



Landscape and Visual Assessment
for
The Energy Coast Business Park

Prepared for

Beckermets Estates Ltd

Prepared by

Galpin Landscape Architecture

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1 INTRODUCTION AND SCOPE OF THE ASSESSMENT

Introduction

- 1.1 This Landscape and Visual assessment (LVA) has been prepared for Beckermets Estates Ltd by Galpin Landscape Architecture to accompany the planning application for the remodelling of embankments, construction of two storage buildings and access track at the East Coast Business Park (ECBP).

The Proposal

- 1.2 The proposal consists of re-modelling embankments around the existing site and planting extensively with trees and wildflowers. Behind this embankment, at a lower level, two storage buildings are to be constructed with a new access track. The site is within an area of approximately 5.57 hectares.
- 1.3 The site is formerly known as the Beckermets Trading Estate and is now known as The Energy Coast Business Park.
- 1.4 The site has a current licence as a waste transfer station and is adjacent to a group of large industrial buildings.

Location and Access

- 1.5 The location of the site is south east of Egremont and north of Beckermets in west Cumbria.
- 1.6 The site is accessed via the public road network, off the A595, along the existing trading estate entrance and approach road. Access to the site would be straight from the existing road.

Design Iteration

- 1.7 It is important to explain the process of the design iterations taken for the proposed development. The initial design included areas for storage behind the embankments and at this stage, in negotiations with Cumbria County Council, they suggested that any storage was covered within large similar buildings and thus the reason for the inclusion of the two storage buildings.
- 1.8 The consideration of the design has provided the opportunity for large-scale planting, improvement of views and increase in biodiversity (see mitigation measures). The design of the landscape includes consideration of site levels suitable for planting on slopes, inclusion of wildflowers and suggested habitat creation after consultation with ecologists and amending the embankment to design around a large tree that may encourage bat habitats. Furthermore, the resulting planting is included with the intention to provide a 5-year maintenance to ensure establishment.
- 1.9 The embankment design creates a more suitable shape to fit into the landscape character and the extensive planting would link to the wider landscape.
- 1.10 The design has been informed by the use of digital terrain modelling and visualisations included as an accompaniment to this LVA.

The Assessment

- 1.11 This landscape and visual assessment was prepared by Galpin Landscape Architecture after site visits between March and May 2016 and subsequent visits during 2017. The report was written by Stuart Galpin CMLI and reviewed by Brian Clouston OBE PPLI FLI.
- 1.12 The assessment describes and evaluates the change to the landscape and visual amenity, and the extent to which these affect perception and views of the landscape, which would result from the proposed development.
- 1.13 The report addresses issues relating to the anticipated potential effects upon the landscape character and visual amenity of the study area likely to result from the development. Landscape character and visual assessment, although closely related to one another, have been considered separately for reasons of clarity and robustness.

The Study Area

- 1.14 The potential effects of likely landscape receptors and visual receptors are assessed within study areas. The study area focuses on the main issues of potential landscape or visual effects within each defined study area.

Landscape

- 1.15 A study area of 5km is used for the appraisal of the effects on landscape features and landscape character.

Visual

- 1.16 The visual appraisal covers a radius of 10km from the development. The appraisal focuses on key representative viewpoints initially identified from the zone of theoretical visibility (ZTV) and verified by site visits. These are illustrated with wireline drawings and photomontages.

2 METHODOLOGY

Landscape and Visual Assessment Methodology

- 2.1 This assessment has been prepared with reference to current recommended guidelines notably the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) published by the Landscape Institute and the Institute of Environmental Assessment in 2013. The GLVIA relies on an appreciation of the existing landscape, a thorough understanding of the development proposals, evaluation of the magnitude of change predicted to result from the proposed development, the sensitivity of the existing landscape to change and the potential to mitigate effects.
- 2.2 Reference has also been made to the following guidelines:
- *Landscape Character Assessment Guidance, the Countryside Agency and SNH (2002) and recently superseded by;*
 - *An Approach to Landscape Character Assessment, Natural England (2014);*
 - *The Cumbria Landscape Character Guidelines and Toolkit, Cumbria County Council (CLCG&T) (2010);*
 - *Copeland Local Plan 2013 - 2028, Copeland Borough Council (Adopted December 2013);*
 - *Landscape Character Assessment Guidance, the Countryside Agency and SNH (2002);*
 - *Cumbria County Council Cumulative Impacts of Vertical Infrastructure: Part 1 Key Findings & Guidance, WYG (2014);*

Baseline Landscape Character Assessment Methodology

- 2.3 The assessment has involved these key stages:
- *Defining the scope of the assessment site; establishing the study area, site reconnaissance, desktop background research, and establishing range of possible landscape effects;*
 - *Description of the characteristics of the proposal;*
 - *Establishment of the baseline conditions relating to landscape character, quality and value and sensitivity to change of the existing landscape;*
 - *Identify landscape receptors, and identify interactions between the proposal and the landscape receptors;*
 - *Evaluation of the potential effects anticipated to result from the introduction of the development into the baseline context;*
 - *Assessment of the anticipated effects based on magnitude of change and sensitivity of the receptor;*
 - *Description of the anticipated effects and the degree of significance.*
- 2.4 The following specific desk-based tasks have been undertaken:
- *Consultation with the local planning authority;*
 - *A review of the landscape character assessment within the 5km study area;*

- *A review of landscape designations from the English Heritage database and local authority sources; and*
 - *Identification of landscape character and its key landscape elements.*
- 2.5 A site appraisal of the landscape character and its key landscape elements was carried out. Site recording involved the completion of standardised recording forms and annotation of survey plans, supported by a photographic record of landscape character areas.

Effects Evaluation

- 2.6 The aim of the landscape character assessment is to identify, predict and evaluate potential key effects arising from the development. The assessment of predicted effects involves:
- *An appreciation of the nature, form and features of the development in the context of the baseline landscape character. Landscape character is a composite of physical, biological and cultural elements. Landform, hydrology, vegetation, land use pattern and associations combine to create a common 'sense of place' and identity which can be used to categorise the landscape into definable units (character areas). The level of detail and size of unit can be varied to reflect the scale of definition required. It can be applied at national, regional and local levels;*
 - *A review of the sensitivity to change of designated sites and landscape character in relation to changes proposed. This is arrived at by a review of landscape value and scenic quality;*
 - *An evaluation of the predicted magnitude of change experienced by designated sites and landscape character, assuming implementation of the development. This is in the form of quantification and description of the loss of, or indirect impact on, specific landscape components that make up the character of the various local landscape areas within the study area. Further, it includes explanation of the predicted change in the composite quality of the various areas related to such loss and influence in combination with the compatibility of the proposed forms within or neighbouring the various areas; and*
 - *An assessment of the degree of significance of the effects of the development on the designated site or landscape character under consideration, by relating the magnitude of change to the sensitivity to change.*

Landscape Susceptibility to Change

- 2.7 The susceptibility to change is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline or the landscape planning policies or strategies. Existing studies would be sourced if available. This specific proposed development is assessed in relation to the specific landscape receptors.

Value of the Landscape Receptor

- 2.8 The baseline study (Section 3) establishes the value attached to the landscape receptors covering the LCAs, designations and key characteristics. The value of the landscape receptors reflects on the landscape designations and is identified in Table 2 and in Figure 1.

Landscape Sensitivity to Change

- 2.9 The landscape sensitivity to change has been assessed by combining judgements of their susceptibility to the type of change or proposed development and the value attached to the landscape as described in 2.7 and 2.8.
- 2.10 Sensitivity to change in the context of the nature and form of the development and its effect on landscape character has been evaluated with reference to scenic quality and value, and has been rated as being high, medium or low. This three-point scale uses the following criteria:
- **High sensitivity:** *a highly-valued landscape of high scenic quality susceptible to change arising from the development; and/or small scale, complex landforms and land cover characteristics with distinctive landscape features;*
 - **Medium sensitivity:** *a medium-valued landscape of medium scenic quality, reasonably tolerant of change arising from the development; and/or medium scale landforms and land cover in combination; occasional distinctive landscape features; and*
 - **Low sensitivity:** *a low-valued landscape of low scenic quality, which is tolerant of change arising from the development; and/or large scale, simple landforms and land cover characteristics with no distinctive landscape features.*

Magnitude of Change

- 2.11 The magnitude of change on the landscape receptors is assessed in terms of its size and scale, the geographical extent of the area influenced, and its duration and reversibility.
- 2.12 The size or scale of change in the landscape as a result of each effect is judged and described.
- 2.13 The geographical extent of the effect is considered in relation to the immediate setting, landscape character type or area and on a larger scale.
- 2.14 The duration of an effect is judged as short (0-5 years), medium (5 – 10 years) and long-term (10-20 years).
- 2.15 The reversibility of the landscape effects refers to the ability of the proposed development to be reversed.
- 2.16 Magnitude of change has been assessed on a four point scale of high, medium, low or negligible. These criteria are described as follows:
- **High:** *very noticeable indirect change in landscape characteristics over an extensive area, or direct change to landscape components/character over a less extensive area;*
 - **Medium:** *noticeable indirect change in landscape characteristics over less extensive area, or direct change to landscape components/character over a localised area;*
 - **Low:** *perceptible indirect change in landscape characteristics over a localised area, or direct change to landscape components/character over a very localised area; and*
 - **Negligible:** *virtually imperceptible or no indirect change in landscape characteristics over a very localised area, or virtually imperceptible, or no, direct change to landscape components/character.*

- 2.17 Wireline (or wireframe) diagrams and photomontages from viewpoint receptors have also been used as a tool to aid assessment.
- 2.18 The visibility of the development in the landscape would vary according to the weather conditions. As far as practicable within the timescale, assessments have been carried out, as is best practice, by assuming the 'worst case' scenario, i.e. on clear, bright days, although due to the changeable weather conditions in the UK some cloud can be expected.

