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Dear Richard

Further to email received from yourselves.

Ref - 4540-P04-Proposed Site Plan_2017.09.27

Windy Arbour, revised site access

I have reviewed the revised layout for access to the proposed development with reference to our assessment of expected impacts in the document WindyArbourLVIA_071016.

We have not undertaken a resurvey of potential receptor points identified during the production of the LVIA of 07/10/16. All assessments of potential impacts created by the revised proposals are undertaken as a desktop appraisal based upon the layouts and elevations supplied to ourselves and our previous assessment of receptor points and landscape character.

The receptor points utilised for the previous LVIA were identified through a combination of OS data and field observations to identify both areas of potential impact and zones having public rights of way or access. We are satisfied that no significant changes in landforms, public access or vegetation have occurred since the time of the previous LVIA

We make the following observations regarding landscape and visual impact of the proposed development in relation to our previous assessment.

Firstly, the proposed access route will be based upon an existing field entrance and an associated area of hard standing and a building currently used for livestock handling. Whilst the building and surrounding network of field boundaries are of traditional stone construction common to the area, the roof of the building is of modern metal profile sheet material and the hard standing is concrete.

The proposal will require the removal of the existing building, the widening of the access point with realigned walls and construction of a single width access route adjacent to the existing field boundary wall. This proposed route is to be formed from two gravel surfaced tyre tracks with a central grasscrete strip, no other structures are indicated in relation to the access route.

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Potential changes to Visual and Landscape impacts from those contained within our assessment of 07/10/16:

We have assessed the proposed access in relation to the receptor points which we previously identified and surveyed and make the following observations based upon the collected images and receptor distances from site.

The existing field boundary walls, landforms and surrounding topography screen the proposed route from all identified receptors to the East, North and South East of the site. Visibility of the access route from the South and South West will be limited to transient receptors immediately adjacent to the highway entrance. We estimate that the presence of existing hard surfaces combined with the limited period of visibility of the access route would not have a magnitude of impact greater than negligible adverse. The proposed materials would give the access an appearance that would be sufficiently agricultural in appearance so as to not introduce a structure of obviously residential nature.

The removal of the existing agricultural building will have an impact of minor adverse magnitude, we are of the opinion that this magnitude would be greater if the building were not roofed with modern sheet materials. This treatment has reduced the significance and contribution of the structure within the context of the surrounding agricultural landscape. The limited scale of the building means that its contribution is restricted to a relatively small area immediately to the East and West of the building's location.

Due to the surrounding topography, visibility of the location of the proposed access route will be experienced from elevated land to the West of the site, as illustrated in receptor points N to Q.

We have assessed the likely magnitude of impact based upon our previously collected imagery and make the following observations.

Receptor points in the elevated land around Parlick Fell are situated at between approximately 400m and 1.5km from the proposed access route. This distance from the site will make the removal of the building and realignment of the walls achieve an estimated magnitude of none.

Similarly, the access route is located immediately to the West of the existing field boundary and is at in excess of 500m from the elevated receptor points. As this wall currently forms a strong, visible linear component from North to South we are of the opinion that the proposed materials and juxtaposition with the wall will make the access route subsidiary to it. Our assessment would therefore be that the proposed scheme would have a magnitude of impact in the order of negligible adverse to none.

With regards to landscape character impacts, similarly to the visual impact assessments the proposed access would have a limited impact upon the immediate surrounding landscape. Our assessment would be that the removal of the vernacular building, realignment of walls and formation of the track would have some degree of adverse impact upon the landscape character. This is based upon a change from the current site; we estimate that this is likely to be in the order of minor adverse at construction to negligible adverse with surface and material weathering at 15 years post development



Antony Wood

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