Landscape and Visual Note.

Cleator Energy Storage Facility Extension.

On behalf of Cleator Battery Storage Limited.

Date: 15/12/2025 | Pegasus Ref: P22-0882_EN_R002 v1

Document Management.

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1. Introduction

1.1. This landscape and visual note has been produced to assess the 2025 proposed extension to the existing Cleator Energy Storage Facility located to the north of Dalzell Street, Cleator in Cumbria. It has been produced by Pegasus Group on behalf of Cleator Battery Storage Ltd.

1.2. This full application is being made following planning permission (4/16/2263/0F1), which was granted approval on 27 October 2016. A subsequent NMA application under ref: 4/16/2263/0F1 to amend the existing layout was granted approval on 16th February 2017.

1.3. As part of that planning application, the following documents were produced, which are subsequently referenced in this report, namely:

- Landscape and Visual Assessment, PDP Associates, July 2016; and
- Soft Landscape Proposals (Drawing No. PG/CM-16-07/02C), Prospus Group Limited, 13 December 2016.

1.4. Further to this, in December 2022, an application for proposed amendments to the approved and operational storage facility was approved under permission ref: 4/22/2335/0F1. The 2022 iteration of this report assessed the landscape and visual impacts of that change, with drawings of relevance being the 'Cleator Infrastructure Layout' as produced by RES Limited (Drawing No. 04989-RES-PRO-DR-PT-101) and the accompanying Detailed Landscape Proposals produced by Pegasus Group: (P22-0822_EN_001_A_1 Detailed Planting Plan).

1.5. However, this 2022 permission was not implemented and has now lapsed. Therefore the 2016 permission remains the extant permission. The purpose of this report is to assess whether there are any alterations to landscape and visual judgements, when considering the effects of the current proposals – captured in 'SOP_103_SITE LAYOUT Rev C', by Switch On Ltd. - against the previously assessed proposals from 2022, using the receptors established in the previous 2016 Landscape and Visual Assessment (LVIA).

2. Description of the Proposed Extension

2.1. The 2025 proposed extension to the established Cleator Storage Facility is shown on the Switch On Ltd. Drawing 'SOP_103_SITE LAYOUT_Rev C'. As with the 2022 proposed changes identified on the 'Cleator Infrastructure Layout' produced by RES Limited (Drawing No. 04989-RES-PRO-DR-PT-101), the existing site is proposed to be extended to the south and west of the existing storage equipment, which would necessitate a new fence line around the perimeter. In addition, due to the proposed extension extending into the existing earth bunding surrounding the site, adjustments would be required. The existing bund along the southern edge of the site would be removed and replaced with a similar bund profile of the same height further to the south. The existing bund to the west would be reprofiled, resulting in its sides becoming steeper, however, without altering its height. Changes to levels and existing bunding would necessitate removal of all existing vegetation surrounding the existing storage facility; however, it is noted that this vegetation has not established to maturity.

2.2. To ensure continuity with the landscape proposals as implemented for the existing storage facility, the proposed storage facility would similarly propose native woodland planting on the bund, as well as wildflower grassland on the adjacent slopes. The proposed detailed landscape proposals are shown on the Detailed Planting Plan (P22-0882_EN_002) contained in Appendix 1. These landscape proposals aim to replicate the species used in the existing scheme. The management and maintenance of this new planting over the lifetime of the development could be subject to a suitably worded planning condition.

2.3. The proposed changes to the site in 2022 and the current proposed changes to the site are almost identical in terms of scale, nature and position, with the equipment also not representing fundamental changes in terms of height; therefore, the description of the proposed extension – and accompanying landscape treatment – for both the 2022 and 2025 proposals are fundamentally identical.

3. Landscape and Visual Effects

Review of Landscape and Visual Assessment, PDP Associates, July 2016

3.1. The above report was reviewed as part of the 2022 iteration of this landscape note. Due to the fundamental similarity between the 2022 and 2025 proposals, judgements and analyses which follow remain broadly the same as previously assessed in 2022. Minor changes include the removal of considerations of effects upon 'Land allocated within Local Plan Policy ER10' and 'Land allocated within Local Plan Policy ENV5, DM26 Landscape of County Importance' due to an altered planning policy context. The existing planning policy has been reviewed to identify any additional or altered effects upon landscape and visual matters, but none have been identified. See 'R002v3 Planning, Heritage and Design and Access Statement' for more detail on the site's current planning context.

