

Pease Bay Holiday Park Extension

Landscape and Visual Appraisal Report

for Verdant Leisure Ltd

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Eden Environment Ltd
www.edenenvironment.com

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1 Introduction

1.1 Introduction

Verdant Leisure Ltd proposes to extend the existing Pease Bay Holiday Park, near Cockburnspath in the Scottish Borders, by adding nineteen lodges to the western end of the site where it climbs the hill immediately to the north of the road from Cove. This area currently comprises rough grassland, with some brambles at the top of the site near the road, and gorse, bracken and scattered trees at the bottom of the site, close to the Cockburnspath Burn.



Figure 1.1 The site location.

Verdant Leisure has appointed Eden Environment (Eden) as landscape consultants. This document reports on Eden's landscape and visual appraisal.

Landscape character and visual amenity are related to each other, but each has different receptors: the *landscape* is the receptor for effects on landscape character, whereas *people* are the receptors for effects on visual amenity. For this reason, both topics are included in this appraisal, but they are reported separately.

1.2 Previous applications

Previous applications were made for a holiday park extension on this site, in 2018 (withdrawn) and 2019 (refused). Scottish Borders Council landscape architect Mr Jim Knight commented on the 2018 application before it was withdrawn by the applicant. Following his retirement, his colleague Ms Catherine Andrews commented on, and objected to, the 2019 application. The subsequent refusal was based primarily on landscape concerns.

This appraisal provides a fresh consideration of the landscape and visual effects of a new scheme. It takes into account the comments and concerns raised by Mr. Knight and Ms. Andrews relating to the previous applications. The ways in which their comments and concerns have been addressed and taken into account are reported in Chapter 5.

1.3 Purposes of the appraisal

The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA) have produced *Guidelines for Landscape and Visual Impact Assessment*, now in its third edition, 2013, and often referred to as *GLVIA3*¹. This work is accepted as the standard guide for assessment of landscape and visual amenity effects caused by development projects. The guide does not provide one single prescribed method, but it does provide a series of overarching principles. This study follows advice set out in *GLVIA3*, applied in a way which is proportionate to the scale and setting of the development proposal, and to the type of planning application being made.

The purposes of this Landscape Appraisal are to:

- Support the designers in developing a scheme which has minimal adverse effect on landscape and people's views, and which capitalises on opportunities for beneficial effects.
- Assess the residual effects² of the scheme on landscape character and visual amenity.
- Provide planning decision-makers with clear information to assist them with their consideration of the planning application.

To help navigate this report, summaries of judgments are contained within green text boxes such as this one.

1.4 Legislative and policy context

1.4.1 Statutory designated landscapes

A range of legislation seeks to protect nationally valued landscapes such as National Parks and National Scenic Areas (NSAs) through statutory designation. World Heritage Sites (WHS) may also be designated for landscape reasons. The proposed scheme does not fall within or near the boundaries of any such designated landscapes, the nearest of which is the Eildon and Leaderfoot NSA, some 45 km to the south-west.

1.4.2 Wild Land

NatureScot (formerly known as Scottish Natural Heritage, or SNH) has been mapping wild land since before 2002, and in 2014 produced an updated map of Wild Land Areas (WLAs). Wild Land status confers no statutory protection, but it is used as an indicator of land which has few signs of human activity, and is an important material consideration in planning applications. The proposed scheme does not fall in or near any Wild Land Area, the nearest of which is the Talla - Hart Fell WLA, some 75 km to the south-west.

1.4.3 Listed buildings and conservation areas

Legislation also seeks to protect townscape (for example conservation areas) and buildings (listed buildings). Although these have been given statutory protection, they are normally considered to be of more local value.

¹ The Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*, Edition 3 (GLVIA3). Routledge, Abingdon.

² *Residual effects* are those that would remain once any mitigation proposals have been included in the scheme.

Listed buildings can be found at Pease Bridge, about 750m south of the proposed scheme; at Old Tower Bridge, about 1,130m south-west of the proposed scheme; and at Cockburnspath, about 1.5 km west of the proposed scheme, where there is also a conservation area. There are no views between these points and the scheme, and so they are not considered further in this appraisal.

1.4.4 Other designated, listed or mapped landscape areas

Other landscapes which carry non-statutory designations, definition or listing, or are mapped in local development frameworks, include:

- **Local Landscape Designations:** In the past, piecemeal adoption of locally-designated landscape areas according to uncertain criteria has led to guidance discouraging their use. More recently, improved guidance on the selection, evidencing and designation of landscapes valued at local level has emerged, emphasising the requirement for a clear evidence base. The name for these local designations varies from place to place. In the Scottish Borders Council area they are called Special Landscape Areas (SLAs), first designated in the 1960s and reviewed after 2008. The revised SLAs were designated in 2012 and the evidence bases are in the form of short descriptions in the Local Landscape Designations report, adopted as Supplementary Planning Guidance in that year.

Pease Bay, and all of the land from which it can be seen, is within Special Landscape Area 7, the Berwickshire Coast. Effects on this SLA are considered in this appraisal.

- Gardens and Designed Landscapes, listed by Historic Scotland.
- Green Belt, mapped in local development frameworks by local authorities.
- Regional Parks, designated by local authorities in Scotland.
- Country Parks, designated at a local level, primarily intended for recreational and leisure opportunities close to population centres.
- Woodland and Forest Parks, identified and managed by Forestry and Land Scotland

None of these latter five categories of non-statutory designated areas appears to be present in the vicinity of the proposed scheme, and so there is no further discussion of them in this report.

1.4.5 The European Landscape Convention

The UK is a signatory to the European Landscape Convention (ELC³). This convention promotes the protection, management and planning of all European Landscapes. One key principle of the ELC is that all landscapes matter and are an important resource.

For this appraisal, the implication of this is that all landscapes have a default “medium” value unless there is some specific reason to value the landscape differently.

³ The European Landscape Convention, Florence, 2000. Text available at <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>

1.4.6 Government guidance

The primary source of planning guidance for landscape and visual amenity is overarching national policy as set out in the third National Planning Framework (NPF3)⁴, adopted in June 2014. Within NPF3, sections on Scotland Today, Scotland Tomorrow and Priorities for Change set out a series of broad policies for landscape and cultural heritage.

1.5 Glossary of key terminology

In this Landscape Appraisal these words and terms have the following meanings:

- *Local landscape*: the landscape of Pease Bay within the surrounding steep slopes, from the top of the slopes to the beach.
- *Receptor*: any landscape (or component feature or characteristic of the landscape) which may be affected by the proposed scheme, or any person or group of people living, at work, school or leisure, or passing through the study area, whose views may be changed by the proposed scheme.
- *Sensitivity*: a description of the **nature of a receptor likely to be affected**. Generally this is in terms of its susceptibility to the sort of changes likely to be caused by the proposed scheme, and its value; but it can encompass more subjective factors.
- *Key characteristic*: In landscape character assessment, the term “key characteristic” can be used to cover published (or unpublished) defined characteristics which are described in documents which use varying terms such as Special Qualities, Special Attributes and others.
- *Magnitude of change*: a description of the **nature of the effect likely to occur**. Generally in terms of the size or scale of the change, its duration and its reversibility, but as with sensitivity it can also include more subjective factors.
- *Impact*: the **action being taken** which may affect the landscape or people’s views arising from the development. Note: this meaning of “impact” is somewhat different to the common usage of the term, but it is the one specified in GLVIA3 and therefore it is used in this report for consistency with guidance.
- The *effect*: the way in which the change **affects** the landscape or people’s views.
- *Residual effect assessment*: the assessment which takes agreed mitigation into account. Mitigation measures are only taken into account if there is certainty that they will be included in the scheme, and that they will be effective.
- *Path*: For ease of reading the term “path” may be used to cover public rights of way, bridleways, core paths etc.
- *Significant effect*: an effect that should be taken into account and weighed against other factors by planning officers in their decision making on the planning application. Note: in accordance with GLVIA3 guidance, the significance of effects is not assessed in Landscape Appraisal reports for non-EIA schemes. An exception is the case of appraisals which include Wild Land Assessments made in accordance with NatureScot rules; this does not apply in this case.

⁴ <http://www.scotland.gov.uk/Publications/2014/06/3539/0>, accessed July 2014

1.6 *Difficulties, limitations, assumptions and caveats*

No difficulties or limitations were encountered in conducting this appraisal.

1.7 *Maps and images used in the report*

All Ordnance Survey mapping is © Crown copyright and database rights 2021: Ordnance Survey 0100031673.

Generally, maps are not produced to any particular scale in this report, except where stated, but are sized so as to provide a clear illustration of the points under discussion. For scale drawings please see elsewhere in the planning application.

The Landscape Institute, and other organisations such as NatureScot and The Highland Council, have produced guidance on the correct methods for the production of scheme visualisations including wire line images and photomontages. Visualisations in this report, including informal photomontages, hand drawn elevations, cross sections and perspectives, are illustrative only (except where stated) and are not prepared in line with any such guidance. They are intended to help explain the proposed scheme and its mitigation in a way which is proportionate to the scale of the proposal, the nature and magnitude of its predicted effects, and the sensitivity of the receiving environment.

2 Appraisal method

The following text briefly describes the techniques which were employed in the landscape and visual impact appraisal. The appraisal has been carried out in accordance with GLVIA3.

2.1 Brief summary

First, the *likely impacts* of the proposed scheme are predicted, and the *receptors* of those impacts identified. The receptor of impacts on landscape character is the landscape, with particular reference to published landscape character descriptions and to the descriptions of the special qualities of protected areas. The receptors of impacts on visual amenity are people who live in the area, or who work, attend school or enjoy recreation in the area, or who are passing through the area to get to somewhere else.

Next, the *susceptibility* of those receptors, to changes of the sort likely to be caused by the proposed scheme, is assessed, and the *value* of those receptors (or their views, in the case of visual impact receptors) is established. Together, the susceptibility and the value give the overall *sensitivity* of the receptors.

Finally, the likely *size of the effect*, the *duration of the effect*, and whether it is *reversible*, are combined in a similar way to give an overall *magnitude of change* to which the receptor would be subjected. Comments may then be made as to the relative importance of the effects, without commenting on significance. Please refer to Figure 2.1 below, and to paragraph 2.7.

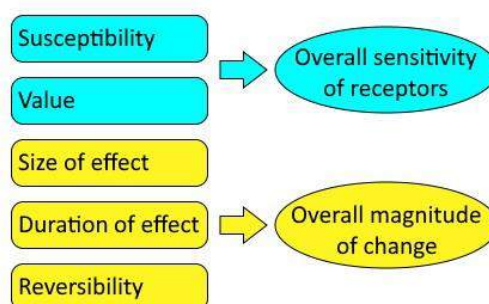


Figure 2.1 The process of landscape appraisal in non-EIA schemes.