Degree of Significance Assessment

- 2.19 Using professional judgement and assisted by tools such as ZTVs, photomontages and wireline diagrams, the assessment of effects compares the magnitude of change experienced by a designated site or landscape character area to its sensitivity to change of the type proposed.
- 2.20 It also takes into account direct effects upon existing landscape elements, features and key characteristics and assesses whether these would be lost, or their relationships modified, in the context of their importance in determining the existing sensitivity of the character area in question.
- 2.21 Anticipated significance of effects are reported in terms of a descriptive scale ranging from substantial - moderate - slight adverse through negligible to an ascending scale of slight - moderate - substantial beneficial.
- 2.22 The criteria adopted for the assessment of landscape effects are as follows:
- **Substantial adverse (or beneficial) significance of effects:** very noticeable deterioration/improvement in the existing landscape;
 - **Moderate adverse (or beneficial) significance of effects:** noticeable deterioration/improvement in the existing landscape;
 - **Slight adverse (or beneficial) significance of effects:** perceptible deterioration/improvement in the existing landscape;
 - **Negligible significance of effects:** virtually imperceptible deterioration/improvement in the existing landscape.
- 2.23 For the purposes of this appraisal, significance of effects of moderate and above is considered to be significant.
- 2.24 See Table 1 - Landscape Character Significance of Effects for a visual guide to understanding how the magnitude of change relates to the significance of effects over different sensitivities of landscape character.
- 2.25 The predicted effects have been considered in the light of primary mitigation measures associated with site planning, culminating in a statement of the predicted effects and their overall degree of significance to the landscape resource of the study area.

Visual Assessment Methodology

- 2.26 The assessment of visual impact has been based on the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition 2013. The guidelines suggest that visual effects are assessed from a clear understanding of the development proposed and any related landscape mitigation measures. It calls for an understanding of the visual form of the existing landscape, its quality and sensitivity to change taking into account the nature of the development.
- 2.27 The assessment has involved three key stages:

- *Determination of the main areas where effects would occur as a result of the location and orientation of the development, and establishment of the baseline conditions relating to the visual context of the study area and the location and sensitivity of potential visual receptors;*
- *Evaluation of the potential effects anticipated to result from the introduction of the development into the baseline context. The susceptibility of visual receptors to change in views and how they contribute to the sensitivity. Next the scale, extent and duration and how they contribute to the magnitude of effects are assessed; and*
- *Finally, the effects of the anticipated development are assessed by an evaluation of the magnitude of change on the sensitivity to change. The resulting judgments about sensitivity and magnitude inform the judgement of the overall degree of significance of effects.*

Baseline Assessment

2.28 The following specific desk-based tasks have been undertaken:

- *Consultation with the local planning authorities within the detailed study area regarding methodology, key views and viewpoint locations;*
- *Identification of the Zone of Theoretical Visibility (visual envelope) for the proposed development;*
- *Identification and field assessment of potential receptors within the visual envelope; and*
- *Appreciation of the nature and importance of existing views, experienced by the identified receptors.*

2.29 A site appraisal of potential impacts upon visual amenity was carried out. Site recording involved the completion of standardised recording forms and annotation of survey plans, supported by a photographic record of views from key receptor locations and using wireline projections.

Identification of Visual Receptors

2.30 For there to be a visual effect there is the need of a viewer (or visual receptor). Visual receptors include users of residential properties, recreational facilities and other outdoor sites used by the public such as roads, railways and footpaths, which would be likely to experience a change in existing views as a result of the construction and operation of the proposed development.

2.31 Views from nearby key viewpoints are illustrated by photomontage and wireline diagrams and views from more distant viewpoints are illustrated by photographs; and views from those potential viewpoints with limited visibility of the proposed development proposals are assessed but not illustrated with either wirelines or photomontages.

2.32 The visual assessment involves an initial desk-based review of OS mapping to establish the wider context, followed by site surveys to establish the form and nature of specific views and the role of the proposed development area in such views.

2.33 Site survey notes were recorded using a standardised spreadsheet that included receptor type and number, the nature of the existing view, the distance, angle and extent of the view of the proposed development, etc.

2.34 The evaluation involved the following tasks:

- *Analysis of the sensitivity of the viewpoint receptors to the anticipated change in their view; and*
- *Identification of the anticipated magnitude of change in existing views at these locations.*

Receptor Sensitivity (Susceptibility and Value)

- 2.35 The sensitivity of a receptor to the proposed development has been considered in relation to the susceptibility of the receptor, for example, the inhabitants of a residential dwelling are generally considered more sensitive to change than occupiers of a factory unit. The susceptibility of visual receptors to change in views and visual amenity depends on the activity or occupation of people. The people are the visual receptors who may be residents, recreational users, visitors and commuters. The judgement of susceptibility to change and value are assessed and how they contribute to the sensitivity of the visual receptor. The value of the changed view to the receptor also contributes to an understanding of sensitivity to change. Therefore, orientation, nature of use, scenic quality and receptors' expectations of the changed view in respect of existing context are all considered as a part of this evaluation. For example, a front-on changed view from the main habitable rooms of a dwelling would result in higher sensitivity to change than a side-on or rear changed view from the same receptor. The sensitivity of a receptor therefore depends upon the nature of the receptor and the value to that receptor of the view being changed.
- 2.36 In this assessment sensitivity is ranked on the following scale, which has been adapted from GLVIA methodology:
- **High sensitivity:** *dwelling, footpaths, tracks and vantage points where the changes form part of an important/principal view such as a renowned local viewpoint;*
 - **Medium sensitivity:** *dwelling, footpaths, tracks and vantage points where the changes form part of a less important view, and roads where the changes form part of an important view; and*
 - **Low sensitivity:** *dwelling, footpaths, tracks and vantage points where the changes form part of an unimportant view, roads where the changes form a part of a less important view, and farm buildings (not used as dwellings) and industrial buildings where the changes form part of an important view.*

Magnitude of Change

- 2.37 The magnitude of change considers the extent of the proposed development visible, the extent of the existing view that would be occupied by the proposed development, the influence of the proposed development within the view and the viewing distance from the receptor to the proposed development. Also, the duration of the visual effects and the reversibility of the proposed development is considered. This has involved a combination of site, and desk based analysis. On site, the elements of the proposed development potentially visible were recorded on the survey sheets. The analysis also involved the use of wireline projections and draft photomontages to assist the assessors with the evaluation.
- 2.38 In the assessment of visual effects, the magnitude of change is considered in terms of the type of change taking place in a view from a receptor and the degree of change which would take place in that view.

- 2.39 Magnitude of change is measured on the following scale, which has been adapted from GLVIA methodology:
- **High magnitude:** where the proposed development would cause a very noticeable change in the existing view;
 - **Medium magnitude:** where the proposed development would cause a noticeable change in the existing view;
 - **Low magnitude:** where the proposed development would cause a perceptible change in the existing view; and
 - **Negligible:** where the proposed development would cause a largely imperceptible change in the existing view.

Assessment of Effects

- 2.40 The main criteria used to evaluate the visual impact are centred on the extent to which the proposed development would modify established views. The assessment of effects is based on consideration of both sensitivity to change and magnitude of change.
- 2.41 The determination of the effects is derived from the assessment of sensitivity to change and the magnitude of change combined with professional judgement.
- 2.42 The final assessment adopts the following categories to illustrate the level of visual effects:
- **Substantial adverse (or beneficial) degree of significance:** very noticeable deterioration/ improvement in the existing view;
 - **Moderate adverse (or beneficial) degree of significance:** noticeable deterioration/improvement in the existing view;
 - **Slight adverse (or beneficial) degree of significance:** perceptible deterioration/ improvement in the existing view; and
 - **Negligible degree of significance:** largely imperceptible deterioration or improvement in the existing view.
- 2.43 For the purposes of this appraisal, significance of effects of moderate and above are considered to be significant and are applicable for landscape and visual assessments that require an EIA.
- 2.44 An assessment has been made of the visual effects upon receptors which would occur as a result of the proposed development at the viewpoint locations. However, the visual prominence of the development would vary according to weather conditions. The assessment also takes into account changes in vehicle movement patterns and other proposal-related operations.