3.2. It is noted that the LVIA from 2016 assesses two options, however, Option 1 was constructed and therefore, any reference to Option 2 has not been referred to.

3.3. Detailed assessment criteria are set out in Section 3 of the LVIA. For ease of comparison, the same assessment criteria has been considered in this landscape and visual note.

3.4. In Section 6 of the LVIA, a number of landscape and visual receptors are identified and assessed accordingly. The following identical landscape and visual receptors are considered further, as set out below:

Landscape Receptors

- Landscape receptor 1: The site and immediate surroundings.
- Landscape receptor 2: The landscape setting of Croft End House (Grade II Listing building).
- Landscape receptor 3: The settlement of Woodend, Cleator.
- Landscape receptor 4: Landscape character areas.
- Landscape receptor 5: Land allocated within Local Plan Policy ER10, Tourism Opportunity Site.
- Landscape receptor 6: Land allocated within Local Plan Policy ENV5, DM26 Landscape of County Importance.

Visual Receptors

- 1: Residents in properties with direct views across the site (Croft End House).
- 2: Residents in properties with oblique/partial views of the site (The Crossings).
- 3: Visitors/residents in Woodend, Cleator.
- 4: Travellers using Dalzell Street.

- 6: Travellers using A5086.
- 7: Travellers using A595.
- 8: Users of public footpath 406015 to Bigrigg.
- 9.Walkers using public footpaths around Cleator Moor.
- 10.Users of the recreation site at East Cleator.

3.5. Visual Receptor 5 does not appear in the assessment tables or in the assessment text, therefore, it is an anomaly in the LVIA.

3.6. The LVIA identified a number of landscape and visual effects for the above receptors, however, for the purposes of this assessment, the identified effects have already taken place and therefore, as the existing storage facility has been constructed, this is considered to be the baseline conditions for the landscape and visual effects in this note.

Landscape Effects

Landscape receptor 1: The site and immediate surroundings.

3.7. During construction, some localised effects would occur as a result of the proposed extension to the battery storage facility, including earth works, machinery movements and general construction activity. The sensitivity of the site and immediate surroundings was established in the LVIA as low. The magnitude of change during construction is considered to be high and adverse, resulting in a temporary moderate to minor level of effect.

3.8. Once works have been completed and all earthworks in place, the proposed storage extension would be integrated within the site and the influence upon the surrounding area would be similar to that of the existing storage facility. Therefore, at completion, a no higher than low magnitude of change is predicted, resulting in a minor to neutral level of effect. Once proposed planting has established 15 years after completion, any landscape effects are likely to be beneficial.

Landscape receptor 2: The landscape setting of Croft End House (Grade II Listing building).

3.9. A cross section has been provided between Croft End House and the site, to compare the relationship of the existing and proposed storage facilities, which is included on the Detailed Planting Plan at Appendix 1.

3.10. As for landscape receptor 1, localised effects would occur as a result of the proposed extension to the battery storage facility, including earth works, machinery movements and general construction activity. The sensitivity of the landscape setting of Croft End House was established in the LVIA as medium. The magnitude of change during construction is considered to be high and adverse, resulting in a temporary moderate level of effect.

3.11. Once works have been completed and all earthworks in place, the proposed storage extension would be integrated within the site and the influence upon property would be similar to that of the existing storage facility. Therefore, at completion, a no higher than low

magnitude of change is predicted, resulting in a minor level of effect. Once proposed planting has established 15 years after completion, any landscape effects are likely to be beneficial.

Landscape receptor 3: The settlement of Woodend, Cleator.

3.12. During construction, some localised effects would occur as a result of the proposed extension to the battery storage facility. The magnitude of changes during construction is deemed to be medium and adverse, which when combined with a medium sensitivity, results in a temporary moderate to minor effect.

3.13. Once the proposed storage extension has been completed the scheme would appear similar to that of the existing storage facility from the settlement of Woodend. Therefore, at completion, a no higher than low magnitude of change is predicted, resulting in a minor level of effect. Once proposed planting has established 15 years after completion, any landscape effects are likely to be beneficial.

Landscape receptor 4: Landscape character areas.

3.14. Due to the scale of development and the uses already established on the site, the magnitude of change to Sub Type 5d Urban Fringe as classified under the Cumbria Landscape Character Guidance and Toolkit, March 2011, would be no greater than negligible, resulting in a neutral level of effect.

Visual Effects

1: Residents in properties with direct views across the site (Croft End House).

