around each development parcel.

6.13 All additional and reinforcement planting will match existing vegetation geometries and characteristics and knit the development into the local and wider existing natural landscape.

## 7.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

### Environmental change without the development

7.1 With the emerging Environment Bill there will be changes in agricultural practices on Area 3 with an emphasis on increased tree cover, lower grazing densities, encouraging public access into the countryside. Also works within flood plains to alleviate potential flooding from watercourses. This would affect the appearance of the local landscape on part of the Site currently greenfield.

### Introduction to the development and its potential to generate landscape and visual effects

7.2 The development of the site would potentially generate a range of landscape and visual impacts including:

- Change in land use and local character on the landscape features of of pasture land hedgerow and tree planting within Area 3;
- Direct landscape impacts on existing landscape elements such as vegetation and topography;
- Indirect landscape impacts on the Landscape character areas as a result of intrusion such as an increase in noise during construction and the operation of the site.
- Visual impacts on residential amenity to from properties overlooking the site;
- Visual impacts on recreational amenity to local footpath and bridleway users;
- Visual impacts on pedestrians and motorists from nearby roads
- Visual impacts on available public and private short and medium distance views from within the Cleator Moor settlement area.

### Landscape and visual effects

7.3 The landscape and visual assessment has followed the defined methodology of assessing receptor sensitivity against the magnitude of change to identify a significance category for each identified effect. This process has been and is used as the basis for the description of the likely significant landscape and visual effects for the operational phase of the project.

7.4 For the operational phase, effects at day one and at day one plus 15 years have been examined. This is to understand any potential benefits of mitigation that may accrue through the maturing of the soft landscape that forms an intrinsic part of the development proposals.

### Landscape effects

7.5 Operational phase landscape effects may be both direct and indirect. Potential direct landscape effects may result from:

7.6 Land take resulting in changes to landscape character, sensitivity and quality of the landscape.

- visual intrusion from the proposed built form;
- Removal of landscape features and elements
- activity of people working on the site;
- noise intrusion from the built environment and;
- lighting effects.

## Landscape Character

### Area 3

7.7 The site is located within the Copeland Borough Council Landscape Character Area 5Av: Cleator Moor Slopes

7.8 At day one there would be a substantial change in the landscape character from an area of open field to an area of large scale industrial /research development with associated infrastructure and planting.

7.9 The operational activity of people working and living in the development would also bring about noticeable change in the character of the site and its immediate context. The development would be a busier scene than the baseline and there would also be lighting effects.

7.10 Operational activity effects and existence effects, resulting from the presence of the development would impact on the site itself and its immediate context, with the introduction of the built form.

7.11 The magnitude is assessed as major adverse given those elements of the project with a substantial alteration of the key baseline characteristics and the introduction of new built elements are prominent and substantially different to the existing condition.

7.12 The presence of the built edge of Cleator Moor and the existing industrial estate forms a developed backdrop to the site and reduces the susceptibility to change of the site, resulting in a medium sensitivity (Refer to Appendix 2, Table 4) which is also in accordance with the Sensitivity noted in the LCA.

7.13 Combining the magnitude of change (Major) and Sensitivity (Medium) results in a Moderate / Major adverse effect at Day One on the site and its immediate context.

7.14 At year 15 the landscape of the site would be maturing, with trees and the less formal management of the grass areas reducing the intrusion from the units to the surrounding landscape, reducing the effects to Moderate adverse.

### Townscape Character

### Area 1

7.15 The site is located within the settlement boundary of Cleator Moor.

7.16 At day one there would be a noticeable change in the townscape character with the increase in built form with associated infrastructure and planting.

7.17 The operational activity of workers in the development would also bring about noticeable change in the character of the site and its immediate context. The development would be a busier scene than the baseline and there would also be lighting effects.

7.18 Operational activity effects and existence effects, resulting from the presence of the development would impact on the site itself and its immediate context, with the addition of the built form.

7.19 The magnitude is assessed as Moderate adverse (with a mix of adverse impacts of the buildings and enhancements of the townscape) given those elements of the project with a substantial alteration of the key baseline characteristics and the introduction of new built elements are prominent but not uncharacteristic of the site (low susceptibility to change)

7.20 Combining the magnitude (Moderate) and Sensitivity (Low) results in a Minor adverse effect at Day One (Refer to Appendix 2, Table 4)

7.21 At year 15 the landscape of the site would be maturing, with trees and the less formal management of the grass areas reducing intrusion from the units to the surrounding landscape, reducing the effects to Neutral / Minor adverse.