Methodology for Preparation of Photographs

- 2.45 The site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;
- the grid reference (of the viewpoint)
 - the field of view (of the photo viewpoint)
 - the ground height level or elevation (at photo viewpoint)
 - the viewer height (measured to the lens of the camera)
 - the date (of photo taken)
 - the direction of view (to the development)
 - the distance to the development (from the viewpoint)
 - the grid reference of the development
 - the height of the development

- 2.46 The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera.

Methodology for the Preparation of Wirelines

- 2.47 Wirelines (or wire frame drawings) are the visual representation of landform shown as contours laid over the bare ground.
- 2.48 The wirelines have been prepared using digital terrain software which produces a bare ground model as represented by the Digital Terrain Model (DTM). The DTM uses the Ordnance Survey's Terrain 50 which is derived from the contours on the 1:50,000 scale OS Landranger maps. While this is a reasonable representation of the landform, it is unable to represent very small topographic features precisely. For more detailed digital terrain modelling, the Terrain 5 data has been used giving a levels at an interval of every 5m. The curvature of the earth and refraction through the atmosphere are taken into account but not the effects of screening due to woodland, buildings and other surface features.
- 2.49 The wirelines were checked against the photographs and site survey notes and directions of views. The wirelines are then lined up with the photographs at a suitable scale.

Methodology for Preparation of Photomontages

- 2.50 The photomontages are prepared by overlaying the wirelines as a transparency over the photographs to accurately position the development. This is achieved by lining up landform features in the photograph and the wirelines as well as inserting 'markers' in the DTM which are shown in draft wirelines indicating the location of corners of buildings, pylons or other key landscape elements that can be allocated a grid reference position and can be seen in the photograph.
- 2.51 The representation of the type of development proposed is replicated from other photos and positioned in the location of the wireline development.
- 2.52 The final preparation of the wirelines and photomontages are positioned below the existing photograph and presented as a figure and intended to be printed at a scale of A3. The details outlined in paragraph 2.44 are included as a spreadsheet and the images are annotated as appropriate.

Methodology for Preparation of ZTVs

- 2.53 A ZTV is prepared (figure 3) and indicates the visual envelope of where there may be views of the proposed development based on bare ground analysis.
- 2.54 The ZTV has been prepared using both the OS Terrain 50 DTM at a scale of 1:50,000 and using the recommended height of 2m, and the Terrain 5 data around the immediate site, giving a level at an interval of every 5m.
- 2.55 The ZTV does not take into account small scale local variations in topography, or the possible screening effect of hedgerows, individual trees, woodland, walls or similar features.
- 2.56 Therefore, while the ZTV indicates areas of potential visibility of the proposal, in reality not all locations within the ZTV would necessarily afford a view of the proposed development.

3 BASELINE

Landscape Character Baseline

Landscape Character of the Site

- 3.1 The Energy Coast Business Park has an existing mix of large scale industrial buildings. A noticeable large tower to the north of the site and an excavated area of landfill.
- 3.2 The access to the site is via the existing concreted road, off the A595, main trunk road to Beckermeth Trading Estate. This industrial site is a group of substantial buildings which influence the immediate character of the site.
- 3.3 The landform from the ridge descends to Kirk Beck at the base of the valley. The beck is bounded by well-established woodland. There is a continuation of vegetation, consisting of Gorse, to the south and some to north.
- 3.4 Hedgerows and some hedgerow trees connect the valley to Haile, ascending along a regular pattern of small and medium scale regular fields.
- 3.5 There are three turbines to the south west, small pylons and one large turbine to the west.
- 3.6 The site is adjacent to fields that are currently grazed by sheep and cattle and the landcover is improved grassland.
- 3.7 The elevation of the site is around 90m AOD, which is part of a landform that rises north to a height of 128m AOD. The landform is undulating, typical of this landscape character type.
- 3.8 The proposed field is of medium scale with irregular field patterns within a landscape with large scale.
- 3.9 The landscape context is within other similar pasture fields of small and medium scale.
- 3.10 The boundaries are gappy hedges and post and wire fencing with some hedgerow trees.
- 3.11 The nearest dwellings are to the south at Yeorton Hall Farm and to the east, houses in Haile.

National Landscape Character Areas

- 3.12 The site lies in the national landscape character area of Character Area 07 – West Cumbria Coastal Plain Landscape Character and adjacent to the Character Area 08 – Cumbria High Fells (see Figure 2).

Local Landscape Character Type

- 3.13 The Cumbria Landscape Character Guidelines and Toolkit (the CLCG&T) provides a comprehensive landscape character assessment (see Figure 2). The following extracts are included where applicable to this development. Figure 2 sets out the context of the study area of 5km radius from the centre of the site within the Cumbria landscape character areas.
- 3.14 The landscape character type (LCT) for the site is **Type 5b – Low Farmland**. This sub type can be found in several parts of the county – north, east and west of Carlisle, south of Whitehaven and north of Barrow. The sub type continues into the Lake District national park east of Seascale and is classified as Type D1 – Low Farmland in the Lake District National Park Landscape Character Assessment.

- 3.15 The key characteristics of this landscape character sub-type are:
- Undulating and rolling topography
 - Intensely farmed agricultural pasture dominates
 - Patchy areas of woodland provide contrast to the pasture
 - Woodland is uncommon west towards the coast
 - Fields are large and rectangular
 - Hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape
- 3.16 **The Physical Character of LCT 5b:**
Permo-triassic bedrock is overlain by thick glacial drift deposits forming sand and gravel eskers, low drumlins and a variety of undulations and topographical variations in the landscape. The rolling topography is dissected by small valleys. The land is low lying, usually below 100m AOD.
- 3.17 **The Land Cover and Land Use of LCT 5b:**
Much of this type is intensively farmed agricultural land and the predominant land cover is pasture, interspersed with arable land. Fields tend to be fairly large and bounded by hedges with hedgerow trees or fences. The hedges form an interlocking matrix across the undulating land. Tree clumps, riverside and hedgerow trees are notable features. Woodland is uncommon particularly close to the coast in the west. Pylons and telegraph poles are generally subtle elements, but pylons can sometimes dominate, especially where there is more than one line of them.
- 3.18 **Cultural and Historic character of LCT 5b:**
Cropmark sites of prehistoric and Romano-British settlements are found. Other archaeological and historical interest in the landscape include Egremont Castle. The settlement pattern is varied. South of Whitehaven more traditional settlements are dominated by modern settlements and development associated with Sellafield. In general the field pattern is very regular.
- 3.19 **Perceptual character of LCT 5b:**
This is a traditional working farmed landscape, interspersed with large scale industrial developments in the countryside. It is generally large scale and open. Views can be wide and long distance to the Fells and sea and have an expansive feeling, or small and contained giving a more intimate feel. Wind sculpted trees and hedges give a feeling of exposure and connections with the windswept coastline. Woodlands, and traditional scale farms and associated tree clumps provide distinctive punctuation and interest in the landscape.
- 3.20 **Sensitive characteristics or features of LCT 5b:**
The matrix of interlocking hedges, woodlands, trees along rivers and fields and wind sculpted trees in hedges in coastal areas are sensitive to changes in land management. The ecological value associated with grazing marsh, wetlands and floodplains are also sensitive to changes in land management. Frontiers of the Roman Empire: Hadrian's Wall and associated Romano British settlements are sensitive to infrastructure and other development. The traditional feel of villages and farms can provide a sense of stepping back in time in places and is sensitive to unsympathetic village expansion. The open and uninterrupted views to the Lakeland Fells are sensitive to tall infrastructure development.

3.21 **Vision of LCT 5b:**

The key features of this well maintained working landscape will be conserved and enhanced. Further agricultural change and development will be absorbed and combined with measures to conserve and enhance landscape, wildlife features and minimise urban intrusions. Field enlargement will take place but the management of retained hedges will be a key priority while trees and woodland will be managed restored and enhanced.

3.22 **Changes in the Landscape of LCT 5b:**

This landscape could be subject to the following changes or issues:

Management Practices

- Further intensification could result in a depletion of traditional field boundary patterns and the replacement of hedges with wire fences.
- Loss and neglect of features such as hedgerow trees, copses and wetland.

3.23 **Development**

- Green infrastructure provides an opportunity to seek enhancements to the landscape, biodiversity and cultural heritages adjacent to urban areas and to create green corridors between settlements.
- Creeping urbanisation includes warehouse, garden centre and large car parks development can degrade the traditional landscape characteristics.