3.15. A cross section has been provided between Croft End House and the site, to compare the relationship of the existing and proposed storage facilities, which is included on the Detailed Planting Plan at Appendix 1.

3.16. During construction, some localised visual effects would occur as a result of the proposed extension to the battery storage facility, including earth works, machinery movements and general construction activity within the foreground of the property. The sensitivity of Croft End House was established in the LVIA as high. The magnitude of change during construction is considered to be high and adverse, resulting in an inevitable temporary moderate to major level of effect, due to the proximity of the residents within the property.

3.17. Once works have been completed and all earthworks in place, views towards the proposed storage extension would be similar to that of the existing storage facility, albeit with planting earth bunding closer to the property. Therefore, at completion, a no higher than low magnitude of change is predicted, resulting in a moderate to minor level of effect. Once proposed planting has established 15 years after completion, any landscape effects are likely to be beneficial.

2: Residents in properties with oblique/partial views of the site (The Crossings).

3.18. Only glimpses of construction activity would be visible by these residents, however, earth works, machinery movements and general construction activity would be glimpsed to the north of Dalzell Street, albeit partly filtered by built form in the foreground. The sensitivity of the viewpoint was established in the LVIA as medium. The magnitude of change during

construction is considered to be medium and adverse, resulting in a temporary moderate to minor level of effect.

3.19. Once the proposed battery storage facility extension has been completed, the view towards the site, would be similar to that which already exists, therefore, no additional visual effects are predicted over and above that set out for the existing storage facility, with potential beneficial visual effects once the proposed planting has established.

3: Visitors/residents in Woodend, Cleator.

3.20. Only glimpses of construction activity would be visible by these residents, however, earth works, machinery movements and general construction activity would be glimpsed, albeit partly filtered by built form in the foreground. The sensitivity of the viewpoint was established in the LVIA as medium. The magnitude of change during construction is considered to be medium and adverse, resulting in a temporary moderate to minor level of effect.

3.21. Once the proposed battery storage facility extension has been completed, the view towards the site, would be similar to that which already exists, therefore, no additional visual effects are predicted over and above that set out for the existing storage facility, with potential beneficial visual effects once the proposed planting has established.

4: Travellers using Dalzell Street.

3.22. At worst, effects would mirror those as set out for visual receptor 1 as the road passes the site, however, effects would reduce noticeably when those travellers are beyond the site.

6: Travellers using A5086.

3.23. Once the proposed battery storage facility extension has been completed, the view towards the site, would be similar to that which already exists, therefore, no additional visual effects are predicted over and above that set out for the existing storage facility, with potential beneficial visual effects once the proposed planting has established.

7: Travellers using A595.

3.24. There would be very limited or no views from the A595 towards the site.

8: Users of public footpath 406015 to Bigrigg.

3.25. There would be very limited or no views from the public footpath towards the site.

9.Walkers using public footpaths around Cleator Moor.

3.26. Due to the distance from the site, the proposed storage facility extension would be barely perceptible from these public rights of way, therefore, no additional visual effects are predicted over and above that set out for the existing storage facility.

4. Conclusions

4.1. This landscape and visual note has been produced to assess the current 2025 proposed extension to the existing Cleator Energy Storage Facility located to the north of Dalzell Street, Cleator in Cumbria. It has been produced by Pegasus Group on behalf of Cleator Battery Storage Ltd. The current proposed extension is illustrated within Drawing 'SOP_103_SITE LAYOUT_Rev C'., by Switch On Ltd.