2.2 Baseline studies

Desktop studies were undertaken before the site visit. Sources used included Ordnance Survey mapping and air photos; Scottish Borders Council policy and landscape designation documents; NatureScot resources including the Sitelink mapping website; and Historic Scotland resources including the Pastmap site.

The 2019 application, including comments from the council landscape architect, were reviewed.

A site visit was undertaken on 5th March 2021 by two qualified and experienced landscape assessors. The existing holiday park, the beach, and every accessible viewpoint were visited, to establish the visible area and the likely impacts on landscape and people's views. The weather was clear, dry and generally overcast, with very good visibility.

Findings from the site visit were fed back to the scheme designers and informed later iterations of the proposed design.

2.3 *The future baseline*

The “future baseline” is the environment as it would exist if the proposed scheme was not built, and against which the effects of the scheme are assessed. It takes into account any changes which are planned but which may not yet have taken place, if there is sufficient certainty that those changes will take place.

In this instance, the proposed extension site is currently unused rough pasture. No plans exist for its future use in the absence of consent for this scheme, and so the assumption is that it would remain in its current condition.

2.4 *Interactions between receptor and project: identification of likely impacts*

Impact identification was undertaken following the site visit using the scheme designs, and informed by discussions with the client, their planning consultants and the scheme designer.

2.5 *Sensitivity of receptors*

The sensitivity of receptors is determined by considering the receptor’s *susceptibility to changes* (likely to be caused by schemes of the type and size proposed) along with its *value*. In this appraisal, the following categories and meanings have been used for sensitivity criteria. The susceptibility and value are then combined to give an overall score for *sensitivity*: low, medium or high.

Table 2.1 Categories and meanings for sensitivity criteria

LANDSCAPE	VISUAL AMENITY
Susceptibility (of the receptor, to changes likely to be caused by the proposed scheme):	
Categorised as Low, Medium, or High, with specific reasons given in the appraisal.	<p>Low susceptibility</p> <ul style="list-style-type: none"> • People travelling through the area to get to somewhere else (not on scenic leisure journeys) • People taking part in outdoor activity where scenery is not important (ball games etc.) <p>Medium susceptibility</p> <ul style="list-style-type: none"> • People on residential holidays in study area • People taking part in outdoor activity where scenery is important • People on leisure drives where the drive through the landscape is the main purpose • People working outdoors in the study area • People attending school in the study area <p>High susceptibility</p> <ul style="list-style-type: none"> • People living in the area
Value (of the landscape or visual receptor):	
<p>Non-designated landscapes are categorised as medium value, because all landscapes matter in accordance with the European Landscape Convention.</p> <p>Designated landscapes are categorised as high value.</p>	Categorised as Low, Medium, or High, with specific reasons given in the appraisal.

2.6 Magnitude of changes

The magnitudes of changes likely to be caused by the scheme are determined based on the *size or scale*, the *duration* and the *reversibility* of the effects which the proposed development would cause. In this appraisal, the following categories and meanings have been used for magnitude of change criteria. By combining size or scale, duration and reversibility, an overall value for magnitude of change is defined: no change, negligible, small, medium or large change.

Table 2.2: Categories and meanings for magnitude criteria

LANDSCAPE	VISUAL AMENITY
Size or scale of effect	
<p>No change: No change to the landscape</p> <p>Negligible change (+/-): a change which is only visible if searched for, and which does not make any difference to the landscape or its key characteristics.</p> <p>Small change (+/-): a change which causes a small but perceptible and identifiable alteration to the landscape or its key characteristics, but which does not alter its character.</p> <p>Medium change (+/-): a change which causes a partial weakening or strengthening or alteration to the character of the landscape or its key characteristics</p> <p>Large change (+/-): a fundamental change to the character of the landscape or its key characteristics</p>	<p>No change: No change visible in view</p> <p>Negligible change (+/-): a change which is only visible if searched for, and which does not make any difference to the view, or the extent and depth of the view.</p> <p>Small change (+/-): The development, or part of it would be visible but would not alter the overall balance of features and elements that comprise the existing view, or the extent and depth of the view.</p> <p>Medium change (+/-): the development, or part of it, would form a noticeable feature or element of the view, or would noticeably alter the extent or depth of the view.</p> <p>Large change (+/-): the development, or part of it, would become a dominant feature or focal point of the view, or would dramatically open up or constrain the extent or depth of the view.</p>
Duration of the effect:	
<p>Short term: the construction period.</p> <p>Medium term: while mitigation matures.</p> <p>Long term: the operational period.</p>	As for landscape. However, for visual amenity, duration takes both the time span of the development, and also the length of exposure to the view (short span or long, single time or repeated, etc.)
Reversibility:	
Reversible or not reversible.	Reversible or not reversible.

2.7 Significance of effects

The concept of “*significance*” is used in Environmental Impact Assessment (EIA). However, in non-EIA schemes, such as this one, GLVIA3 guidance is that the significance of effects should not be addressed - but that the relative importance of effects may be.⁵ Significance of effects is therefore not considered further in this report, but general remarks may be made as to their relative importance.

⁵ GLVIA3 Statement of Clarification 1/14 28-01-14. <https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/>, accessed 22nd September 2020.

The main focus of this appraisal is on the operational period, because construction and decommissioning periods would be temporary, and very short-term compared to operation.

2.8 *Development of mitigation and consideration of alternatives*

As part of the scheme's development, mitigation measures and alternative designs were considered in order to reduce or eliminate adverse effects which the scheme could cause. These measures were developed in collaboration with the client, their planning consultants and the scheme designers. Mitigation measures were proposed even where their absence would not result in a significant adverse effect, in accordance with GLVIA3.⁶

2.9 *Residual effect assessment*

Mitigation measures were built into the scheme design from the outset, and therefore no separate residual effects assessment has been made.

2.10 *Study area*

The study area includes all land within 2 km of the proposed development. This area includes all places from which the proposed holiday park extension could be seen, except for the crest of the ridge running north-eastwards towards Dowlaw, some 5 km east of the scheme: this was added to the study area. Generally, the zone of theoretical visibility (ZTV) of the scheme is very contained within the immediate bowl of Pease Bay.

In this report, the *site* means the area in which construction activity would take place including access tracks, where physical (as well as perceptual) changes to the landscape would occur.

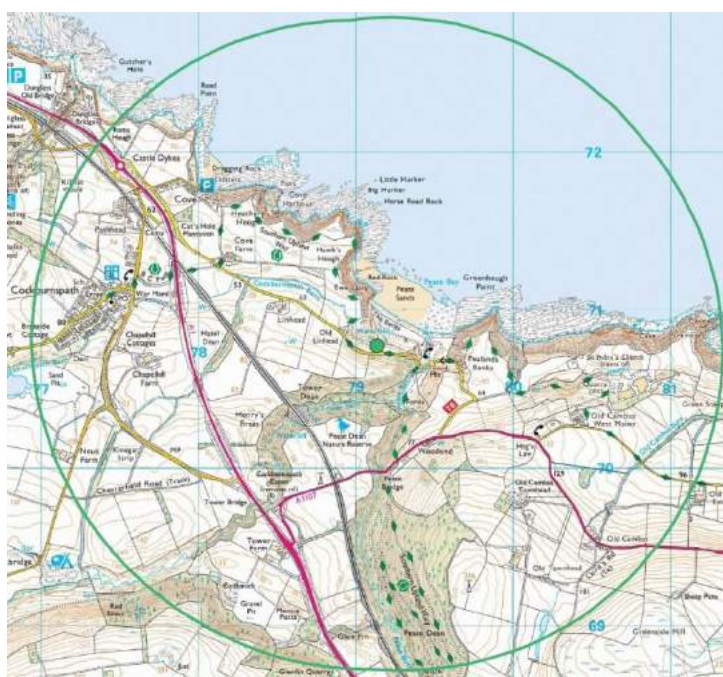


Figure 2.2 The study area, 2 km from the proposed scheme.

⁶ GLVIA3 Statement of Clarification 1/14 28-01-14. <https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/>, accessed 22nd September 2020.

3 Setting the scene

3.1 Introduction

This chapter provides a general description of the baseline landscape within the study area, and a brief statement about places from where people might have views of the proposed scheme. More detail on baseline conditions which could be affected is provided within the landscape and visual impact appraisals below.

3.2 The Landscape

The proposed site is at Pease Bay, about 1.5 km east of Cockburnspath. Pease Bay is a north-east facing bay, enclosed by steeply-rising ground in all directions except to seaward, with a large and impressive beach which is perhaps 150m from its inland margin to the low water mark - maybe more. The beach is well used even in winter, with more than 30 surfers present on the cold, overcast day of our site survey.

The coast in both directions is distinctive, grand and scenic, particularly to the east. The rocky, intricately embayed foreshore is backed by steeply-sloping grass or sheer sandstone cliffs, and continues with a similar character as far as St Abb's Head, where it turns south to St Abbs and Eyemouth. North-west of Pease Bay the coast is equally dramatic, although after a few kilometres the cliffs disappear and development begins to intrude, first with the proximity of the A1 road, then the nuclear power station at Torness and the cement works beyond, and finally the towns of Dunbar and North Berwick.

Inland, the landscape is undulating and quite complex, with mainly arable agriculture, moorland, woodland and wooded gills, scattered farmsteads and dwellings, and settlements at Cockburnspath and Old Cambus. The East Coast Main Line and the A1 road both pass between Pease Bay and Cockburnspath. Two small burns drain into the bay. The Pease Burn (with its tributary, the Tower Burn) flows northwards through the steep and thickly-wooded Pease Dean, and emerges onto the beach at Pease Bay via the centre of the existing holiday park; while the Cockburnspath Burn meanders generally eastwards from the vicinity of Cockburnspath, emerging onto the same beach via the Cockburnspath Burn Dean. Cockburnspath Burn defines the northern boundary of the proposed development area.



Figure 3.1 The proposed scheme in its local context.

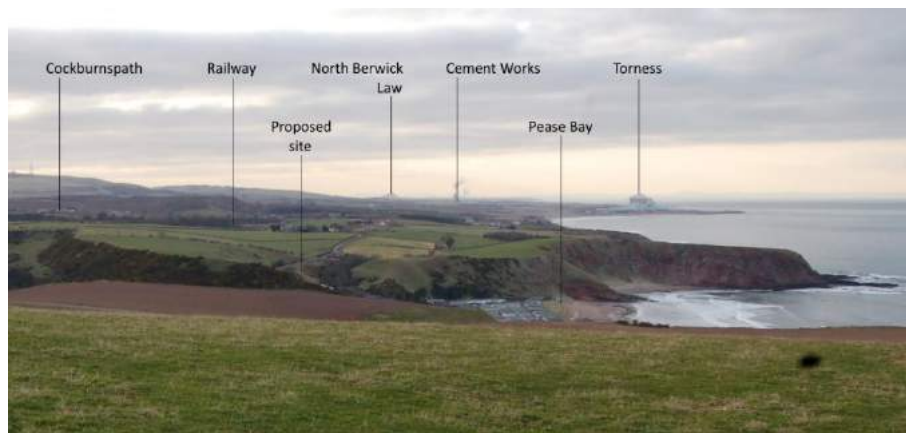


Figure 3.2 The view north-west over Pease Bay, seen from close to the A1107 at its junction with the Old Cambus road.