3.24 **Guidelines**

Natural Features

- Manage and restock hedgerow trees, parkland trees and copses round farms and villages.
- Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour
- Create 'linked networks' of vegetation using native trees and shrubs to form 'ecological corridors' as well as emphasise valleys.
- Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.

3.25 Cultural Features

- Restore and maintain remaining hedgerows to strengthen field patterns and convey an impression of good health.
- Renovate gappy overgrown hedges through management and replanting.
- Discourage introduction of fences to replace or gap up hedgerows
- Manage hedgerows in a traditional way.
- Restore and maintain traditional kests (hedge banks) and small scale field patterns.
- In all areas strengthen and develop field patterns to provide an improved setting for towns and villages.

3.26 Development

- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and

soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.

- Plant deciduous tree groups and lines on garths, around farm buildings, along farm access roads and main entrances.
- Reduce the impact of large-scale new farm buildings by locating them on a non-prominent position subservient to traditional farm buildings, broken down in mass, softened by landscape proposals using a choice of sympathetic colours and non-reflective finishes.
- Encourage retention of traditional stone gateposts and features.
- Improve visual awareness of the individual settlement, land uses and cultural landmarks along each road and provide locations for stopping, viewing and picnicking.
- Encourage environmental improvements along roadside settlements to include traffic calming, planting and stronger definition of gateway entrances and exits. Introduce roadside planting of deciduous and mixed species to enrich views from the road.

Adjacent Landscape Character Subtypes

3.27 The adjacent Cumbria County Council Character landscape character subtypes within the study area are;

- 1a – Intertidal Flats
- 4 – Coastal Sandstone
- 5a – Ridge & Valley
- 5d – Urban Fringe
- 11a – Foothills
- U – Urban Areas

3.28 The adjacent Lake District National Park landscape character subtypes within the study area are;

- J – High Fell Fringe

3.29 See Figure 2 for full context of all landscape character areas relating to the site.

Landscape, Nature Conservation and Cultural Heritage Designations

3.30 Landscape, nature conservation and cultural heritage designations that lie within 5km (listed buildings 2km) of the site are shown in Figure 1 and table 2 in the Appendices.

3.31 The candidate **World Heritage Site** shares a boundary with the Lake District **National Park**, which is 2.40 km east of the site.

3.32 The **Special Area of Conservation**, River Ehen, lies 4.26 km North of the site, and is designated principally for the value of the inland water habitat it provides and the wildlife it supports.

3.33 There are no **Local Nature Reserves**.

3.34 There are seven **Sites of Special Scientific Interest** within 5km of the site – Haile Great Wood, 0.28 km north east of site, is nearest to the site.

3.35 There are 15 **Listed Buildings** within 2km of the site, the closest being Haile Church, 0.25 km NE of the site.

3.36 There are seven **Scheduled Ancient Monument** within the 5km study area, the enclosure 250m E of Winscales being the closest, 0.22 km north east of the site.

- 3.37 There are 10 **Ancient Woodland** sites within the study area listed in the table, the closest being Great Wood, 0.28 km north east of the site.

Baseline Views

- 3.38 Five representative viewpoints were identified within the study area and are examined in detail below. These are selected to be representative of the required viewpoints within the study area.

Visual Amenity Baseline Conditions

- 3.39 The Zone of Theoretical Visibility (ZTV) was used as a starting point for identifying viewpoints from where the potential effects of the proposed development may be considered. The ZTV software uses bare earth model landform data and does not consider surface features such as built forms, woodlands and hedgerows.
- 3.40 The following viewpoints are taken from east of the site where there are key views towards the site and from earlier consultation with Cumbria County Council.

VP1

- 3.41 Viewpoint 1 (See figures 4 and 5) **PROW 0.22 km north of proposed development**; this view is representative of recreational user receptors.
- 3.42 This view is representative of recreational users, although this route is evidently rarely used.
- 3.43 This view has far reaching views to the fells in the background to the south and the coastline to the west including the large industrialised mass of Sellafield Nuclear Power Station. In front of the power station and in the mid-ground are three small wind turbines and also another turbine – not seen in this view as it was just being built at the time that this photo was taken.
- 3.44 The large existing tower of the ECBP dominates the foreground with other large buildings visible and the large embankment of the existing waste transfer station.
- 3.45 The overall view is open with far reaching views and mix of industrial and agricultural landscape.

VP2

- 3.46 Viewpoint 2 (See figures 6 and 7) **PROW at closest point to proposed site, 0.14 km North of site**. This viewpoint is representative of recreational user's views from the public right of way footpath across fields west of Haile.
- 3.47 This is similar view to VP1 from the east across the valley and towards the site on a little used public footpath. The existing view includes the background industrial buildings of Sellafield and the existing site of the ECBP with tall buildings and embankment. This viewpoint location would be the nearest public view of the proposal.
- 3.48 The existing view is across the valley with a strong presence of trees along the valley (north to south). The ridge line is dominated by the landform (landfill) to the north and the large industrial buildings, particularly the tower. These buildings punctuate the ridgeline and dominate a section of the horizon.

VP3

- 3.49 Viewpoint 3 (See figures 8 and 9) **South Haile, 0.63 km east of the site**; this viewpoint is representative of local residents and is from across the valley from a location to the south of Haile and near residential dwellings.
- 3.50 The existing view from the south of Haile extends from the south of the Irish Sea along a long ridge to the north. At the centre of this view along the long ridge, there are industrial buildings of large scale and a noticeable large tower to the north of the site near to excavated land formations (landfill area).
- 3.51 The horizon is punctuated by three turbines to the south west, small pylons and buildings with proposal for two wind turbines that would be viewed beyond the ridge.
- 3.52 The overall view is one of a rich presence of trees with pockets of woodland and hedgerow trees.

VP4

- 3.53 Viewpoint 4 (See figures 10 and 11) **PROW Haile 0.47 km east of site**; Representative of local residents with views from Haile Park.
- 3.54 This viewpoint is representative of recreational users viewing from the public right of way footpath across fields west of Haile and near to views experienced by local residents.
- 3.55 The existing view is across the valley with a strong presence of trees along the valley (north to south). The ridge line is dominated by the landform (landfill) to the north and the large industrial buildings, particularly the tower. These buildings punctuate the ridgeline and dominate a section of the horizon.

VP5

- 3.56 Viewpoint 5 (See figures 12 and 13) **Whitehow Head 0.75 km north east of site**; Representative of local residents and commuters.
- 3.57 This viewpoint is representative of residential users views from the road in front of the row of dwellings at Whitehow Head. There may be views for commuters travelling south on the road but the high hedgerows will limit views to the site.
- 3.58 The existing view is down the valley toward the Irish Sea to the south and west and includes the large industrialised mass of Sellafield as a dominant feature on the coastline. The view also includes the existing industrial buildings at the ECBP with the tower particularly noticeable as a prominent feature, seen above the horizon.

Residential Visual Receptors Views

- 3.59 Within the study area the southern half of Whitehaven is within 10km. Other settlements include Cleator Moor, Gosforth, Frizington, Beckermeth, Seascale, Thornhill and St Bees.
- 3.60 Other dwellings in the study area include scattered isolated dwellings and farmsteads.

Recreational Routes

- 3.61 There are a number of public rights of way within the study area including footpaths and bridleways and the Lake District National Park. The National Cycle Network Route 72 passes through the study area to the south of the site. The Cumbria Coastal Way follows the shoreline of West Cumbria to the west of the site. The rights

of way are shown on Figure 1 and the visual effects recorded in table 2 in the appendix.

Commuter Visual Receptor Views

3.62 The following are identified within the study area as commuter routes;

- The Cumbrian Coast Line rail way
- The A595
- The A5086
- The B5344
- The B5345
- The B5294
- Minor roads and lanes

The assessment will establish where significant commuter views exist and represent them in the selection of viewpoints assessed.

4 LANDSCAPE AND VISUAL ASSESSMENT

Landscape Character Assessment

- 4.1 The following section provides an assessment on the effects that the proposed development would have on the landscape character areas and the designated sites, within the 5km detailed study area. The assessment evaluates the likely effects during construction and also in the longer term during the operational phase.
- 4.2 The effects on designated sites and landscape character areas are summarised in Table 2. The judgement of the sensitivity of the landscape receptor and the magnitude of change informs the assessment of the significance of effects and significant effects are considered to be those assessed as moderate or above.

The Effect on the Landscape during construction

- 4.3 Construction activities which may have the potential to affect landscape character include:
- Deliveries to site and vehicle movements on and off the site.
 - The formation of the landscape bund.
 - Reinstatement works to areas disturbed by construction activities.
- 4.4 From the description of the construction activities as outlined above, any effects on landscape character during the construction phase would be for a temporary duration during the period of construction.
- 4.5 Therefore, the short-term and temporary nature of the construction on the landscape character would be negligible overall.