**Area 2**

7.22 The site is located within the settlement boundary of Cleator Moor.

7.23 At day one there would be a noticeable change in the townscape character from an area of poorly managed grassland and overgrown vegetation to new buildings with associated infrastructure and planting.

7.24 The operational activity of working / living in the development would also bring about noticeable change in the character of the site and its immediate context. The development would be a busier scene than the baseline and there would also be lighting effects.

7.25 Operational activity effects and existence effects, resulting from the presence of the development would impact on the site itself and its immediate context, with the introduction of the built form.

7.26 The magnitude is assessed as Moderate adverse (with a mix of adverse impacts of the buildings and enhancements for the landscape) given those elements of the project with a substantial alteration of the key baseline characteristics and the introduction of new built elements are prominent but not uncharacteristic of the site.

7.27 The presence of the existing built form of Cleator Moor and the football club forms a developed backdrop to the site (low susceptibility to change) and reduces the affect, resulting in a Low sensitivity (Refer to Appendix 2, Table 4)

7.28 Combining the magnitude (Moderate) and Sensitivity (Low) results in a Minor adverse effect at Day One.

7.29 At year 15 the landscape of the site would be maturing, with trees and the less formal management of the grass areas reducing intrusion from the units to the surrounding landscape, reducing the effects to Neutral / Minor adverse effect.

### Visual effects

7.30 Operational visual effects are changes to views that would be apparent at Day one and at Year 15. These include both intermittent and long-term visual changes that would occur through the presence of the new development.

### Close views from around the development site (0-100m; Views 4/11/12/13/16/20/21/B/C)

7.31 Areas 1 and 2 are generally well screened by existing vegetation and built form with limited access into the sites for vehicles and pedestrians.

7.32 Views into the sites would be a mixture of adverse effects from the increase in built form and beneficial effects from the enhancements to the existing landscape framework for Areas 1 and 2, resulting in an overall magnitude of Minor beneficial.

7.33 Impacts at day one would be:

- Workers as Low sensitivity receptors, would experience Neutral to Minor Beneficial visual effects;
- Pedestrians and cyclists as Medium to High sensitivity receptors would experience Minor Beneficial effects

- Residents with views of Sites Areas 1 and 2 (Sanderson Park, properties on higher ground off Bowthorn Road and Heather Bank) as High sensitivity receptors would experience Minor Adverse effects.

7.34 At year 15 the adverse changes would be balanced by the mitigating effects of the new landscape:

- Workers as Low sensitivity receptors, would experience Minor Beneficial visual effects;
- Pedestrians and cyclists as Medium to High sensitivity receptors would experience Minor to Moderate Beneficial effects.
- Residents with views of Sites A and C (Sanderson Park, properties on higher ground off Bowthorn Road and Heather Bank) as High sensitivity receptors would experience Neutral Minor / Adverse effects.

7.35 Landscape changes in Area 3 would be substantial adverse effects with a change from pastureland to large scale built form along the northern edge of the site and associated new infrastructure and lighting resulting in a magnitude of Major adverse

7.36 Impacts at day one would be:

- Workers as Low sensitivity receptors, would experience Minor/Moderate adverse visual effects;
- Pedestrians and cyclists as Medium to High sensitivity receptors would experience Moderate/Major adverse effects
- Residents with views of Site B (Sanderson Park, Bowthorn Road and Birks Road) as High sensitivity receptors would experience Major Adverse effects.

7.37 At year 15 the adverse changes would be balanced by the mitigating effects of the new landscape:

- Workers as Low sensitivity receptors, would experience Minor adverse visual effects;
- Pedestrians and cyclists as Medium to High sensitivity receptors would experience Minor/Moderate adverse effects
- Residents with views of Site B (Sanderson Park, Bowthorn Road and Birks Road) as High sensitivity receptors would experience Moderate / Major Adverse effects.

### Middle distance views from around the development site (100-500m; Views 1/3/8-9 /11-12/A/D)

7.38 Middle distance views are generally screened by existing vegetation, built form and topography. There are views from the north along Bowthorn Road and Birks Road which would result in **Moderate /Major adverse** effects at day one reducing to **Moderate adverse** as the planting develops at year 15.