Figure 3.3 Landscape character in the local area.

3.3 *People in the area*

Impacts on the landscape are concerned with the character of the landscape, as experienced by people. Impacts on visual amenity, however, affect people's views in a more direct sense. The people who may be affected by the proposed scheme are as follows. The description focuses on a smaller area than the wider study area, because of the very restricted ZTV of the scheme.



Figure 3.4 The view east over Pease Bay from the cliffs north of the proposed site, past Greenheugh Point and Siccar Point, to Fast Castle Head in the far distance.

3.3.1 People who live in the area

There are a number of dwellings in the area from which people may have views of the proposed site. They are, in order of proximity to the proposed development, beginning with the closest:

- Old Linhead.
- Live-in staff at the existing holiday park.
- A bungalow (name unknown) about 150m west of Old Cambus West Mains.
- A farmhouse at Old Cambus West Mains.

3.3.2 People in the area for work or recreation

There are a number of places in the area at which people may be present for work or recreation:

- The existing holiday park.
- The Southern Upland Way.
- The Berwickshire Coastal Path.
- Local people using the D149.
- Old Linhead, workshops.
- Pease Sands.
- Any other place in the local area.

3.3.3 People passing through the area

Few if any people are likely to pass along the D149 only to get to somewhere else, since it is a narrow, slow road, steep in places, with restricted passing places. The combination of the A1 and the A1107 provides a faster route for commuting and longer-distance traffic. The proposed site can be seen from:

- A short stretch of the A1107 at Hog's Law.

4 The scheme

4.1 Introduction

Full details of the scheme are provided elsewhere in the planning application papers. This chapter provides a general description, picking out aspects of the scheme which are relevant to landscape character and visual amenity.

4.2 Overview

The proposal is to add 19 lodges to an existing holiday park, in a small, steep hillside pasture adjoining the western edge of the existing park. The lodges would be similar in design to those in the existing park. A package treatment works would be located in the north-east corner of the site, but would be fully buried. No other buildings - for example toilets, offices, social buildings, or anything else - are proposed, since these are already present in the existing park.

The new lodges would be arranged in two tiers, upper and lower. The upper tier, of 12 lodges, would be set on a constructed terrace lower than, and north of, the public road, with a retaining wall supporting the road. Vehicle access would be via a new entrance immediately adjacent to the westernmost existing lodge, the access road running westwards from the entrance between the backs of the proposed new lodges and the new retaining wall. Car parking for the upper tier would be alongside each lodge. This terrace would be supported by a second, lower retaining wall. The lower tier, of seven lodges, would be set on a further terrace north of the second retaining wall. The main access for the lower tier would be via the same route as the upper tier; a car park would be provided midway along the upper tier, from which pedestrian steps would descend to the lower tier lodges. Pedestrian access would also be provided directly from the lower tier to the existing holiday park, its facilities, and the beach.



Figure 4.1 Proposed design.

4.3 Construction

Construction of the new park extension would involve the following steps:

1. Creation of construction site access from the D149, at the proposed permanent site access point.
2. Earthworks, including excavating the terraces and installing the retaining walls.
3. Installation of buried services including water, electricity and sewage services to the lodge sites.
4. Construction of the access roads and car parks.
5. Construction of concrete lodge pads and balconies.
6. Installation by crane of the lodges. The crane would be located on the road and would lift the lodges into place from there.
7. Commissioning the lodges: connection to power, water etc.
8. Landscape works including earth modelling and turfing, hedgerow planting, woodland planting and shrubs.

4.4 Operation

Once completed, the lodges in the proposed extension would be operated in the same way as the existing lodges: for use only as holiday accommodation, and not for permanent occupation.

4.5 Summary of changes

4.5.1 Summary of changes during construction

During the construction period the landscape and visual environment would differ from the future baseline in the following ways:

- Construction site access with associated signage from the D149. Traffic management measures may be required at times.
- Bare ground and substantial changes in levels in the earthworks.
- Machinery and plant in operation, including large mobile cranes during installation of the lodges.

4.5.2 Summary of changes during operation

During the operational period, expected to be more than 40 years, the landscape and visual environment would differ from the future baseline in the following ways:

- Terraced ground level, supported by two retaining walls, replacing the sloping natural topography.
- Nineteen new lodges occupying the site in replacement of the existing rough pasture, bracken and bramble. Existing gorse lower on the site would not be affected.
- People and traffic on a site which is currently essentially unused.

4.6 Zone of theoretical visibility

The following map indicates the approximate geographical extent of the area from which changes within the site may be seen.

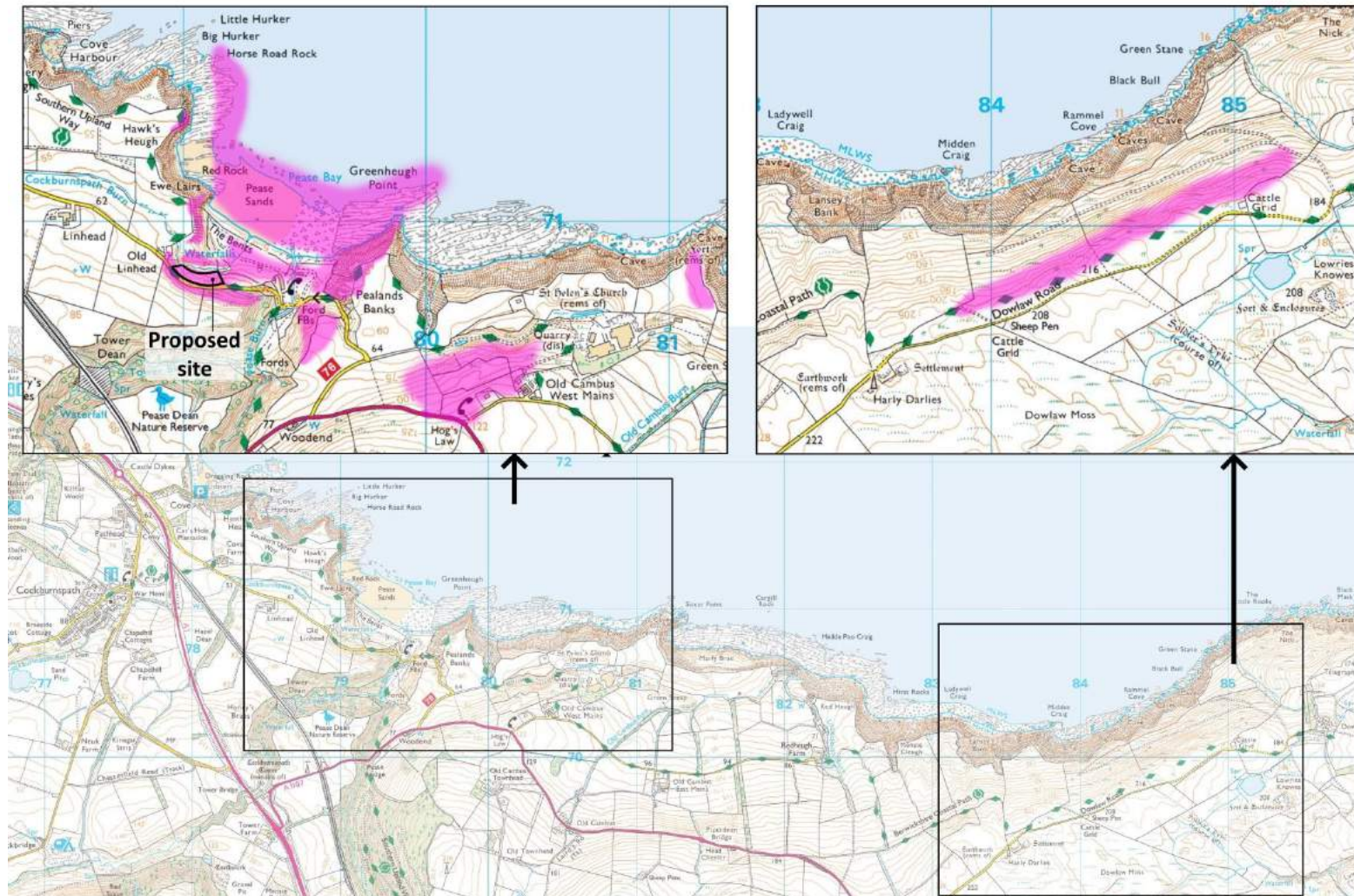


Figure 4.2 Areas from which the park could be seen are shaded in magenta.

5 Scheme development and proposed mitigation

5.1 Introduction

Mitigation measures were developed as issues were identified during the design phase, to minimise or eliminate adverse landscape and visual effects, and to capitalise on opportunities for enhancement. Mitigation measures were reviewed as the design developed to ensure they remained relevant and useful. Because they are built into the scheme, rather than applied to it after the design, a single impact assessment is made rather than one “before mitigation” and another “after mitigation”. This both shortens and simplifies the assessment.

5.2 Method and process

The design process began with a review of the previous designs which had been submitted, the accompanying environmental reports, and the comments received from planners. We then studied the proposed new design, in particular making full use of the 3D plans provided by the scheme designer as a Revit model which enables fly-and-walk-through inspections of the proposal, and simulation of actual views from any point, in any direction, based on the accurate topographical survey and the existing and proposed lodge locations.

Our site visit was undertaken with an open mind regarding the landscape and visual effects, but of course with responses to the previous designs in mind. The proposed layout was then reviewed by a team comprising the planning consultants, the scheme designers and us. All possible options were considered, and revisions were made in response to various considerations including landscape and visual, within the physical constraints of the site.

Because this process took place during the Covid 19 pandemic, methods such as sharing sketch designs, videos and photos of the site, marking up images, and video conferencing were all used to make the design and assessment process more effective.

5.3 Issues considered

The key issues relating to landscape character, visual amenity and place-making amenity were identified by the Scottish Borders Council landscape architect, Catherine Andrews, in relation to the 2019 application. They are listed below.

- Density of development and numbers of lodges: The 2018 proposal was for 25 lodges, the 2019 proposal for 22 lodges (later reduced to 18).
- Importance of gorse and other scrub as a characteristic of the landscape.
- The spread of development up the Cockburnspath Burn dean to the west of the “bowl” of Pease Bay.
- The ability of planting to outweigh negative effects of the required heavy engineering.
- Views of the new development from the beach.
- Impacts on views from the Southern Upland Way and D149 towards the beach and Greenheugh Point, south and west of the proposed development.
- Impacts on views towards the proposed development from the Berwickshire Coastal Path east of Pease Bay, and the effectiveness of planting to mitigate these impacts.

- The landscape effect of any required roadside crash barrier.
- Cumulative effects of the proposed extension in relation to the existing site.