The Effect on the Landscape Character of the Site

- 4.6 The proposal is to re-structure the existing embankment structure in order to create a suitable angle of repose to plant trees. Subsequently trees would eventually screen the proposal – see mitigation measures. Both the tree planting and the formation of a new embankment are part of the site mitigation strategy.
- 4.7 The height of the proposed buildings would appear uniform to that of the existing buildings with similar finished floor levels.
- 4.8 The formation of the landscape bund with a more natural slope of 1 in 3 would help to integrate the bund into the existing landform and be more in keeping with existing surrounding character. The existing landform is prominent and has sharp and irregular inclines and the change in appearance to a smoother and less steep bund would benefit the landscape character. The proposed embankment would fit into the existing landscape character more naturally with a smooth curve and the extensive planting would form wooded banks linking to existing woodland and trees.
- 4.9 The magnitude of change on landscape character of the site has been judged to be Low overall.

The Effect on Landscape, Nature Conservation and Cultural Heritage Designations

- 4.10 The site is located in a landscape with no designation according to the current landscape character guidance.

- 4.11 The candidate Lake District **World Heritage Site** shares a boundary with the Lake District **National Park**, this boundary is close to the site, however due to an intervening ridge to the east, the effects on the landscape setting are mitigated.
- 4.12 Out of the seven **Sites of Special Scientific Interest (SSSI)**, the proposed development would only have a negligible magnitude of change on the landscape setting of the closest SSSI's and would not significantly affect the conservation interests of the designation. Further SSSI's would not be connected with the proposal and so there would be no magnitude of change.
- 4.13 There are 15 **Listed Buildings** within 2 km of the site, the closest being Haile Church, 0.25 km NE of the site. There is an existing association in the setting of this church within the wooded-valley at the foot of the existing embankment. The change of the landscape would have a Low magnitude of change on the setting of the church as there would be a difference in the embankment. However there would be a beneficial effect of the proposal woodland planting that would link to the valley woodland adjacent to the church and screen some views and thus less association between the proposal and the church.
- 4.14 There are seven **Scheduled Ancient Monuments (SAM's)** within the 5km study area, the closest at Winscales Enclosures – there may be some association with the site. The other SAM's are at a distance which mitigates the effects on their landscape setting and any effects would be negligible. There would be no association with Calder Abbey.
- 4.15 The 10 **Ancient Woodland** sites within the study area would not be affected by the proposed development. This is largely due to the effects of distance from the proposal and landform intervening between the proposal and the designation.

The Effect on National Landscape Character Areas

- 4.16 Landscape Character areas of this large scale would not be affected by the proposed development, therefore there would be no effect on the National Landscape Character Area of Character Area 07 – West Cumbria Coastal Plain Landscape Character and the adjacent Character Area 08 – Cumbria High Fells.

The Effect on Landscape Character Types

- 4.17 The proposed development resides in LCT Type 5b – Low Farmland. Of the key characteristics of this landscape character sub-type;
- The large-scale undulating topography is unaffected.
 - The large fields of improved pasture – the site would remain as a pasture field.
 - No stone walls, occasional hedges and fence boundaries would be altered.
 - Trees and plantations would not be affected.
 - Small streams and rivers would not be affected.
- 4.18 From the **Vision of LCT 5b: The key features of this well maintained working landscape will be conserved and enhanced**. Further development will be absorbed and combined with measures to conserve and enhance landscape, wildlife features and minimise urban intrusions. The substantial tree planting and hedgerow planting would enhance the landscape, provide wildlife features and connect with the existing pattern of hedgerows and tree planting.

- 4.19 **From the Guidelines** for LCT 5b: Natural Features
- Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour
 - Create 'linked networks' of vegetation using native trees and shrubs to form 'ecological corridors' as well as emphasise valleys.
 - Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.
- From the Guidelines** for LCT 5b: Cultural Features
- Restore and maintain remaining hedgerows to strengthen field patterns and convey an impression of good health.
 - Renovate gappy overgrown hedges through management and replanting.
 - Discourage introduction of fences to replace or gap up hedgerows
 - Manage hedgerows in a traditional way.
 - Restore and maintain traditional kests (hedge banks) and small scale field patterns.
 - In all areas strengthen and develop field patterns to provide an improved setting for towns and villages.
- 4.20 **From the Guidelines** for LCT 5b: Development
- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.
 - Plant deciduous tree groups and lines on garths, around farm buildings, along farm access roads and main entrances.
- 4.21 The substantial tree planting would enhance the landscape with planting a mixture of trees planted onto a proposed embankment that would connect to existing hedgerows. The species of trees would vary in size and type to create a natural panoramic diversity and colour.
- 4.22 Additionally, this would create a 'linked network' of vegetation to form an 'ecological corridor' for wildlife in the vicinity and thus increase the biodiversity. Furthermore, the wildflower planting has been chosen after the ecological study using site-suitable wildflowers, creating habitats and linking to existing habitats.
- 4.23 Therefore, the key characteristics of this landscape character type would be unaffected, and aspects recommended in the CCC CLCG&T such as planting is encouraged and employed on this scheme.
- 4.24 The scale of the proposal, its immediate setting and the receiving landscape generally is consistent with the scale of the development.
- 4.25 The magnitude of change on the landscape character of LCT 5b overall would be negligible and there would be a long term beneficial effect due to planting.
- 4.26 On adjacent LCT's the magnitude of change would be none.

Landscape Character Summary and Conclusions

- 4.27 The overall magnitude of change on landscape character would be Low at the site and within the rest of the study area would be Negligible to None.
- 4.28 The magnitude of change on the landscape character of LCT 5b overall would be Negligible and there would be a long term beneficial effect on the landscape character due to planting.

- 4.29 There would be a limited effect on the settings of Lake District National Park, SSSIs and Schedule Ancient Monuments. There would be a Low magnitude of Change on the setting of Haile Church although this would be improved after the establishment of the woodland. There would be no effect on Ancient Woodlands.
- 4.30 The effect of the development outside the study area would be none.
- 4.31 The overall degree of significance on the landscape character would be Negligible and long term beneficial.

Visual Amenity Assessment

- 4.32 This section addresses issues relating to potential significance of effects upon the visual amenity of the study area likely to result from the proposals. It describes and evaluates the potential change in views of the existing landscape during construction and once in operation, and the extent to which these affect residents, visitors and users of the landscape.

Basis of Assessment

- 4.33 The key elements and characteristics of the proposed development which may give rise to visual effects are as follows:
- Temporary infrastructure during construction period.
 - The landscape bund.
- 4.34 The ZTV plan (figure 3) indicates the area of visibility of the proposed building. This is from a viewing height of 1.5m as seen by the visual receptor.
- 4.35 The wireline and photomontage visualisations and records from the site assessments have usefully demonstrated the typical views around the area. These have been carefully chosen with consultation with the local planning authority and refined following site visits.

The Effect on the Visual Amenity during construction

- 4.36 Construction activities which have the potential to affect the views from visual amenity receptors include;
- Deliveries to site and vehicle movements on and off the site.
 - The formation of the landscape bund.
 - Reinstatement works to areas disturbed by construction activities.
- 4.37 From the description of the construction activities as outlined above, any effects on the visual amenity receptors and their views during the construction phase would be for a temporary duration and in the longer term reversible.
- 4.38 The number of visual receptors and the localised nature of the effects would result in a medium magnitude of change on the visual amenity to the immediate vicinity and low magnitude of change on visual amenity overall during the construction phase of the project.

Assessment of Effects

- 4.39 As described in the baseline, the representative viewpoints were identified within the 10km overall study area. The following key viewpoints have been selected as being representative of different visual receptors in the study area. The significance of the effects of introducing the development into the view is noted in the viewpoint

description, the judgements on the magnitude of change (to the view) and receptor sensitivity together with the rationale behind them in Table 4 and the methodology in the form of a matrix table in Table 3.

- 4.40 The developments visual effects are rapidly mitigated by distance from the site which brings the screening influences of landform, tree cover and development into view and diminishes its visual presence.

Key Viewpoints

VP1

- 4.41 Viewpoint 1 (See figures 4 and 5) **PROW north of proposed development**, 0.22 km North of site.
- 4.42 The view of the embankment would be directly across the valley towards the existing landform and would become a less severe slope and appear to naturally wrap around the site. The planting of woodland around the entire site would create a link to the existing woodland and existing hedgerow and partially screen the site.
- 4.43 The embankment would be an improvement in the view due to the lowering and change of gradients around the embankment making the landform fit more naturally into the existing landscape context.
- 4.44 The two proposed buildings would be seen in front of the existing buildings and be seen as a group of similar buildings.
- 4.45 The change in the view would include the proposed buildings and some of the embankment change. The change in view is mitigated by the existing industrial, large buildings along the skyline with the large extent of Sellafield Power Station on the horizon and the existing large-scale buildings of the Energy Coast Business Park buildings.
- 4.46 The mitigating measures would include the change in landform, planting and screening effects. The change of the gradient and landform and the top of the proposed mound would be at a lower elevation. The planting of woodland around the entire site would create a link to the existing woodland and existing hedgerow and partially screen the site.
- 4.47 There would be further connection to the wider landscape by this screen planting on the embankment. This would result in some positive beneficial change to the view.
- 4.48 The sensitivity of the visual receptor – recreational users along this route is Medium, although this view is rarely seen as the public right of way is evidently little used.
- 4.49 The magnitude of change would be initially: Medium and long term: Negligible.
- 4.50 The resulting degree of significance would be Initially: Moderate and long term: Slight with some positive degree of significance with planting.