### Longer distance views from around the site (500m+; Views 1/2/6/7/8/10/15/17/19)

7.39 Long distance views are generally screened by existing vegetation, built form and topography. There are views of the Site from the Lake District National Park of for receptors of High Sensitivity (Viewpoints 8 and 10) but at the distance and in the context of the existing landscape, the proposals would result in **Minor/Moderate adverse** effects at day one, reducing to **Neutral / Minor adverse** as the planting develops at year 15.

## 8.0 MITIGATION AND ENHANCEMENT MEASURES

8.1 The Illustrative Landscape Masterplan **(Figure 06)** design has incorporated landscape and visual measures to prevent or reduce the level of construction and operational effects identified in Section 5 as an integral part of the design development process. These measures have been considered in the foregoing assessment of potential landscape and visual effects.

8.2 These features include the following elements:

- Retained the majority of existing trees and hedge particularly on the boundaries of the development sites.
- New trees and shrub planting to create new hedge planting linear belts of woodland in keeping with the landscape character hedge planting to integrate and screen the sites in the wider landscape.
- An enhanced landscape framework to create a higher quality and more biodiverse environment within the sites.
- Enhancements to the existing roads and footpaths, with new connecting routes from the town centre to the residential areas to the west.
- Increased cycle routes around the sites, linking into the C2C route.
- Substantial biodiverse area of public open space to Site 3 with the potential to integrate fitness loops for residents.
- Green/Brown roofs on the buildings to break up the roof profiles, particularly from elevated longer views and increase biodiversity
- Siting and managing the proposed height and massing of proposed buildings along the perimeter of the site, to assist in mitigation of potential visual impacts

8.3 New planting (trees. hedgerows, brown roof, wetland and wildflower meadows) would consist of predominantly native and indigenous species suitable for the location and having considered the future size and spread of the particular species. Species list to be agreed with the ecologist to maximise biodiversity.

## 9.0 CONCLUSION

9.1 Any development must change the character of a location to some degree and can be adverse or beneficial.

9.2 For Areas 1 and 2, the sites' location on edge of settlement, adjacent to an existing industrial estate , housing and recreational facilities lends a more urban character in this location compared to more remote and open areas.. For Area 3, the dense vegetation surrounding the site and topography physically and visually separates the site from the wider landscape hinterland and strengthens its relationship with the adjacent settlement and character of Cleator Moor.

9.3 The creation of a new public open space strategy has been a key driver in the development of the scheme closely integrated with drainage and ecology requirements. The public open space strategy is proposed as a connected network of routes and spaces throughout the site.

9.4 Where existing views are affected, mitigation, in the form of new and reinforced boundary planting and tree and hedgerow planting within the scheme, has been put in place to reduce adverse visual effects. Over time, the magnitude of these effects will be mitigated and reduced reduced for close medium or long-distance receptor.

9.5 With the mitigation provided by the planting proposals, the development will be seen to blend into the wider panorama of built form and vegetation

9.6 While there are significant impacts on Area 3, the site and its immediate context are not considered of high sensitivity and visibility is restricted apart from residential properties in close proximity. A separate Residential Visaul Amenity Assessment (RVAA) has been carried out to review the specific impacts on these properties.

9.7 Landscape and visual Impacts on the Lake District National Park are considered to be reduced given the distance and the adjacency of the development to the existing settlement and its wider context.

9.8 It is considered that effects on the surrounding countryside to the Site can be adequately mitigated through appropriate measures which can be secured through the planning process.

**Planning Policy**

9.9 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan covering the development proposals comprises the policies of the Copeland Local Plan 2013-28 Core Strategy and Development Management Policies (adopted 2015) and remaining policies 'saved' from the preceding Copeland Local Plan 2001-2016 (adopted 2006).

9.10 The National Planning Policy Framework ('NPPF', July 2021) sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. Paragraph 48 of the NPPF states that Local Planning Authorities may give weight to relevant policies in emerging policies according to their stage of preparation (the more advanced the greater weight can be applied), extent to unresolved objections, and degree of consistency with NPPF.

9.11 Copeland Borough Council are in the process of producing a new Local Plan which, once adopted, will replace the Core Strategy and saved policies. Following the completion of public consultation on potential significant changes from the Preferred Options Draft, which was an additional stage of public consultation in October 2021, the final draft of the Local Plan (the Publication Draft) is currently open for consultation until February 2022. Following this, it is anticipated that the Publication Draft of the Local Plan will be submitted to the Secretary of State for Examination mid-2022.