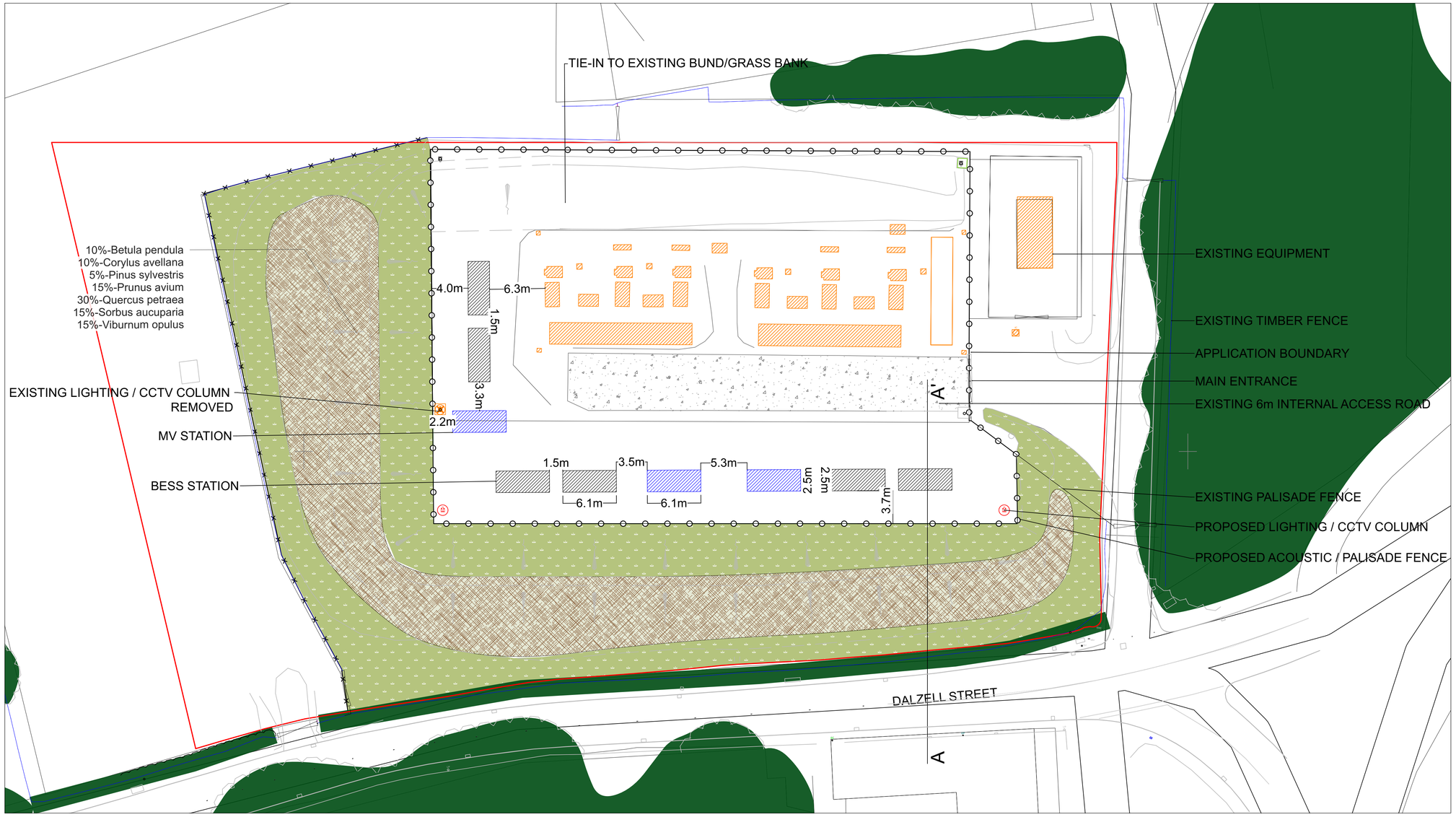
4.2. The report has regard to the following 2016 documents, namely the Landscape and Visual Assessment by PDP Associates, July 2016, and Soft Landscape Proposals (Drawing No. PG/CM-16-07/02C), Prospus Group Limited, 13 December 2016. This report also has regard to the previous landscape and visual assessment carried out in 2022 in relation to a previous proposed extension identified on the 'Cleator Infrastructure Layout' produced by RES Limited (Drawing No. 04989-RES-PRO-DR-PT-101), which was approved but was not implemented and the permission for which has now lapsed.

4.3. The purpose of this report has been to assess whether there are any alterations to landscape and visual judgements, when considering the effects of the current proposals – captured in 'SOP_103_SITE LAYOUT Rev C', by Switch On Ltd. - against the previously assessed proposals from 2022, using the receptors already established in the previous Landscape and Visual Assessment (LVIA) from 2016.

4.4. As with the 2022 proposed changes identified on the 'Cleator Infrastructure Layout' produced by RES Limited (Drawing No. 04989-RES-PRO-DR-PT-101), there would be inevitable landscape and visual effects during construction as a result of the current proposed battery storage facility extension; in particular to adjacent residents and those using nearby roads. However, these adverse landscape and visual effects would be temporary and short-term.