VP2

- 4.51 Viewpoint 2 (See figures 6, 7, 7A and 7B) **PROW at closest point to proposed site**, 0.14 km North of site. This viewpoint is representative of recreational user's viewings from the public right of way footpath across fields west of Haile.
- 4.52 This is a similar view to VP1 from the east across the valley and towards the site from a viewpoint location on a little used public footpath.
- 4.53 The existing view includes the background industrial buildings of Sellafield and the existing site of the Energy Coast Business Park with tall buildings and embankment.

The embankment would be much improved with the less severe slope and would wrap around the site, fitting better into the landform. The eventual woodland around the entire site would join the existing woodland hedgerow and create a partial screen.

- 4.54 The change in the view is low as due to the existing buildings, this would not be a new feature, as the site already has similar scale buildings seen from this viewpoint.
- 4.55 The mitigating measures would be the change the gradient and landform and the top of the proposed mound would be at a lower elevation. The planting of woodland around the entire site would create a link to the existing woodland and existing hedgerow and partially screen the site. Figures 7A and 7B demonstrate the growth of the trees over periods of 5 and 10years.
- 4.56 There would further connection to the wider landscape by this screen planting on the embankment. This would result in a positive beneficial change to the view
- 4.57 The sensitivity of the visual receptor is Medium.
- 4.58 The magnitude of change would be initially: Medium and long term: Negligible.
- 4.59 The resulting degree of significance would be Initially: Moderate and long term: Slight with some positive degree of significance with planting.

VP3

- 4.60 Viewpoint 3 (See figures 8 and 9) **South Haile**, 0.63 km East of site. This viewpoint is representative of local residents.
- 4.61 This is a view across the valley from the south of Haile and near residential dwellings.
- 4.62 The change in the view would be the formation of the landform around the site to fit in transition with the surrounding landform and an improvement from the existing improving the existing steep slopes of the embankment.
- 4.63 The two proposed buildings would be seen in relation to the existing buildings, at a similar height and appearance, although the existing tall tower would still be dominant over the sky line.
- 4.64 This viewpoint shows the linear valley and existing woodland (particularly in the valley), lines of hedgerow and hedgerow trees. There would be better connection to the site with these landscape elements with the proposed woodland planting.
- 4.65 The change in the view would be a noticeable improvement with the embankment and a beneficial positive effect on the view of this landscape. The buildings would extend the built form of the site but are of a similar build to existing structures to the south that are more prominent.
- 4.66 The mitigating measures would be the change in the landform shape and form – with a lower top of embankment and shallower gradients. Furthermore, the extensive planting planned on the embankments would gradually change this view.
- 4.67 This would be a positive (beneficial) change to the view and would screen the site and fit into the existing landscape pattern. There would be further connection to the wider landscape by this screen planting on the embankment.
- 4.68 The sensitivity of the visual receptor is High.
- 4.69 The magnitude of change would be initially: Medium and long term: Negligible.
- 4.70 The resulting degree of significance would be Initially: Moderate and long term: Slight with some positive degree of significance with planting.

VP4

- 4.71 Viewpoint 4 (See figures 10, 11 and 11A and 11B) **PROW Haile**, 0.47 km East of site. Representative of views from Haile Park.
- 4.72 The change in view would a view of the two proposed buildings alongside the existing buildings and the embankment change.
- 4.73 The improvement of the severe existing slopes of the embankments would mean that they blend more freely into the existing landform. The eventual view would be of woodland and much improved and fitting into the existing landform.
- 4.74 Again, the mitigating measures would be the change in the landform shape and form – with a lower top of embankment and shallower gradients. Furthermore, the extensive planting planned on the embankments would gradually change this view with a positive (beneficial) change to the view. Eventually the site would be screened after the growth of the trees. The fit into the existing landscape pattern and connection to the wider landscape by the screen planting on the embankment would be a beneficial effect on the view.
- 4.75 Figures 11A and 11B demonstrate the growth of the trees over periods of 5 and 10years. In figure 11a, the two buildings are substantially screened and by year10,in figure 11B, the buildings would be screened by the extensive planting.
- 4.76 The sensitivity of the visual receptor is High.
- 4.77 The magnitude of change would be initially: Medium and long term: Negligible.
- 4.78 The resulting degree of significance would be Initially: Moderate and long term: Slight with some positive degree of significance with planting.

VP5

- 3.63 Viewpoint 5 (See figures 12 and 13) **Whitehow Head 0.75 km north east of site**; Representative of local residents and commuters.
- 4.79 The change in view would initially include the two proposed buildings and a view of the top of the embankment that would change. The top level of the bund will be lowered but this would be barely noticeable at this distance. The addition of the proposed buildings would not cause a noticeable change as they would sit in front of and below the level of the existing industrial buildings and so there would be no change to the skyline.
- 4.80 As the mitigation planting matures, there would be a change in the view in that the trees would partially screen the development and extend the appearance of the hedgerow with trees along the ridge, better integrating the development into the existing landscape pattern.
- 4.81 The sensitivity of the visual receptor is High.
- 4.82 The magnitude of change would be initially: Low and long term: Negligible.
- 4.83 The resulting degree of significance would be Initially: Moderate and long term: Slight with some positive degree of significance with planting.

Residential Visual Receptors Views

- 4.84 Viewpoints 3 and 4 have been chosen from the east and Haile, the majority of views towards the site from Haile are from rear gardens and upper room views.
- 4.85 There may be glimpsed views, possibly from rears of gardens or upstairs windows from some dwellings at a distance of over 1.5km from the village of Beckermat.

- 4.86 There would be no views of the proposed building from Whitehaven, Cleator Moor, Frizington, Egremont, Thornhill, St Bees, Middletown, Nethertown, Calder Bridge, Seascale and Gosforth.
- 4.87 The former vicarage near Haile Parish church is more elevated than the church and from the rear of the property there may be views to the west and south with orientation to north south, although there are mature trees around the perimeter of the property which would partially screen views.

Commuting Routes

- 4.88 Commuters using the Cumbrian Coast Line rail way, would not be able to see the proposed building as the landform falls away to the coastline where the railway is located.
- 4.89 Commuters using the A595 may have glimpsed views of the proposed building alongside the existing buildings on the site, however this view would be seen for short periods from a busy main road.
- 4.90 There would be no views from the A5086 and the B5344, B5345 and the B5294.

The Effect on Recreation Routes and Sites

- 4.91 The effects on the public footpaths are linked to the perception of the landscape by recreational receptors from any viewpoint. The magnitude and degree of significance from these routes obviously changes from any given viewpoint on the linear route and the selection of viewpoints has been selected to be representative of the effects. These effects vary between none, for example those outside the ZTV, or with high hedges or other screening features to a high magnitude and degree of significance within 2km to the site.
- 4.92 Of the 23 public rights of way within 2km, the closest the footpaths from Carleton to Haile (1) along Kirk Beck (2) and immediate west of Haile (3) would have Low to no magnitude of change due to its proximity to the proposed development.
- 4.93 The section of National Cycle Network Route 72 has sections within the ZTV. Local screening from landform and vegetation would mitigate the effect on the landscape setting of the cycle way and the magnitude of change would be negligible in those parts of the route within the ZTV.
- 4.94 There are viewpoints from public rights of way represented in the VP1, VP2 and VP4.
- 4.95 The nearest public right of way runs along Kirk Beck, from this low elevation, there are glimpses through trees of the existing embankment and with the proposal, there would be less embankment seen due to the lower of the top of bund height.
- 4.96 The proposal would be viewed alongside the existing industry buildings from the Lake District National Park CRoW – Open access land to the east. The view would be changed and over time improved with the growth of the woodland.

Summary of Mitigation Measures

- 4.97 The mitigation measures in this proposal are the re-structuring of the embankments and the planting.
- 4.98 **The Embankments** would form a more nature slope at 1:3 along the side of the Kirk Beck valley and join with the existing landform which has a similar repose. The embankment would fit into the landscape and has a positive benefit to the landscape character.