9.12 In accordance with the requirements of NPPF Paragraph 48, therefore given the advanced stage of preparation of the Local Plan, its emerging policies can be attributed appropriate weight in the determination of planning applications.

9.13 Core Strategy Policy ST2 Spatial Development Strategy defines settlement boundaries for the main settlements in the Borough, limiting development beyond the boundaries to a closely defined list of permitted development. Part Area 3 being located outwith the defined settlement boundary for Cleator Moor is therefore in conflict with Core Strategy Policy ST2. However, emerging Policy DS4PU Settlement Boundaries expands the defined Cleetor Moor settlement limit, incorporating the entirety of Site B. As such the proposals are in full accordance with the emerging planning policy context, against which considerable weight can be attributed…

## Appendix 1: Drawings and Photographs

## Appendix 2: Assessment Methodology

### Description of the landscape and visual baseline

*Landscape baseline*

A2.1 For the purposes of this assessment the terms landscape, townscape and seascape are interchangeable e.g. landscape character assessment can be applied to the assessment of landscape character within rural, urban or coastal areas.

A2.2 The landscape in the study area has been described using a combination of desk-based study and site survey. This has examined physical landscape elements such as vegetation and topography in addition to landscape character and its perceptual qualities.

A2.3 Identification of the nature of the landscape receptor (sensitivity) may also form part of the baseline, particularly if external studies have been commissioned or completed by the Local Planning Authority (or Competent Authority). These studies may include evaluation of landscape value and or quality and condition.

*Physical landscape*

A2.4 The topographical data has been generated from Ordnance Survey (OS) base. The location, extent and height of existing vegetation have been recorded from the OS 1:25,000 scale raster file, from Google Earth and site observation.

*Landscape character*

A2.5 Landscape character describes the different types of landscape within any given area, taking account of topography, vegetation, built form, settlement patterns, land use, local materials, hydrology and other landscape and cultural/historical features. Landscape Character Assessment (LCA) is the process by which landscape character is appraised and subdivided into homogenous units.

A2.6 The baseline for the development site and wider study area has been extensively studied at national, county and district scale, as part of national and county landscape character initiatives. The relevant studies are:

1. National Character Areas;
2. County LCAs; and
3. District LCAs.

A2.7 These existing studies have been further developed using desk-based study and site survey work

*Landscape Value*

A2.8 This is the relative value attached to different landscapes by society. The value placed on a particular landscape may vary for different individuals within that society and value can be applied to whole landscapes, elements within it and particular aesthetic and perceptual dimensions that it provides.

A2.9 Landscapes are valued at community, national or international levels, noting that undesignated landscapes (local or national level) do not necessarily have no value and may contain valued elements.

A2.10 The baseline has recorded landscape value through a review of the existing landscape designations. Areas of undesignated landscape have been assessed through a combination of desk and site-based study to examine a range of factors including landscape quality and condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. The criteria used for the assessment of landscape quality is described below in Table 2:

Table 2: Landscape Value Criteria

| Value | Typical Criteria | Typical Scale | Typical Examples / Features |
|---|---|---|---|
| Very High | Very attractive and rare<br><br>Exceptional landscape quality | International or National | World Heritage Site, National Park or key elements/features within them.<br>Areas of exceptional remoteness<br>Relatively most tranquil area<br>Accessible wildlife areas of international or national value.<br>Providing setting for internationally valued buildings or cultural features. |
| High | Very attractive or attractive scenic quality and in part rare<br><br>High / good landscape quality. | National, Regional or Local | National Park, AONB, Areas of Great Landscape Value (or similar designation) or key elements within them.<br>Potential areas of exceptional remoteness<br>Remote countryside<br>Accessible wildlife areas of national value.<br>Providing setting for Listed Buildings or nationally important cultural features. |
| Medium | Typical and commonplace or in part unusual<br><br>Good / Ordinary landscape quality | Regional or Local | Generally undesignated but value expressed through local cultural associations or through demonstrable use.<br>Possibly some remote countryside<br>Accessible wildlife areas of local value. |
| Low | Low importance and Rarity<br><br>Ordinary/ Poor landscape quality. | Local | Certain individual landscape elements or features may be worthy of conservation and landscape would benefit from restoration or enhancement.<br>No remote countryside<br>Relatively least tranquil areas |
| Very Low | Degraded or damaged<br><br>Poor / Very Poor landscape quality. | Local | No landscape elements remain intact and in good repair.<br>Detracting and incongruous elements are much in evidence. |

*Landscape Susceptibility to Change*

A2.11 Landscape susceptibility is related to the ability of a particular landscape or element within it, 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.