4.5. As previously assessed for the 2022 proposals, once the now proposed battery storage facility extension has been completed, the landscape and visual effects would be similar to that which already exist; therefore, no additional effects are predicted over and above that set out for the existing storage facility. In the longer-term, with the proposed mitigation planting (as shown in the revised Detailed Planting Plan (P22-0882_EN_002) contained in Appendix 1) having established, there would be the potential for beneficial landscape and visual effects. No fundamental landscape or visual difference has been identified between the effects of the battery storage facility extension proposals from 2022 (as previously assessed in the 2022 version of this report) and those of the current battery storage facility extension proposals from 2025.

Appendix 1 – Detailed Planting Plan



KEY

EXISTING

Existing trees/vegetation

Timber post and rail fence

PROPOSED

Woodland tree and shrub buffer mix

Emorsgate EM1 - Basic General Purpose Meadow Mixture, or similar approved

Palisade fence

Planting Schedule

NATIVE WOODLAND MIX				
ID	**Qty**	**Species**	**%**	**Size (girth and height)**
B.p	105	Betula pendula	10	60-80cm ht, 1+1
C.av	105	Corylus avellana	10	60-80cm, ht 1+2
P.s	53	Pinus sylvestris	5	40-60cm ht, 3L pot
P.av	158	Prunus avium	15	60-80cm ht, 1+1
Q.p	316	Quercus petraea	30	60-80cm ht, 1+1
So.au	158	Sorbus aucuparia	15	60-80cm, 1+1
V.o	158	Viburnum opulus	15	60-80cm ht, 1+2

Landscape Specification

Topsoil

All soil is to be site topsoil or imported to meet BS topsoil requirements for 'General Purpose' use.

Topsoil depths:

- Woodland buffer mix: minimum 450mm depth after compaction.
- Wildflower seed areas: minimum 75mm depth after compaction.

Woodland buffer mix

Individual pits shall be dug 450mm x 450mm x 300mm depth, the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion, all plants shall be thoroughly watered in. Area to be protected from rabbit and deer through use of appropriate tree and/or shrub guards as required.

Wildflower Seed Areas

Prior to seeding, (using machinery of a suitable scale) the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground services. Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for subsequent sowing. If such a requirement arises to harrow with discs, caution should be exercised to ensure newly installed underground services are not damaged during harrowing. If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding.

All wildflower seed areas shall be top-soiled to a minimum depth of 75mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and be broadcast by machine and rolled where possible to give good soil/seed contact.

Notes

- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
- No cultivation should be undertaken in wet/waterlogged conditions;
- Imported topsoil to accord with BS3882;
- Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
- All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
- All plant material to conform with BS:3936 and BS:4428;
- Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Site Layout reference: Switch On Ltd's drawing 'SOP_103_SITE LAYOUT'

Maintenance

All planting shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification.

Native woodland buffer mix

Buffer mixes shall be left to grow freely. All planting stock shall be maintained weed free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All planted areas shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the maintenance period. Mulch shall be regularly topped up to original levels. Any plants that fail to thrive shall be replaced with stock to the original specification. All plant stations to be watered to field capacity during periods of extended drought. Any plants that fail to thrive shall be replaced with stock to the original specification.

Wildflower seed areas

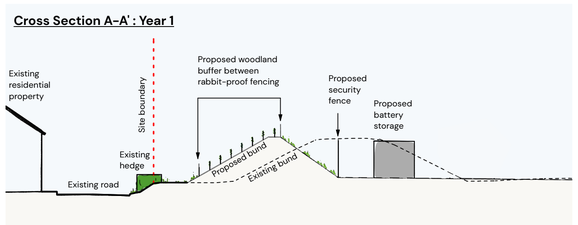
Wildflower seed areas shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds.

From the second year of establishment onwards, areas should be allowed to grow to full height and be cut once a year at the end of August to a minimum height of 10cm. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site.

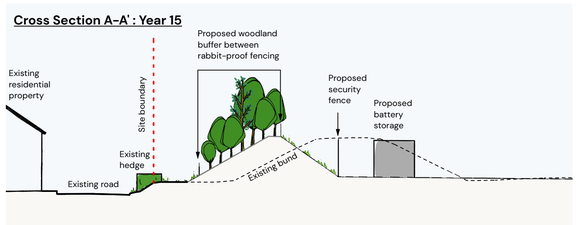
N

0 10 25 m

Cross Section A-A' : Year 1



Cross Section A-A' : Year 15



Cleator Energy Storage Facility Extension - Detailed Planting Plan

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