- 4.99 **The planting** would consist of mixed, native species of trees and hedgerow and would be planted over the embankment. The embankment is at a gradient of 1:3 which is optimum for the planting and establishing of trees.
- 4.100 The proposed trees would link to the existing trees along the perimeter on the north and the woodland that links to Kirk Beck to the east and south.
- 4.101 The effect on the landscape character would be in keeping with the existing landscape character and is actively encouraged by the CCC CLCG&T (see 4.23 – 4.26).
- 4.102 The proposed planting includes a mixture of trees planted onto a proposed embankment that would connect to existing hedgerows. The species of trees would vary in type and size to create a natural panoramic diversity and colour. Additionally, this would create a 'linked network' of vegetation to form an 'ecological corridor' for wildlife in the vicinity.
- 4.103 The planting would completely screen the structure of the embankment over a long term after establishment of planting.
- 4.104 Furthermore there would be an increase in biodiversity, with the extensive tree planting and the wildflower habitat creations.

Visual Amenity Assessment Summary and Conclusions

- 4.105 The proposed development would improve the visual amenity of the existing site over time.
- 4.106 The views particularly from the east, show that the magnitude of change could be Low to Medium, depending on the locality and proximity of the visual receptor.
- 4.107 As the visual receptor moves further from the site the visual effects diminish and the development would fit well within the wider landscape context and next to existing woodland.
- 4.108 The visual amenity assessment has shown that the magnitude of change of the proposed development overall would be Low-Medium.
- 4.109 The Magnitude of Change from the representative viewpoints are Medium to Negligible (from initial view to long term view) and the Visual Receptor Sensitivity from the viewpoints are Medium and High. Therefore, the degree of significance would be Moderate as an initial view to Negligible over the long term.
- 4.110 The visual amenity assessment has shown that overall the degree of significance would be Moderate to Slight within 0.5km of the proposed development.

5 CONCLUSION

Landscape Character Summary

- 5.1. The overall magnitude of change on landscape character would be Low at the site and within the rest of the study area would be Negligible to None.
- 5.2. The magnitude of change on the landscape character of LCT 5b overall would be Negligible and there would be a long term beneficial effect on the landscape character due to planting.
- 5.3. There would be a limited effect on the settings of Lake District National Park, SSSIs and Schedule Ancient Monuments. There would be a Low magnitude of Change on the setting of Haile Church although this would be improved after the establishment of the woodland. There would be no effect on Ancient Woodlands.
- 5.4. The effect of the development outside the study area would be none.
- 5.5. The overall degree of significance on the landscape character would be Negligible and long term beneficial.

Visual Amenity Summary

- 5.6. The proposed development would improve the visual amenity of the existing site over time.
- 5.7. The views particularly from the east, show that the magnitude of change could be Low to Medium, depending on the locality and proximity of the visual receptor.
- 5.8. As the visual receptor moves further from the site the visual effects diminish and the development would fit well within the wider landscape context and next to existing woodland.
- 5.9. The visual amenity assessment has shown that the magnitude of change of the proposed development overall would be Low-Medium.
- 5.10. The Magnitude of Change from the representative viewpoints are Medium to Negligible (from initial view to long term view) and the Visual Receptor Sensitivity from the viewpoints are Medium and High. Therefore, the degree of significance would be Moderate as an initial view to Negligible over the long term.
- 5.11. The visual amenity assessment has shown that overall the degree of significance would be Moderate to Slight within 0.5km of the proposed development.

Summary of Mitigation Measures

- 5.12. The mitigation measures in this proposal are the re-structuring of the embankments and the extensive planting.
- 5.13. The effect on the landscape character would be in keeping with the existing landscape character and is actively encouraged by the CCC CLCG&T.
- 5.14. There would be an increase in biodiversity with the introduction of the woodland and woodland cover.
- 4.112 The planting would completely screen the structure of the embankment over a long term after establishment of planting.

APPENDICES

Table 1 Landscape Character Degree of Significance

The following table is a visual guide to understanding how the magnitude of change relates to the degree of significance of the effects over different sensitivities of landscape character. As the assessment is based on subjective judgement and not formulaic calculations, this table is for guidance only.

<i>Magnitude of Change</i>	<i>Degree of Significance</i>		
High	Moderate	Moderate / Substantial	Substantial
Medium	Slight / Moderate	Moderate	Moderate / Substantial
Low	Slight	Slight / Moderate	Moderate
Negligible	Negligible	Negligible / Slight	Slight
	Low	Medium	High
	<i>Landscape Receptor Sensitivity</i>		

Table 2 Potential Landscape and Heritage Features and Landscape Character Areas: Sensitivity of Landscape Receptors and Summary of Magnitude of Change and Significance of Effects

<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
National Landscape Character Areas					
NCA 7 – West Cumbria Coastal Plain	In NLCA	National Landscape Character Area – although within this character area type, the addition of the development would not affect the character area of such large scale.	Medium	None	None
NCA 8 – Cumbria High Fells	In NLCA	Small portion of site within, but essentially an adjacent national landscape character area– although adjacent to this character area, the addition of the development would not affect the character area of such large scale.	Medium	None	None
Cumbria County Council Landscape Character Sub Types					
1a – Intertidal Flats	3.65 km SW	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium/ High	None	None
4 – Coastal Sandstone	1.49 km SSW	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium/ High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
5a – Ridge & Valley	1.68 km N	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium	None	None
5b - Low Farmland	In LCA	The proposal resides in this landscape character subtype. The effect of the proposed building over the wider area of the subtype would be minimal.	Medium	Negligible	Negligible
5d – Urban Fringe	3.32 km NW	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium	None	None
11a - Foothills	0.37 km E	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium	None	None
U – Urban Areas	1.58 km NE	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	Medium	None	None
Lake District National Park Landscape Character Areas					
J – High Fell Fringe	2.39km E	This is an adjacent landscape character type and the proposal would not affect the key characteristics of this landscape character subtype.	High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Landscape Character of the Site and Landscape Features					
Landscape Character of the Site	On site	The proposal would be adjacent to existing large scale buildings within the industrial estate. The immediate landscape character would change to infill industrial use.	-	-	-
Hedgerows	On site	No change – access via existing route from access track and no hedgerows to be removed. Hedgerows to be planted would have a positive beneficial effect.	-	-	-
Agricultural Land	On site	Parcel of pasture land changed to business/industrial use.	-	-	-
Landform	On site	Land form changed to accommodate building and slope from existing access road. Proposed embankment connects to existing hedge banks and large embankment to north.	-	-	-
Water Features	On site	No change	-	-	-

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Built Features	On site	No change to other features on site. Proposed buildings connect and associate with existing building structures.	-	-	-
Ancient Woodlands					
Great Wood	0.28 km NE	Landscape Designation – negligible effect on setting, designation not affected.	High	Negligible	Slight
Nursery Wood	2.12 km S	Landscape Designation – no effect due to separation distance	High	None	None
Robertgate and High Woods	2.25 km SE	Landscape Designation – no effect due to separation distance	High	None	None
Calder Bank Wood	2.90 km S	Landscape Designation, out of ZTV and no association to the site	High	None	None
Priorling Wood	3.01 km S	Landscape Designation, out of ZTV and no association to the site	High	None	None
NFI Base Map 1417339	3.19 km SE	Landscape Designation, out of ZTV and no association to the site	High	None	None
NFI Base Map 1417343	3.83 km E	Landscape Designation, out of ZTV and no association to the site	High	None	None
NFI Base Map 1417342	3.62 km E	Landscape Designation, out of ZTV and no association to the site	High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Side Wood	3.67 km E	Landscape Designation, out of ZTV and no association to the site	High	None	None
Blackhow Wood	4.36 km N	Landscape Designation, out of ZTV and no association to the site	High	None	None
Listed Buildings (<i>within 2km of proposal</i>)					
Haile Church	0.25 km NE	Local Landscape Designation, landscape setting has association with existing embankment	High	Low	Slight / Moderate
Woodlands Cottage	0.53 km E	Local Landscape Designation, landscape setting not affected	High	Negligible if any	Negligible
Milestone at NY 033087	0.59 km NE	Local Landscape Designation, landscape setting not affected	High	None	None
Milestone at NY 033084	0.61 km E	Local Landscape Designation, landscape setting not affected	High	None	None
Barn immediately to South of Orchard Brow	0.61 km E	Local Landscape Designation, landscape setting not affected	High	Negligible if any	Negligible
Orchard Brow	0.62 km E	Local Landscape Designation, landscape setting not affected	High	Negligible if any	Negligible
Gatehouse Range to South of Haile Hall	0.83 km NE	Local Landscape Designation, landscape setting not affected	High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Haile Hall	0.87 km NE	Local Landscape Designation, landscape setting not affected	High	None	None
Yeorton Farmhouse	0.77 km S	Local Landscape Designation, landscape setting near to site but screened by landform/vegetation.	High	None	None
Gatepiers and wall to south west of Yeorton Farm	0.77 km S	Local Landscape Designation, landscape setting near to site but screened by landform/vegetation.	High	None	None
Wodow Bank	1.75 km WSW	Local Landscape Designation, landscape setting not affected	High	None	None
Font approx. 15m north of St John's Church	1.90 km S	Local Landscape Designation, landscape setting not affected	High	None	None
Church of St John the Baptist	1.90 km S	Local Landscape Designation, landscape setting not affected	High	None	None
K6 Telephone kiosk	1.94 km NW	Local Landscape Designation, landscape setting not affected	High	None	None
17 Bridge End	1.94 NW	Local Landscape Designation, landscape setting not affected	High	None	None
National Parks					
Lake District National Park	2.40 km E	National Landscape Designation, no effect on landscape setting due to separation distance	High	Negligible	Slight