5.4 Mitigation measures included in the scheme

Following on from the above discussions and design development, the following measures have been included in the scheme, and therefore have been taken into account in the appraisal of effects on landscape and visual amenity. The mitigation measures are illustrated in detail on drawing 02, Landscape Plan, submitted alongside this report.

- The importance of gorse and other scrub (such as bramble) as a feature of the landscape is clear. Gorse is the dominant species in the semi-natural environment of the study area, except in the deans (including that of the Cockburnspath Burn) where ash, birch, sycamore and other deciduous broadleaves shelter from the wind. In this exposed, north-east-facing, coastal environment, gorse and bramble will thrive where other species may not survive, and gorse in particular, as well as being beautiful, provides a year-round, dense visual screen at a useful height (for this project) of one or two metres. Gorse would be used extensively for screen planting, for deterrence planting (keeping people away from steep parts of the site) and for landscape restoration.
- Within the existing site Scots pine have been planted (or have self-seeded) in a number of locations, and they, too, can provide effective year-round screening of views. Pine and birch would be used to visually break up the lines of lodges, providing interest and variety to their setting and settling them into the landscape. These trees would be used where higher-level screening is required, for example to screen views from the direction of Greenheugh Point, or from the D149 to the west of the site, or where low-level screening would be ineffective, for example in views from the beach. Ash cannot be used due to the danger of ash dieback, but alder, sycamore, rowan and native cherry would be appropriate. Trees would be located carefully, because too much planting would risk interrupting seaward views for the occupants of the lodges, or creating an undesirably shady environment where ground flora would not thrive, leaving a bare surface.
- Ground modelling would be an unavoidable requirement on this steeply-sloping site. Retaining walls would be needed between the D149 road and the upper tier of lodges, and between the two tiers of lodges. Rather than rock-filled gabions or cast reinforced concrete, the walls would be constructed using the Flex-MSE vegetated retaining wall system. Flex-MSE consists of “sandbags” filled with soil and sand, keyed together to provide a solid retaining system which is tolerant of differential settling, drainage issues, intermittent bedrock, tree roots and other on-site problems. It can be hydroseeded with a variety of different groundcover species, or planted with shrubs or scrub in pre-formed pockets in the face or the top of the wall. The result would be a retaining wall which is completely covered in vegetation, which allows further screen planting on and around it, and has an extremely long design life.
- The layout of the upper tier has been adjusted so that the westernmost six lodges are set further from the road. This provides a wedge of space between the road and the top of the retaining wall which would be planted with gorse to filter views of the new development, while continuing to allow views over the gorse towards the beach and Greenheugh Point. The gorse planting would continue along the roadside between the verge and the top of the retaining wall, reducing views of the new lodges without interfering with wider views to the beach and the landscape to the east.
- A colour strategy has been developed, as described in the following section.

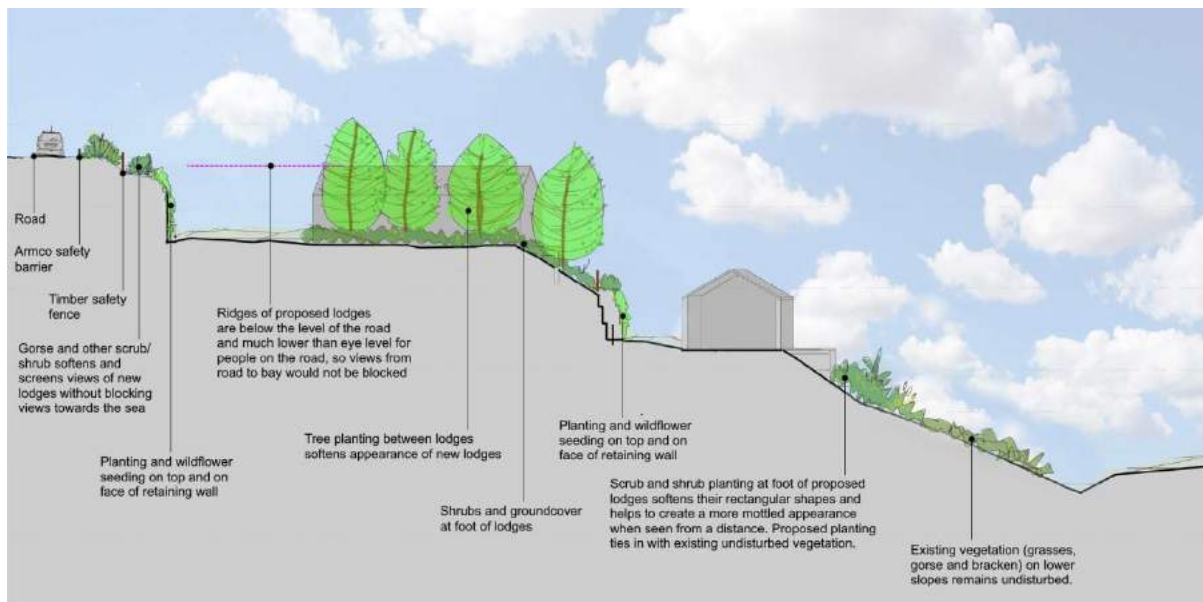


Figure 5.1 Cross-section of the proposed scheme showing proposed mitigation measures.

5.5 *Environmental Colour Assessment*

5.5.1 Introduction

A brief Environmental Colour Assessment was carried out in accordance with guidance published by the Landscape Institute⁷. Environmental Colour Assessment includes guidance on the use of sophisticated and expensive systems using specialist (Natural Colour System) palettes and scanning hardware. However, it also provides guidance and principles on the way colour is perceived, and how it can be used in the environment. For the purpose of this project, the guidance and principles have been applied in a simpler, proportionate way.

It may be desirable for colour to camouflage, integrate or accent an element in the landscape. The main objective of ECA is to help develop a range, chart or palette of design colours for particular projects, considering the way colour is perceived and affected by:

- other colours around it
- the quality of light at any given moment
- the season
- the distance at which the colour is viewed
- the extent of the surrounding scene
- whether the colour is seen against sky or land
- and even cultural associations.

⁷ The Landscape Institute (2017) *Environmental Colour Assessment*. LI Technical Note

5.5.2 Method

For this project a simple method was used to consider colour choices for built form.

While undertaking site surveys, a series of photographs were taken to capture long, mid and close up views of the existing holiday park, the proposed site, their surroundings and the detail of existing built form and vegetation. Colour observations and discussion were undertaken on site.

The photographs taken in March 2021 were supplemented by site photographs taken from the internet to represent summer weather and colours.

Later, simple software was used to analyse and record the five most dominant colours from each of a range of representative range of photographs, in order to help develop a palette of colours that would either disguise the development or integrate it into the landscape. For this project accent colours were not considered appropriate. Factors taken into account in the choice included:

- Whether the dominant colour was found to occur in different seasons and at different distances and viewpoints.
- Which hues tend to disappear in the landscape, or integrate with adjacent landscape colours
- Which tones would appear shadowy and recessive compared to existing elements (both built and natural) in the scene.

5.5.3 Analysis

The images on the following page show the dominant colours which emerged from the study.

Observations

The following notes describes the colours found in the immediate area, how they are perceived, and whether they would be appropriate for the proposed park extension.

White, black and greys

Whites and greys are quite common in the site, However, they are found closest to the shore, in both the holiday units and in the natural colours of gravels and dry sand. By the shore they are more appropriate because culturally, they are typical. However, further away from the shore they would be less appropriate because in terms of perception, culturally they are less typical away from the shore, and because they are visible and prominent, especially when seen against darker vegetation.

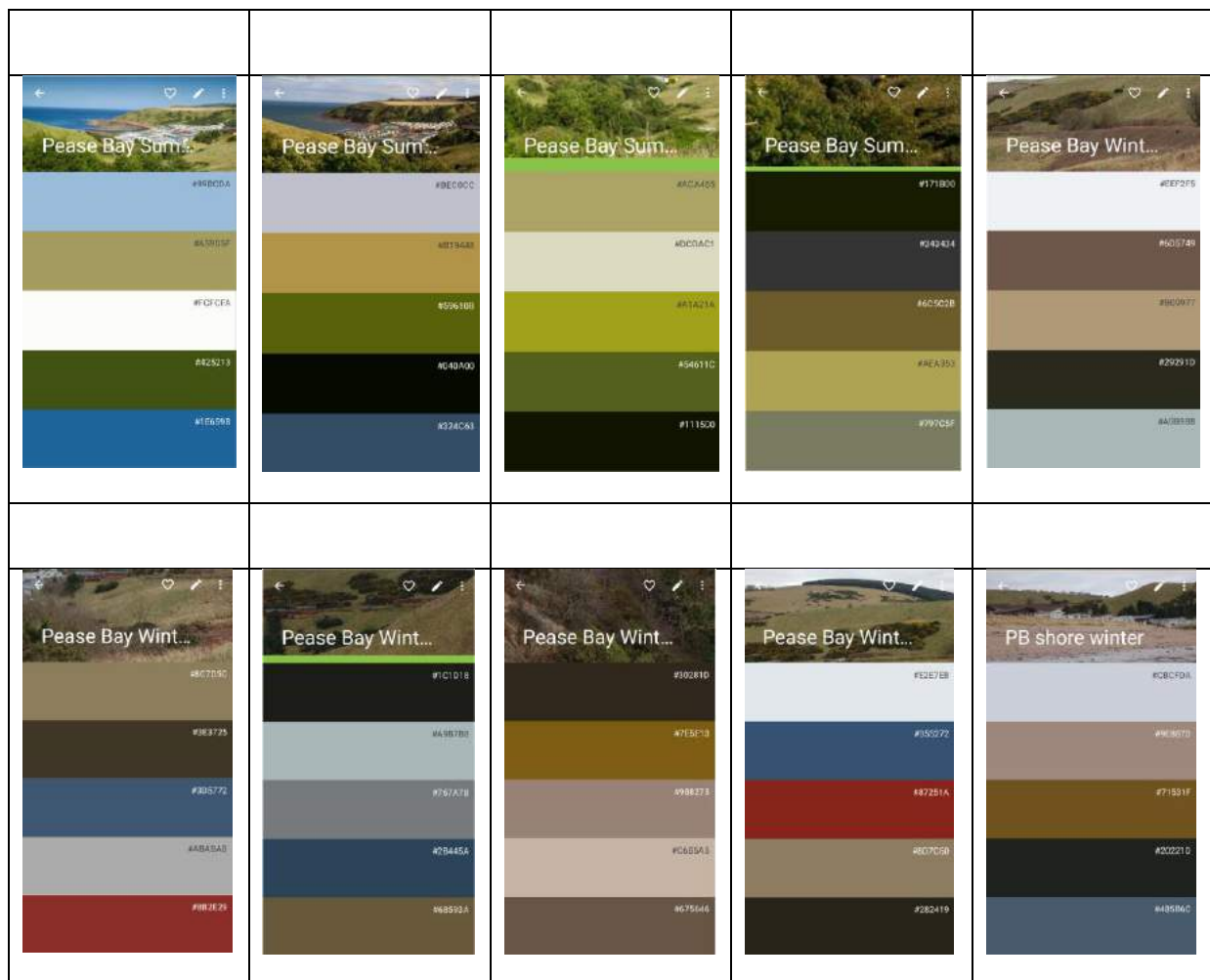
Black and dark greenish-blacks are found in many of the above palettes. Sometimes they are actual colours, sometimes merely deep shadows. They are recessive colours, although large expanses could become quite noticeable. Darker colours could be useful to break up expanses of other colours, for example being used for decking, doors and window frames, roofs, occasional lodges.