A2.12 The evaluation of landscape susceptibility is undertaken using a criteria range of **High, Medium and Low** and set out in Table 3 below:

Table 3: Landscape Susceptibility to Change

| Susceptibility rating | Criteria |
|---|---|
| High | Landscape or landscapes of particularly distinctive character susceptible to relatively small changes. |
| Medium | Landscape reasonably tolerant of changes. |
| Low | Landscape which is potentially tolerant of substantial change. |

*Landscape Sensitivity*

A2.13 Some local authorities have developed studies to look at landscape sensitivity as part of a wider landscape character assessment, however more generally this forms part of the assessment process.

A2.14 Landscape sensitivity is a measure of the value of a particular landscape and its capacity to accept change resulting from a particular development type. Landscape sensitivity identifies the vulnerability of each landscape unit to change through the introduction of the new features, such as housing, or the loss of existing valued features such as mature hedgerows.

A2.15 The GLVIA defines the sensitivity of a landscape as varying with a combination of:

1. Landscape sensitivity resulting from existing land use, the pattern and scale of the landscape/townscape;
2. Visual sensitivity resulting from visual enclosure/openness of views, and distribution of visual receptors;
3. The value placed on the landscape/townscape; and
4. The scope for mitigation, which would be in character with the existing landscape/townscape.

A2.16 The assessment has applied these descriptors to the Study Area landscape using a criteria range of **High, Medium and Low.**

Table 4: Landscape Sensitivity Criteria

| Sensitivity rating | Criteria |
|---|---|
| High | Important/highly valued (components of the) landscape or landscapes of particularly distinctive character susceptible to relatively small changes.<br><br>*Examples include the highly valued, important AONB landscapes that are of high intrinsic quality with open character and open views of the proposed development.* |
| Medium | Landscape of moderately valued characteristics reasonably |

| | |
|---|---|
| | tolerant of changes.<br><br>*Examples include locally valued, undesignated rural landscapes with some intrinsic quality and with open views of the development.* |
| Low | Relatively degraded or low value landscape, the nature of which is potentially tolerant of substantial change.<br><br>*Examples include brownfield land that has been subject to a history of constant change with relatively few established features.* |

## Visual baseline

*Identification of the visual receptors*

A2.17 Baseline visual receptors have been identified using a combination of desk-based study and site survey. This has identified the following types of potential community, residential, employment and transport based receptor locations:

1. Public places e.g. playing fields, cricket club, church, school, Common Land;
2. Public Rights of Way e.g. footpaths, byways, and bridleways;
3. Residential e.g. detached, semi-detached, bungalow, terrace, apartment;
4. Workplaces e.g. business or commercial property; and
5. Transport routes e.g. classified and unclassified roads (country lanes), cycle routes.

*Recording the visual baseline*

A2.18 All potential visual receptors within the study area have been considered. These key viewpoints demonstrate the wide range of potential baseline and development case views of the development site and the proposed development.

A2.19 Due to the timing of the project, the visual assessment and the baseline photography have been undertaken in autumn condition.

A2.20 A description of the view and identification of the type, location and receptor sensitivity has been made through a site based visual assessment. This was undertaken during October 2021 by qualified and experienced landscape architects.

*Visual sensitivity*

A2.21 Visual sensitivity has been assigned using the criteria given in Table 6 (below) derived from the GLVIA:

Table 6: Visual Sensitivity Criteria

| Sensitivity rating | Criteria |
|---|---|
| High | Receptors with a high interest in a visual environment that contains little, or none, of the proposed development/ development type.<br><br>*Examples include leisure users of public footpaths and open space in rural areas, residents with good quality rural views,* |

| | |
|---|---|
| | *and users of nationally or regionally significant viewpoints (including the AONB).* |
| Medium | Receptors with a moderate interest in a visual environment that contains some views of the proposed development/development type, or 'permanent' receptors with a high interest in a visual environment which is dominated by open and often close views of the proposed development/development type.<br><br>*Examples include pedestrians and recreational motorists on minor roads and people taking part in outdoor sport or receptors in locations where there are existing views of the proposed development site.* |
| Low | Receptors with passing or momentary interest in a visual environment, or 'transient' receptors with a high/moderate interest in a visual environment which is dominated by open and often close views of the proposed development/development type.<br><br>*Examples include commuting motorists and people at work with existing views of the proposed development site.* |

### Assessment of landscape and visual effects

A2.22 This section describes the landscape and visual assessment methodology and how it has been applied to the operational phase of the proposed development.