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Local Nature Reserves					
None	-	-	-	-	-
Area of Outstanding Natural Beauty					
None	-	-	-	-	-
Special Area of Conservation					
River Ehen	4.26 km N	- Local Conservation Designation, landscape setting unaffected			
Sites of Special Scientific Interest					
Haile Great Wood	0.28 km NE	Local Conservation Designation – designation not effected. The setting is close to the site to the south, but the majority of the woodland is unaffected.	High	Negligible	Slight
Florence mine	1.45 km N	Local Conservation Designation, landscape setting unaffected	High	None	None
Black Moss	1.70 km N	Local Conservation Designation, landscape setting unaffected	High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Low Church Moss	2.93 km S	Local Conservation Designation, landscape setting unaffected	High	None	None
Silver Tarn, Hollas and Hamsey Mosses	2.97 km SW	Local Conservation Designation, landscape setting unaffected	High	None	None
Clint's Quarry	3.71 km N	Local Conservation Designation, landscape setting unaffected	High	None	None
River Ehen (Ennerdale Water to Keele confluence)	4.26 km N	Local Conservation Designation, landscape setting unaffected	High	None	None
Scheduled Ancient Monuments					
Enclosure 250m E of Winscales	0.22 km N	Heritage Designation – no effect on setting or designation.	High	None	None
Egremont Castle	2.22 km NW	Heritage Designation – no effect on setting or designation.	High	None	None
Two high cross shafts in St Bridget's churchyard	2.67 km SSW	Heritage Designation – no effect on setting or designation.	High	None	None

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Calder Abbey	3.22 km SE	Heritage Designation – no effect on setting or designation.	High	None	None
Tongue How prehistoric stone hut circle settlements, field systems, funerary cairns, cemetery and cairnfield, Romano-British farmstead, shieling and lynchets	3.80 km E	Heritage Designation – no effect on setting or designation.	High	None	None
Monk's Bridge 320m south east of Farthwaite	3.91 km E	Heritage Designation – no effect on setting or designation.	High	None	None
Infell Wood medieval enclosure, 550m north west of Scargreen	4.09 km S E	Heritage Designation – no effect on setting or designation.	High	None	None
National Trails					
None	-	-	-	-	-

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
Regional Trails					
Cumbria Coastal Way	3.60 km SW	Local recreational route; no effect – out of ZTV	High	None	None
National Cycle Network					
Route 72	1.17 km SW	National Recreational Route; no effect – out of ZTV	High	None	None
Public Rights of Way – Footpaths (<i>Within 2 km of proposal</i>)					
1	0.02 km E	Local Recreational Route; mostly out of ZTV, from some of the proposal would be viewable from this route.	Medium	Low to none	Slight to none
2	0.12 km N	Local Recreational Route; mostly out of ZTV, some possible glimpses of the proposal.	Medium	Negligible to none	Negligible to none
3	0.38 km E	Local Recreational Route; medium to negligible magnitude change as viewer walks across the route.	Medium	Medium to Negligible	Moderate/ Slight to Negligible
4	0.82 km NE	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none
5	0.61 km E	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
6	0.86 km SE	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none
7	1.55 km S	Local Recreational Route; mostly out of ZTV or otherwise intervening vegetation	Medium	Negligible to none	Negligible/ Slight to none
8	1.67 km S	Local Recreational Route unlikely to be views to site due to intervening vegetation / buildings	Medium	None	None
9	1.53 km S	Local Recreational Route; unlikely to be views to site due to intervening vegetation / buildings	Medium	None	None
10	1.68 km S	Local Recreation Route	Medium	None	None
11	1.85 km W	Local Recreation Route	Medium	None	None
12	1.52 km W	Local Recreation Route	Medium	None	None
13	1.57 km N	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none
14	1.12 km NE	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none
15	1.77 km NE	Local Recreational Route; unlikely views to site due to intervening vegetation / buildings	Medium	Negligible to none	Negligible/ Slight to none

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<i>Designation/ Feature/ Character Area</i>	<i>Approximate distance from site (at closest point)</i>	<i>Rationale for judgement</i>	<i>Sensitivity to Change</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
16	1.80 km NE	Local Recreational Route; mostly out of ZTV or otherwise intervening vegetation	Medium	Negligible to none	Negligible/ Slight to none
17	1.56 km NE	Local Recreational Route unlikely to be views to site due to intervening vegetation / buildings	Medium	None	None
18	1.14 km NE	Local Recreational Route; unlikely to be views to site due to intervening vegetation / buildings	Medium	None	None
19	1.76 km NE	Local Recreation Route	Medium	None	None
20	2.21 km SE	Local Recreation Route	Medium	None	None
21	1.71 km SE	Local Recreation Route	Medium	None	None
23	1.92 km SE	Local Recreation Route	Medium	None	None
23	1.98 km SE	Local Recreation Route	Medium	None	None
Public Rights of Way – Bridleways (<i>Within 2 km of proposal</i>)					
None	-	-	-		

Table 3 Visual Amenity Degree of Significance

The following table is a visual guide to understanding how the magnitude of change relates to the significance of effects for different sensitivities of visual receptors. As the assessment is based on subjective judgement and not formulaic calculations, this table is for guidance only.

<i>Magnitude of Change</i>	<i>Degree of Significance</i>		
High	Moderate	Moderate / Substantial	Substantial
Medium	Slight / Moderate	Moderate	Moderate / Substantial
Low	Slight	Slight / Moderate	Moderate
Negligible	Negligible	Negligible / Slight	Slight
	Low	Medium	High
	<i>Visual Receptor Sensitivity</i>		

Table 4 Viewpoint Locations, Sensitivities, Magnitude of Change and Degree of Significance

<i>Viewpoint (VP)</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP1	PROW north of proposed development	0.22 km 163.94°	302520 509063	Recreational Users	This view is from a rarely used public right of way to the north of the site. The view of the embankment would be direct across the valley towards the existing landform and would become a less severe slope and wrap around the site. The planting of woodland around the entire site would create a link to the existing woodland and existing hedgerow and partially screen the site. (<i>*Some positive degree of significance with planting</i>)	Medium	Initially: Medium Long term: Negligible	Initially: Moderate Long term: Slight*

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<i>Viewpoint (VP)</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP2	PROW at closest point to proposed site	0.14 km 197.76°	302690 508980	Recreational Users	This is similar view to VP1 from the east across the valley and towards the site on a little used public footpath. The existing view includes the background industrial buildings of Sellafield and the existing site of the ECBP with tall buildings and embankment. The embankment would be much improved with the less severe slope and would wrap around the site, fitting better into the landform. The eventual woodland around the entire site would join the existing woodland hedgerow and create a partial screen. (<i>*Some positive degree of significance with planting</i>)	Medium	Initially: Medium Long term: Negligible	Initially: Moderate Long term: Slight*

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<i>Viewpoint (VP)</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP3	South Haile	0.63 km 288.26°	303336 508383	Recreational Users and Residents	This is a view across the valley from the south of Haile and near residential dwellings. The change in the view would be the formation of the landform around the site to fit in transition with the surrounding landform and improving the existing steep slopes of the embankment. <i>(*Some positive degree of significance with planting)</i>	High	Initially: Medium Long term: Negligible	Initially: Moderate/ Substantial Long term: Slight*
VP4	PROW Haile	0.47 km 275.10°	303226 508563	Recreational Users and residents	This view is from a public right of way and near to views experienced by local residents. The change in view would be initially minor and involve the improvement of the severe existing slopes of the embankments blending into the existing landform. The eventual view would be of woodland and much improved and fitting into the existing landform. <i>(*Some positive degree of significance with planting)</i>	High	Initially: Medium Long term: Negligible	Initially: Moderate Long term: Slight*

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<i>Viewpoint (VP)</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP5	Whitehow Head	0.75km 211.5°	303104 509442	Residents and Commuters	This view is from a public road in front of the row of dwellings at Whitehow Head. The change in view would be initially evident and would improve over time as the mitigation planting matures to partially screen the development and integrate into the existing hedgerow and tree planting on the ridge. <i>(*Some positive degree of significance with planting)</i>	High	Initially: Low Long term: Negligible	Initially: Slight Long term: Slight*