Blues

Blue appears to be found in the natural environment only in the sky and the sea. It is unlikely to work well as a colour for lodges.

Red-browns and browns

There are some notably different browns and red-browns found in the area. Some natural red-brown is found in the environment, for example the red sandstone cliffs. However, red-brown lodges seem to appear quite prominent in views: note how the two red browns in the above palettes look discordant compared to the other colours. Olive and cool browns appear to be more harmonious in the palettes. More saturated cool browns would be harmonious and more likely to be recessive in the scene. Milky or red-browns would be less harmonious and more noticeable, so should be avoided.



Greens

Whether in winter or summer, the greens found in the local area are generally olive in tone. Even the evergreen gorse has an olive tone, which is made more intense by its yellow flowers. There are few blue-greens in either the natural landscape and vegetation, or in the built form. Colours for the proposed scheme, the lodges and the planting should be similar: olive greens and not blue-greens. In order to be harmonious and recessive, those greens should be mid to dark, and not too pale.

5.5.4 Recommendations

Colour

The following colours should, where possible, be used for lodges and for features of the lodges

- Dark green-black
- Mid to dark olive-toned greens
- Saturated cool browns

Texture

Textures should be fragmented and matte in order to be less reflective, more recessive and to help break up expanses of the same colour.

Pattern

Measures to break up expanses of the same colour should be employed, including:

- Having overhangs on roofs, to cast shadows and break up expanses of colours.
- Using a range of colours for the lodges so that there is not one combined expanse of the same colour, and so the development has a more mottled appearance, especially when seen in long distance views.
- Using different colours for decks, railings, window frames and doors etc. to fragment the appearance of the elevations of lodges.
- Shrub planting and trees between and in front of lodges to blur the appearance of the lodges and break up the expanses of colours and horizontal lines.



Figure 5.2 Proposed mitigation includes extensive tree and shrub planting, the use of a green retaining wall system, and adjustments to the layout to provide additional space for roadside planting. A fully annotated version is provided in drawing 02, Landscape Plan.

6 Effects on landscape character

6.1 Introduction

This chapter describes the way in which the scheme is likely to affect the character of the landscape.

- First, the **baseline** conditions are described in detail, following on from the description of the landscape in Chapter 3, based on the landscape characteristics in the published descriptions, and taking into account the way the landscape would develop in future if the scheme is not built. Characteristics and observations identified in our own field surveys are included in the descriptions.

In this instance, the relevant published descriptions are those in the NatureScot Landscape Character Assessment for the Coastal Farmland - Borders, and for the Scottish Borders Council Special Landscape Area 7, the Berwickshire Coast.

- The characteristics of all relevant receptors are combined into a table, to avoid double-counting impacts on characteristics which are listed in more than one description. For example, a craggy skyline may be described in both the NatureScot Landscape Character Assessment and an SLA Description - but there is only one skyline. Therefore, the table summarises all the published characteristics (and those identified in our own surveys), noting their source(s) and, hence, their value based on the highest-value source. This method makes the appraisal shorter, simpler, easier to understand, while ensuring that no characteristic is missed or under-valued.
- The **sensitivity** of each characteristic is assessed, based on its **susceptibility** to change and its **value**.
- The **magnitudes of changes** on the characteristics are then discussed, based on the impact's **size or scale**, the **duration** of those changes and their **reversibility**.

An overview map is provided below which highlights some of the characteristics of the landscape.

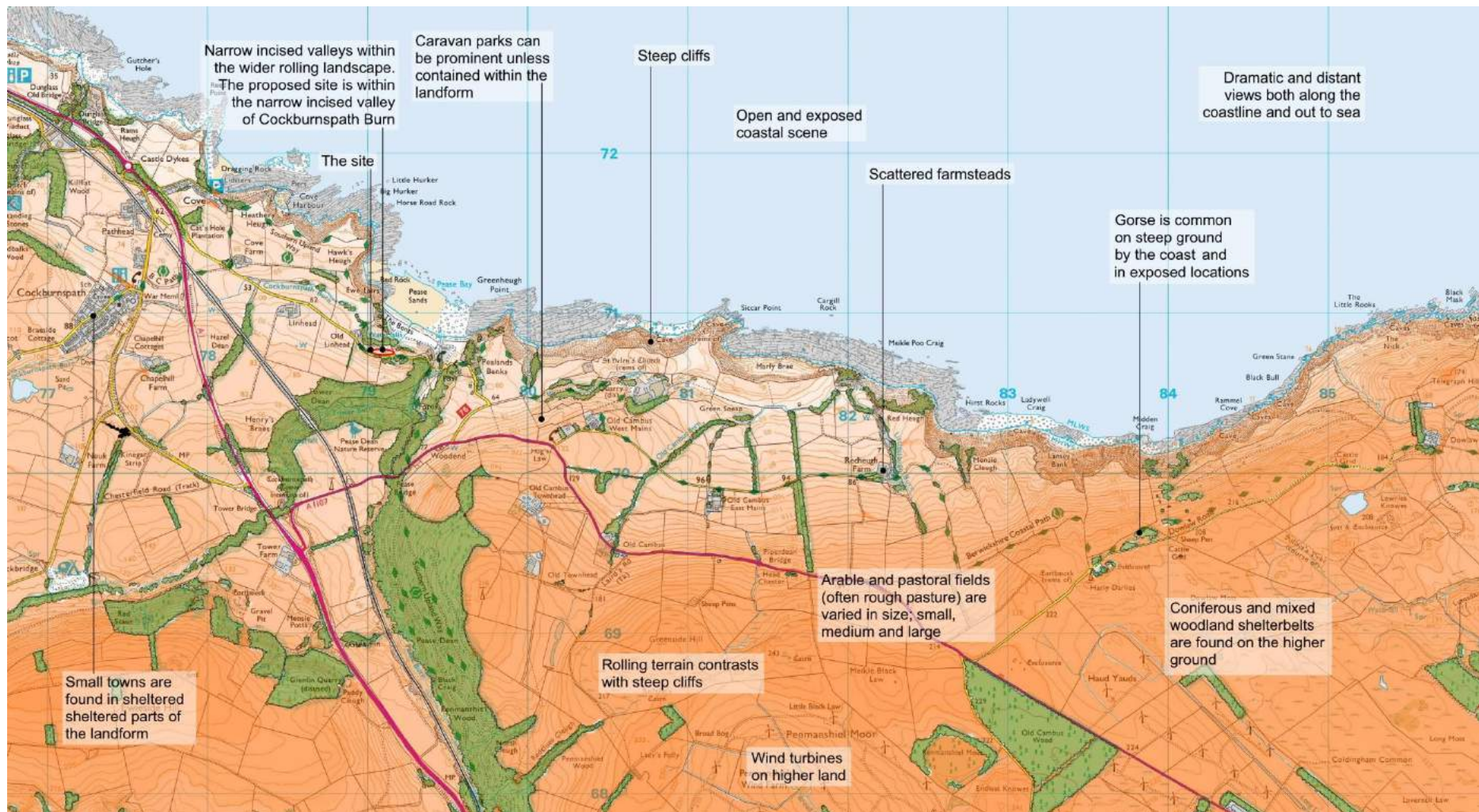


Figure 6.1 Key landscape characteristics within the study area.

6.2 ***Baseline Conditions: Landscape Character Type Coastal Farmland: Borders***

6.2.1 Introduction

The whole of Scotland has been mapped into a series of different landscape character types, each of which has its own specific, published description. This characterisation and mapping was undertaken in the 1990s, and re-organised and republished, with new maps, in 2019. The study area lies within the “Coastal Farmland: Borders” landscape character type⁸. This appraisal considers how this landscape type would be affected by the proposed park extension.

6.2.2 Baseline published description



Figure 6.2 Landscape Character Areas. Note that there would be no intervisibility with the Pastoral Upland Fringe Valley type, despite its proximity. Intervisibility with the Coastal Moorland - Borders type would be at extreme distance - please see chapter 7.

The “key characteristics” of the landscape character type, copied and pasted from the published description, are as follows, followed by Eden’s comments *in italics*:

Key Characteristics

- Strongly rolling terrain interrupted by narrow, deeply-incised stream valleys.
- Coastline formed by high, near vertical cliffs carved into strongly-folded resistant sedimentary rocks.
- Land cover dominated by arable and pastoral fields of varying size.
- Gorse and other scrub common on steep slopes and exposed locations.
- Field boundaries of mature thorn hedges with occasional hedgerow trees on lower ground.
- Towns sited at the coast in sheltered folds and valleys.
- Diversity of small-scale topographic and land cover elements.
- Expansive views.

⁸ <https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions>, accessed 30th March 2021.

The description above provides a good general summary of the character of the defined area. The proposed development site is itself set in a deeply incised valley, with gorse and other scrub abundant. Hedgerows are not an important landscape feature in this particular environment, probably because of the rugged coastal conditions. Views from the site are only expansive to seaward, although from more elevated nearby locations views along the coast are spectacular, extending at least as far as Fife Ness to the north, and possibly further.



Figure 6.3: The local landscape.

The Key Characteristics are supported by a written Landscape Character Description. The description is divided into topics, beginning with Landform:

Landscape Character Description

Landform

The *Coastal Farmland - Borders* land ranges in height between sea level and 240 metres, with a complex and distinctive topography. The coast line is characterised by steep cliffs rising to around 50 metres. Inland the terrain is moderately to strongly rolling, incised in places by deep narrow gullies and stream valleys. Soils are predominantly brown forest varieties and non-calcareous gleys derived from glacial drifts of varying thickness. In some areas underlying fluvioglacial deposits of sands and gravels give rise to locally distinctive mounds and terraces.

All we would add to this is the importance of the wide expanse of beach in the landform of the Pease Bay landscape.

Landcover

The landcover pattern is characterised by a diverse patchwork of small, medium and large sized arable and pastoral fields. The arable fields are generally confined to lower elevations and are typically enclosed by mature or over-mature hawthorn hedgerows with occasional wind-clipped trees. In higher, more exposed locations in the Coldingham part of this Landscape Character Type there is rough permanent pastures enclosed by drystone dykes is prevalent. Tree cover is mainly confined to the lower ground where it typically consists of small scattered broadleaf woodlands and shelterbelts. Narrow riparian woodlands, gorse and other scrub vegetation are a common feature along sheltered gullies and valleys. On the higher and more exposed ground, coniferous, mixed woodland blocks and shelterbelts are interspersed with the pastures. Gorse is also common on steeper slopes and in exposed areas close to the cliff tops, or as a constituent of hedgerows.