A2.23 The assessment methodology follows the standard GLVIA approach of assessing changes in the development case against the baseline condition.

A2.24 Predicted effects have been identified at, or for each receptor, and the magnitude of the identified landscape and visual changes evaluated by professional judgement. The significance of these effects has been determined by the inter-relationship of nature of effect (magnitude) and the nature of receptor (sensitivity): a standard and accepted principle that is described in more detail below.

### Landscape assessment

A2.25 Landscape assessment identifies the likely scale and nature of change to individual landscape elements and characteristics, and any consequential effects on character resulting from the proposed development. Components of the landscape which have been examined in this assessment are:

1. Landscape character;
2. Landscape designations; and
3. Physical characteristics such as topography and vegetation.

A2.26 The next step in the process uses experience based judgement to identify the magnitude of the potential change that would result from the identified landscape impact. The magnitude of the impact is the degree of change experienced by a receptor. The magnitude of landscape effects has been described using the criteria set out in Table 7 (below).

Table 7: Magnitude of Impact on Landscape Criteria

| Magnitude Rating | Criteria |
|---|---|
| Major | Major alteration (loss/enhancement) to key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic/characteristic when set within the attributes of the receiving landscape. |
| Moderate | Partial alteration (loss/enhancement) to one or more key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. |
| Minor | Minor alteration (loss/enhancement) to one or more key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape. |
| Negligible | Very minor alteration (loss/enhancement) to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape. |
| No Change | No noticeable alteration (loss or gain) of key elements/features/ characteristics of the baseline. |

A2.27 The significance of the predicted landscape effects has then been identified using a matrix form of evaluation. The thresholds of landscape effects significance criteria have been based on the matrix provided in Table 8, which is adapted from the guidance set out in the GLVIA[1].

[1] p139, The Institute of Environmental Assessment and Landscape Institute (2nd Edition 2002); Guidelines for Landscape and Visual Impact Assessment; Spon Press; London.

Table 8: Significance Thresholds for Landscape and Visual Effects

| Magnitude of potential change to receptors | Nature of the receptor (sensitivity to proposed change) | | |
|---|---|---|---|
| | Low | Medium | High |
| Major | Minor/ Moderate | Moderate/ Major | Major |
| Moderate | Minor | Moderate | Moderate/ Major |
| Minor | Neutral/Minor | Minor | Minor/ Moderate |
| Negligible | Neutral | Neutral/Minor | Neutral/Minor |
| No Change | Neutral | Neutral | Neutral |

A2.28 The matrix has been applied to both landscape and visual significance criteria to allow cross comparison of effects. The parameters for the significance category assigned for each identified landscape and visual effect are defined within the written assessment.

### Visual assessment

A2.29 The visual assessment has described the changes to the existing views resulting from the proposed facilities. This has used a written assessment supported by photographic analysis of the baseline views.

A2.30 An experience based judgement has been made for each visual receptor as to the degree of alteration in the baseline view that would result from the loss/change of baseline landscape elements and the introduction of the proposed facilities. The degree of alteration and the criteria used are shown in Table 9 below.

Table 9: Visual Magnitude of Impact Criteria

| Category | Criteria |
|---|---|
| Major | Large scale changes that would alter the overall perception of the view. |
| Moderate | Changes to a view that would be readily noticeable but would not change the overall perception of the view. |
| Minor | Small scale visual changes that may be missed by the casual observer or receptor. |
| Negligible | Changes that would barely be perceptible to the naked eye. |

## Appendix 3: Photography methodology

A3.1 Baseline photographs have been taken using a digital SLR camera.

A3.2 Images have been taken either as single frames or as panoramas. The panoramic images have been taken sequentially from a viewpoint at the same vertical angle as a series of images suitable for merging. A overlap of circa 15% between adjacent images has been provided to aid the mosaicing process.

A3.3 For the Wireframe viewpoints methodology, please refer to Appendix 4

# Appendix 4: Verified Wireframe Viewpoints and Methodology