The fields on the cliff tops around the site appear to be mainly arable, and most are enclosed with post-and-wire fences. There are few drystone dykes. Otherwise, this is a reasonable summary of the ground surrounding Pease Bay, but within the bay, of course the most prominent land cover is the existing holiday park.



Figure 6.4 The coastal farmland, seen looking west from Dowlaw Road.

Settlement

Settlement in this landscape is concentrated predominantly in sheltered locations along the coast. The villages of Cockburnspath and Coldingham, both dating from early medieval times, are the main centres. Elsewhere there are scattered farmsteads and dwellings along a network of major and minor roads. Buildings are typically small in scale, built of traditional stone, often harled, and sited in sheltered hollows and valleys, or among mature tree groups. Modern dwellings and village fringe developments are found in a number of areas and are sometimes conspicuous. Tourism has a strong impact on this landscape type and a number of camping and caravan sites are prominent.

The landscape was a focus for settlement in the later prehistoric period. The area is notable for early historic and medieval activity with the Priory at Coldingham, believed to have been one of the first monasteries in Scotland. The bridge over the Pease Dean was the highest in the world at the time of its construction in the 18th Century. Power lines are present. In the Cockburnspath area the busy A 1 and East Coast railway exert a strong influence.

Once again this is a good description of settlement in the area, although the existing holiday park is only locally prominent. Outside the park, the only building which contributes to the local landscape character is Old Linhead, a traditional single-storey harled building with a slate roof and brick chimneys, facing the road, immediately to the west of the proposed site. Old Linhead also has a semi-derelict stone barn, of traditional construction, between the house and the site, a modern concrete sectional garage close to the roadside to the west of the house, and a range of modern buildings, of sectional steel and timber construction, behind the house. "The bridge over the Pease Dean" refers to Pease Bridge, which is over 750m south of the site and out of sight. The A1 road and the East Coast Main Line railway are not part of the local landscape.

Perception

This is a largely open, exposed landscape with dramatic distant views along the rugged coastline and over the North Sea. Expansive views are also available to the adjoining moorland, including views towards the prominent Drone Hill and Penmanshiel wind farms. Localised enclosure is found within the deep narrow valleys and hollows. Elsewhere wind clipped mature hedgerow trees and woodlands create intermediate visual horizons.

The profile of the farmlands is typically of smooth, strong curves which contrast dramatically with the rugged cliffs at the coast. There is harmony between the grand scale of the coastline and this rolling inland topography. The dominant colours in this landscape vary from a patchwork of fresh green pastures and contrasting red brown arable fields in the winter, to a tapestry of bright mid and yellow greens in the summer. The rough texture and dark greens and lively yellows of gorse provide a distinctive contrast with the lighter hues and smooth texture of the fields through much of the year.

This is a good description of the landscape, although it perhaps misses the more moody nature of the landscape during the darker months when the weather can be more challenging. Views to and from Pease Bay are more contained by the landform - specifically by the steep fall from the surrounding fields to the beach - than by trees and woodlands.

6.3 **Baseline Conditions: Special Landscape Area 7, The Berwickshire Coast**



Figure 6.5 The site location in the context of SLA 7. The red-hatched area is the original SLA proposal, the green-shaded area the revised (and adopted) SLA. Source: SBC Local Landscape Designations SPG.

6.3.1 Introduction

The site lies in Special Landscape Area 7, The Berwickshire Coast, designated in 2012 by Scottish Borders Council as described in 1.4.4 above. The evidence base is provided in the Local Landscape Designations SPG, adopted in August 2012⁹, in the form of Statements of Importance for each SLA.

6.3.2 Baseline published description

After describing the location and boundaries of the SLA, each Statement of Importance continues with a designation statement, a list of forces for change, and a further list of management recommendations.

Designation statement:

The proposed SLA covers the rocky coastline of the Borders. Although untypical of the wider Borders landscape, this stretch of cliffs and bays represents one of the most dramatic sections of Scotland's east coast. Around Cockburnspath the coast is dramatic and wild, expansive and exciting. The steeply-sloping landform results in a pleasing, occasionally secluded landscape with attractive colours. Coldingham Moor is wild and rugged, and of very high scenic quality, with distinctive rocky outcrops and long views to Fife. The elevated coastal moorland is unique along the Scottish east coast. Coldingham Bay is very attractive, and the surrounding cliff features make for a distinctive section of coast. The bay itself is a tranquil, calm environment in comparison with the wilder seas around St Abbs. Important coastal landmarks include St Abbs Head, and sites of biodiversity and geodiversity interest such as Siccar Point. Dramatic cliffs continue south of Eyemouth, though the A1 has a greater influence in this area.

The valued coastal landscape is well used for recreation. A continuous coastal footpath now links East Lothian and Berwick, passing Fast Castle, Siccar Point. The area provides the settlement settings of Eyemouth, St Abbs, Coldingham and Cockburnspath. The fishing village of Eyemouth is an important coastal access point, with a historic harbour.

In the context of Pease Bay the designation statement provides a reasonable description of the reasons for which the area is considered to be special in terms of landscape. The coast at Pease Bay (near Cockburnspath) is indeed dramatic and wild, at least outside the cultivated areas which extend to the very edge of the cliffs.



Figure 6.6 The dramatic, wild, expansive and exciting coast.

⁹ <https://www.scotborders.gov.uk/downloads/file/1124/local-landscape-designations>, accessed 31st March 2021.

Forces for change:

- Recreational development pressures such as caravan parks
- Wind farm development and associated access tracks
- Development pressure at settlement edges
- Road improvements along the A1 corridor

The local, enclosed Pease Bay landscape is dominated by the existing caravan park, and other recreational developments can be seen nearby (though not from Pease Bay itself), for example a new “glamping” pod development close to the D149 at Cove Farm, about 900m NW of the proposed site at Pease Bay. Wind turbines can be seen inland from the tops of the cliffs around Pease Bay, but not from the site itself.

Management recommendations:

- Protect the wild nature of the marine edge, and continue to protect the internationally-designated natural heritage assets
- Recognise the importance of the open coastal moorlands and headlands as a unique landscape on the east coast of Scotland.

These management recommendations appear reasonable for the area as a whole. “Internationally-designated natural heritage assets” means, at Pease Bay, the Outer Firth of Forth and St. Andrews Bay Complex SPA, designated in respect of marine species in particular birds, and their supporting habitats. The inshore boundary of the SPA runs along the low water mark outside Pease Bay.

6.4 Baseline conditions: Summary

The following table summarises the key characteristics consolidated from the descriptions above, to avoid repetition and double-counting in the assessment stage which follows. The columns on the right indicate in which document(s), listed above, the characteristics are published: the Landscape Character Type (LCT) and the Special Landscape Area (SLA).

Table 6.1 Summary of landscape character elements

Description	LCT	SLA
Landform:		
Strongly rolling terrain	✓	
Narrow, deeply-incised valleys	✓	
Coastline of high, near-vertical cliffs	✓	
Land cover:		
Land cover of arable and pastoral fields	✓	
Gorse and other scrub	✓	
Field boundaries of hedges and hedgerow trees	✓	
Diversity of small-scale topographic and land cover elements	✓	
Broadleaf woodlands and shelterbelts, narrow riparian woodlands	✓	
Settlement:		
Coastal towns in sheltered folds and valleys	✓	
Scattered farmsteads and dwellings	✓	
Prominent caravan and camping sites	✓	
Well used for recreation...coastal footpath		✓
Perception:		
[Coastline and cliffs] dramatic and wild, expansive and exciting		✓
Open, exposed landscape...expansive views...local enclosure	✓	
Fresh green pastures and contrasting red brown arable fields in winter...dark greens and lively yellows in summer	✓	

Commentary has been provided, above, on the expression of the key characteristics within the study area. Some characteristics are not present within the study area; others are unlikely to be affected by a scheme of the type

and scale proposed. Those which may be affected by the proposed scheme are shaded in yellow in the table, and are carried forward into the next stage of the appraisal. The remainder are considered only briefly in the sections which follow.

6.5 *Impact assessment*

6.5.1 Introduction

In the previous section, the baseline characteristics of the study area were considered and described, in the light of the various published landscape character descriptions, supplemented by Eden's own assessment of how the characteristics are expressed in the study area. To avoid double-counting, the characteristics were then summarised in Table 6.1 above.

In this section, the characteristics listed in Table 6.1 are taken forward to the impact assessment stage. Each characteristic is taken in turn, and a summary is provided at the end of the chapter. The mitigation measures listed in paragraph 5.4 above are taken into account in this appraisal, since they have been designed into the scheme from the beginning, are feasible to build and maintain, and are committed to by the applicant.

The sensitivity and the magnitudes of change are described using terms whose meanings are defined in Table 2.1 and Table 2.2 on pages 7 and 8 above.

Sensitivity

A landscape's **sensitivity** takes into account its **susceptibility** to the type of changes likely to be caused by this kind of development, and the landscape's **value**. The susceptibility of each key landscape characteristic from Table 6.1 is discussed in turn below. However, the whole of the study area for the project is within the SLA, and therefore this landscape is considered to be of *moderate to high value*. ("Moderate value" would normally be assigned to undesignated areas, while "high value" would normally be assigned to areas designated for landscape reasons at the national level, such as National Parks or National Scenic Areas.)

Magnitude of change

The **magnitude of change** caused by a scheme takes into account the **size or scale of change**, whether it is **permanent**, and whether it is **reversible**. The size or scale of the changes are discussed below for each receptor. For all receptors of impacts caused by this proposed scheme the impacts would be *permanent* (because there are no plans to remove the development after a set period of time), but *reversible* (because the lodges and retaining walls could be removed at any time, returning the landscape to its previous condition).

6.5.2 Impacts on landform

Sensitivity

Generally, a holiday park of this type has little or no effect on the landform of the site in which it is placed. However, in this particular case, the steepness of the slope requires that terraces would be formed, supported by Flex-MSE retaining walls, on which to place the lodges. The access road, whose junction with the existing D149 would be immediately west of the uppermost lodge of the existing park, would also require earthworks to bring it to grade at the level of the public road.

The immediate landscape of the site within the bowl of Pease Bay is one of steep slopes, cliffs, levels and abrupt changes of slope. The site falls from a sloping terrace formed by the road, and at the bottom drops steeply into the Cockburnspath Burn. The existing holiday park varies from very steep slopes in its higher sections, to the completely flat areas immediately adjacent to the beach.

Considering the range of slope and landform conditions in the area, this particular site is, therefore, *slightly susceptible* to changes which may be caused by a scheme of the type proposed.

As explained above, the landscape is assessed to be *moderate to high value*.

Overall, therefore, the landform is considered to be *moderately sensitive* to changes of the sort which may be caused by a scheme of the type proposed.

Magnitude of change

The two proposed terraces would be about 218m in length from east to west, and the terraces would be about 40m in horizontal distance from south to north. The terraces would be at variable heights, lower than the road and between each level, depending on the micro-topography. They would create a stepped surface on which the new lodges would be placed. Once complete, the two tiers of lodges would step down the site at approximately the same overall gradient as the existing surface. The site is located in one of the *narrow, deeply incised valleys* referred to in the LCT description, on the north-facing side of the valley. The wooded channel of the Cockburnspath Burn is between about 15m and 30m north of the lower retaining wall, with the opposite side of the narrow valley, a grassy and gorse-covered slope, rising directly from the river and facing towards the site.

The initial design for the scheme proposed retaining walls of stone-filled wire cage gabions. These have been replaced, entirely for landscape and visual impact reasons, with Flex-MSE vegetated retaining walls, which would be entirely covered in vegetation and allow further planting on and around them.

Further mitigation is proposed by means of tree, scrub and shrub planting on the sloping sections of the site, between the lodges of each terrace and on the slopes above, between the two terraces and further down the slope; please see Figure 5.2 on page 23. Once the planting is mature it would soften the appearance of the earthworks. Species proposed include birch, alder, rowan, willow, native cherries and sycamore, which currently flourish in the Cockburnspath Burn dean, and gorse, which is already quietly colonising the unused pasture in a similar way to the surrounding fields.

Overall, there would be a *small* effect on the landform of the study area. This is because the site itself would remain as a *narrow, deeply incised valley*, albeit with terraced slopes. The terraces would step down at a similar overall gradient to the existing slope.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of change which the scheme would be likely to cause to landform would be *small adverse*.

Table 6.2 Summary of effects on landform

How <i>landform</i> would be affected	
Sensitivity	
Susceptibility: <i>Slight</i> Value: <i>Moderate to high</i>	→ Sensitivity: <i>Moderate</i>
Magnitude of change	
Size or scale of change: <i>Small</i> Duration: <i>Permanent</i> Reversibility: <i>Reversible</i>	→ Magnitude of change: <i>Small adverse</i>

6.5.3 Impacts on land cover

Sensitivity

The proposed extension site is a disused *pastoral field*, mainly rough grass, with brambles, *gorse and other scrub*, with a *narrow riparian woodland* along the lower, northern boundary. The existing park is a mixture of amenity grass, access roads and paths, and tree and shrub planting, set with lodges of various sizes, designs and colours. The higher parts of the land around the bay comprise rough grass, scattered trees, brambles, *gorse* and scattered trees. The area is fringed by the sandy beach and the rocky foreshore.

The land cover of the local landscape is considered to be *moderately susceptible* to impacts likely to be caused by a scheme of the type proposed. This is because it would be likely to obliterate the pastoral land cover of the site itself, but would have limited or no effect on surrounding features and land use such as riparian woodlands, and scattered *gorse* and scrub would be less affected.

As explained above, the landscape is assessed to be *moderate to high value*.

Overall, therefore, the land cover is considered to be *moderately sensitive* to changes of the sort which may be caused by a scheme of the type proposed.

Magnitude of change

The developed area of the existing park is about 9.4 hectares in extent; the extension would add about 0.8 hectares. It is possible that there are places from which the extension area can be seen, where the existing holiday park is not already the dominant feature in the landscape; but in our extensive surveys we did not identify any such place. The proposed extension would therefore almost always be seen in the context of the existing park rather than as a new isolated feature in the landscape, and this reduces the impact of the change which it causes. Lodges and caravans are already part of the land use, and an established part of the scene.

The proposed scheme would cause about 0.8 hectares of rough grass and scrub to be replaced with lodges and access roads. Mitigation measures are proposed in relation to this change, as illustrated in Figure 5.2. These include planting new *gorse* and trees, all of appropriate native species, around and between the lodges, and *gorse* would also be planted between the road and the top of the upper retaining wall, to provide continuity with existing grass and *gorse* landscape on many surrounding slopes, including above the road. The *gorse* along the roadside would also provide a screening function as described in Chapter 7 below. There would be no effect on the existing riparian woodland, but a new woodland block would be planted at the western end of the site close to Old Linhead, intended both for visual screening of the site and to strengthen the woodland character of the Cockburnspath Burn dean. Overall, the magnitude of change would be *small*.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of change which the scheme would be likely to cause to land cover is *small adverse*.

Table 6.3 Summary of effects on land cover

How land cover would be affected	
Sensitivity	
Susceptibility: <i>Moderate</i> Value: <i>Moderate to high</i>	→ Sensitivity: <i>Moderate</i>
Magnitude of change	
Size or scale of change: <i>Small</i> Duration: <i>Permanent</i> Reversibility: <i>Reversible</i>	→ Magnitude of change: <i>Small adverse</i>

6.5.4 Impacts on settlement

Sensitivity

Settlement in the local landscape is dominated by the *existing holiday park [caravan site]*, which fills the lower levels of the bowl of Pease Bay, from the shoreline up to the D149 as far as the highest existing lodge, which is immediately to the east of the proposed extension. The holiday park contains about 337 lodges, and also includes a few permanent buildings including offices and reception, a bar and restaurant, a redundant toilet block, staff accommodation, stores and workshops. There are no other buildings in the bay. Other settlement in the surrounding area consists of isolated dwellings including Old Linhead, immediately west of the site, and scattered dwellings and farmsteads such as those at Old Cambus, about 1.25km east of the site.

The dominance of the existing holiday park on the settlement character of the local landscape means that its character in this respect is only *very slightly susceptible* to changes likely to be caused by a scheme of the type proposed.

As explained above, the landscape is assessed to be *moderate to high value*.

Overall, therefore, the landform is considered to be *slightly sensitive* to changes of the sort which may be caused by a scheme of the type proposed.

Magnitude of change

Considering that the proposed extension would add 19 new lodges to an existing holiday park of about 337 lodges, extending its area by about 8.5%, and that it appears unlikely that it would be possible to see the proposed extension without also having the existing park in view, the size or scale of the change *to the character of settlement* in the local landscape is likely to be *negligible*.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of change which the scheme would be likely to cause to settlement is *negligible adverse*.

Table 6.4 Summary of effects on settlement

How <i>settlement</i> would be affected	
Sensitivity	
Susceptibility: <i>Very slight</i> Value: <i>Moderate to high</i>	→ Sensitivity: <i>Slight</i>
Magnitude of change	
Size or scale of change: <i>Negligible</i> Duration: <i>Permanent</i> Reversibility: <i>Reversible</i>	→ Magnitude of change: <i>Negligible adverse</i>

6.5.5 Impacts on perception

The Statement of Importance of the SLA (see 6.3 above) refers to the ways in which the landscape is perceived by people. The SLA is an extensive area and, inevitably, different people in different places will experience the landscape in different ways. However, the Statement picks out three particular perceptual characteristics which are important, two of which are relevant to this scheme, namely the *open, exposed landscape with expansive views and local enclosure*, and the *fresh green pastures and contrasting red brown arable fields in winter, dark greens and lively yellows in summer*.

Sensitivity

The local landscape is very much of the *local enclosure* character, being almost entirely contained within the steeply sloping sides of Pease Bay, with only glimpses to the west of the surrounding wider, more *open, exposed* landscape. The transition between the open and enclosed landscapes is very distinct: stepping down from the top of the cliffs, or moving a few metres down the road from near Old Linhead, moves you quickly from the open to the enclosed landscape, and there is little connection between the two. Indeed, this is one of the appealing features of the local landscape: the enclosed, more sheltered, more intimate character of the bay compared with the open character of the surrounding area.

The distinct boundaries, and the strength of the respective open and enclosed characters, mean that neither the enclosed character of Pease Bay nor the wider character of the surrounding landscape is likely to be more than slightly susceptible to a small extension to a holiday park, set within a narrow, deeply incised valley within the bay.

On the other hand, holiday lodges, even when added to the margins of an existing holiday park, can stand out clearly in a landscape due to poor colour selections, un-natural material finishes and clumsy positioning. This element of the perceptual characteristics would be more susceptible to changes caused by a badly-designed scheme.

Overall, the perceptual characteristics of the local landscape would be *slightly to moderately susceptible* to changes likely to be caused by a scheme of the sort proposed.

As explained above, the landscape is assessed to be *moderate to high value*.

Overall, therefore, the perception of the landscape is considered to be *moderately sensitive* to changes of the sort which may be caused by a scheme of the type proposed.

Magnitude of change

The proposed scheme would have no effect on the perception of open, exposed landscapes or the more local enclosure of Pease Bay. The proposed lodges would not intrude into the open landscape; indeed, the roof ridgelines of all the new lodges would be lower than the adjacent D149, and significantly lower than the surrounding open land, so views across Pease Bay would not be interrupted: and so neither would the perception of a *locally enclosed* landscape. For more discussion of the effects on views from the D149 and other places, please see chapter 7 below.

A brief environmental colour assessment has been made, described in section 5.5, to identify which colours (for built and natural elements) would fit best in the landscape. Most of the lodges in the lower parts of the existing park are white or pale colours, and they are very prominent in the landscape - even discounting the effect which is created by their number. However, the upper 11 existing lodges are more retiring shades of brown and grey, and the reduced level of impact which they have on the colours in the local landscape is plain to see. The additional lodges would be specified according to the results of the environmental colour assessment: dark greens, mid to dark olive-toned greens, and saturated cool browns. Considering the impact of the existing lodges and the proposed mitigation by means of colour design, the effect on colours in the local landscape would be small.

Overall, the size or scale of change to perceptual characteristics of the landscape would be *small at worst*.



Figure 6.7 The existing lodges in the upper part of the site are less prominent than those in the lower levels, due to different colouring.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of change which the scheme would be likely to cause to the identified perceptual characteristics of the local landscape would be *small adverse* at worst.

Table 6.5 Summary of effects on perception

How perception would be affected	
Sensitivity	
Susceptibility: <i>Slight to moderate</i> Value: <i>Moderate to high</i>	→ Sensitivity: <i>Moderate</i>
Magnitude of change	
Size or scale of change: <i>Small at worst</i> Duration: <i>Permanent</i> Reversibility: <i>Reversible</i>	→ Magnitude of change: <i>Small adverse</i>

6.6 Summary of impacts on landscape character

Table 6.6 Summary of effects on landscape character

Summary of impacts on landscape character		
Receptor	Sensitivity	Magnitude of change
Landform	Moderate	Small
Land cover	Moderate	Small
Settlement	Slight	Negligible
Perception	Moderate	Small
Summary		
The appraisal of effects on landscape character has concentrated on the published characteristics of the area because they enable structured discussion of the most important aspects: the distinctive landform of Pease Bay, the land cover, the nature of existing development within the bay and the way in which the landscape's character		

is perceived by people. The appraisal, which includes consideration of proposed mitigation which the applicant is committed to, shows that effects on the character of the landscape would be small at worst. Largely this is because of the enclosed nature of the bay and the extent to which the existing holiday park already dominates the landscape of the bay. Measures to design out adverse effects have also ensured that the effect on landscape character would be small at worst.

7 Effects on visual amenity

7.1 Introduction

This chapter considers how the proposed scheme could affect people's views. Effects on people living, working and at leisure in the area, and on people passing through it, have been taken into account.

The study area consists of the zone of theoretical visibility (ZTV) of the proposed scheme, illustrated in Figure 4.2. The ZTV was prepared by carrying out a viewshed analysis on site, rather than by computer modelling, which is more appropriate for tall or large development proposals. This viewshed analysis was carried out by looking outwards from the development area, and noting the limits of the view.

The impact assessment has been carried out in accordance with guidance in GLVIA3, and follows the same basic procedure as that laid out in chapter 2 above. There are two small differences: First, in the visual amenity appraisal the *duration* of the effect takes into account not only the length of time over which the change in view would exist, but also the duration of a receptor's exposure to that change. So, for example, the duration of exposure of a person walking past a development may be measured in minutes, whereas someone looking at the view from a living room window would have longer and repeated exposure to the change in view. Second, GLVIA3 specifies that the *value* of a view should be determined taking account of whether it is formally recognised, for example in relation to heritage assets or planning designations, or informally recognised by the presence of other indicators of value, such as appearance in guide books or tourist maps, provision of facilities for enjoyment of the view, or references to the view in literature or art¹⁰.

7.2 People who may be affected

7.2.1 People who live in the area

There are a number of dwellings in the area from which people may have views of the proposed site. They are, in order of proximity to the proposed development, beginning with the closest:

- 1) Old Linhead, a single-storey house immediately west of the top of Cockburnspath Burn Dean, just over 100m north-west of the nearest proposed lodge.
- 2) The homes of a small number of employees who live on the park. Of these:
 - a) One lives in a lodge close to the westernmost end of the park, near the beach, about 250m north of the proposed development;
 - b) One lives in a bungalow adjacent to the social club near the main entrance to the park, about 234m east of the proposed development;
 - c) Two or more live in lodges close to the east bank of the Pease Burn, in the separate eastern section of the park, just over 300m east of the proposed development.
- 3) A bungalow (name unknown) about 150m west of Old Cambus West Mains, about 1.2 km ESE of the proposed lodges.
- 4) A farmhouse at Old Cambus West Mains, about 1.3 km ESE of the proposed lodges.

¹⁰ Please see paragraph 6.37 on page 114 of GLVIA3 (q.v.).

7.2.2 People in the area for work or recreation

There are a number of places in the area at which people may be present for work or recreation:

- 5) The existing holiday park, which is adjacent to the proposed extension. Most people here would be the occupants of the existing lodges, particularly at weekends and in the holiday seasons. There are also people at work in the existing park, cutting the grass, carrying out maintenance on the lodges, and providing hotel services.
- 6) The Southern Upland Way. Described from south to north, the path follows Pease Burn northwards into the study area, to the D149 (the yellow road on the OS map) where it fords the Pease Burn. There it turns west and follows the D149 uphill past the existing holiday park, before turning north along the wall between the site and Old Linhead. It then follows the cliff edge generally north-westwards towards Cove.
- 7) The Berwickshire Coastal Path. This path approaches Pease Bay from the east, along the cliff edge around Greenheugh Point, before descending to the ford and continuing up the hill past the site and on towards Cove, on the same route as the Southern Upland Way.
- 8) Local people are also likely to walk and cycle on the D149 past the site.
- 9) Old Linhead, whose property appears to contain a workshop (function unknown) in the area behind the house.
- 10) Pease Sands, which is popular for walking and surfing year-round, and family holidays in the summer.
- 11) People may be present at any other place in the local area for various reasons: agricultural work, road maintenance, telecommunications, etc.

7.2.3 People passing through the area

Few if any people are likely to pass along the D149 only to get to somewhere else, since it is a narrow, slow road, steep in places, with restricted passing places. The combination of the A1 and the A1107 provides a faster route for commuting and longer-distance traffic. The proposed site can be seen from:

- 12) A short stretch of the A1107 at Hog's Law, near the Old Cambus West Mains turning.

All of the potential viewpoints above, except no. 11, are indicated by number on Figure 7.1 below.

7.3 People living in the area

7.3.1 Baseline: the people who could be affected

People who may be able to see the proposed scheme from their homes are listed in 7.2.1 above and numbered 1 to 4 on Figure 7.1.

7.3.2 Sensitivity

People who live permanently near to a development are assumed to be *highly susceptible* to changes in views from their property, because they are likely to be aware of the minutiae of their views and so will be very aware of any changes to those views.

In accordance with GLVIA3 methods, views here are regarded as being of *moderate to high value*, because the views are of the Special Landscape Area.

Taking these factors into account, the overall sensitivity for people living in the study area is **high**.

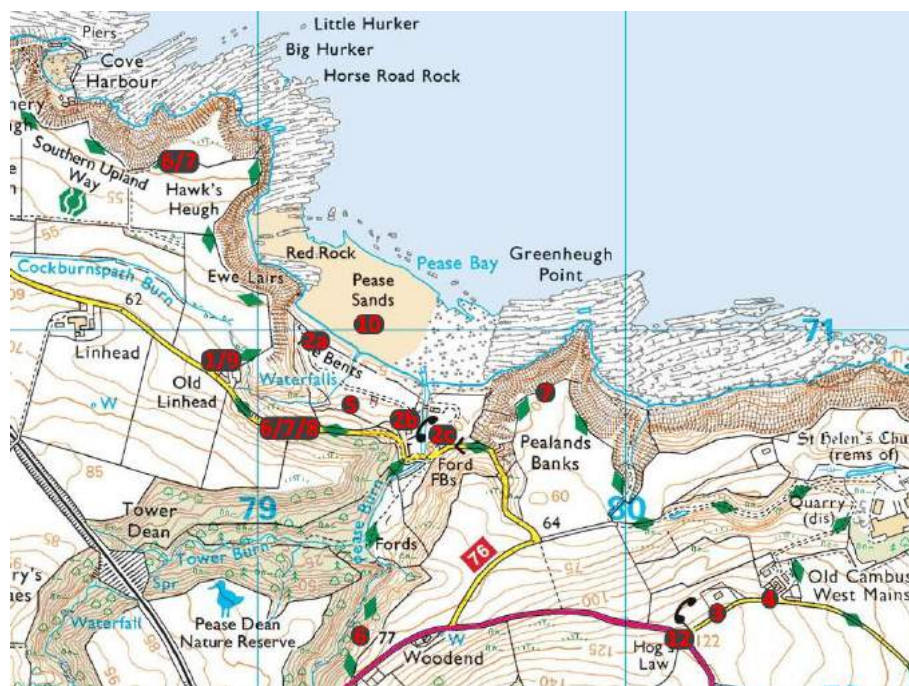


Figure 7.1 Potential viewpoints. Refer to the text for reference numbers.

7.3.3 Current views and likely magnitude of change

The magnitude of change takes into account the **size of the change in view**, its **duration** (taking the duration of exposure to the view, as well as the lifespan of the scheme, into account) and whether it is **reversible**, as outlined in 2.6 above. Please refer to Table 2.2 on page 8 for definitions of magnitudes of change.

The assessments below, and those which follow, adopt the following process:

- The current view is described;
- The view as changed by the proposed scheme is predicted and described;
- The difference between the two views from this location (the “magnitude of change”) is described and quantified.

Old Linhead

Old Linhead is a single-storey house beside the D149 just over 100m north-west of the proposed lodges. It is set in a triangular plot which has its long side against the highway. The building has the front door and four windows on the south-west side facing across the road to a hedgerow and the fields beyond. There are no windows on the south-east end of the building which faces towards the site. There is a derelict barn between the house and the proposed site, a modern garage at the north-west end of the house, a modern workshop-type building and car parking in the triangular area to the north-east of the house. The layout is shown in Figure 7.2 below.

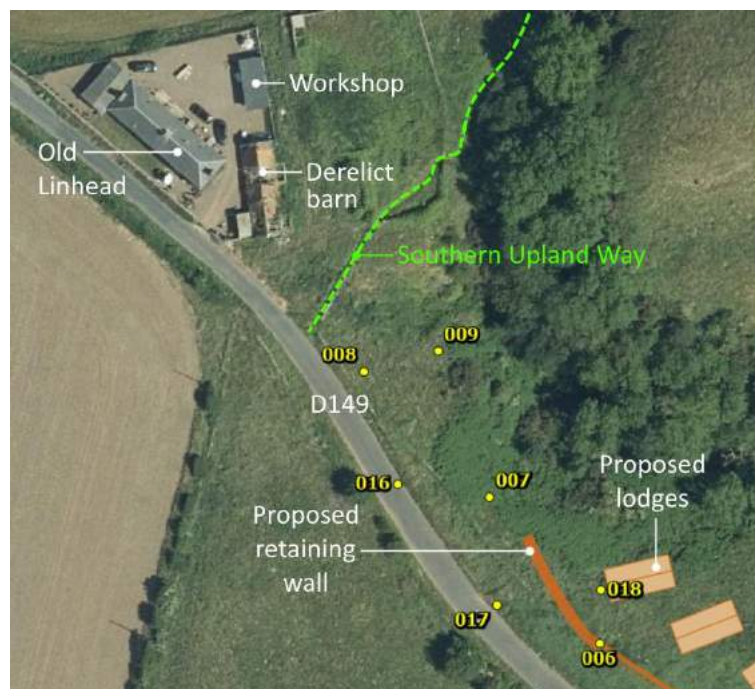


Figure 7.2 Old Linhead in relation to the proposed lodges.

The existing views from the dwelling at Old Linhead are of the road, the hedgerow and the fields to the south-west, and the fields, woodlands and the far seaward horizon to the north-east. The proposed development site is not visible from the house. There appear to be no windows in any of the outbuildings which face outside the property boundary. People standing in the extreme southern corner of the triangular site, between the road and the derelict barn, would be able to see the development site. Ownership of the land to the east and south-east of the derelict barn is not known. People standing in this area would be able to see the development site if they were close to the Southern Upland Way, but not if they were further to the north; in our survey we did not depart from the line of the footpath in case of trespassing.



Figure 7.3 View to Old Linhead from photopoint 006. The Southern Upland Way runs along the top of the masonry retaining wall.

Figure 7.3 above shows the view from the site towards Old Linhead from photopoint 006, location shown in yellow in Figure 7.2. This is at the curve of the retaining wall at the point where it would be most likely to be visible from the curtilage of Old Linhead. No windows at Old Linhead are visible in the photograph.

Screen planting of trees and shrubs is proposed, and much of the area in the foreground in Figure 7.3 would be planted with native broadleaves and pine, with gorse and scrub closer to the road. The planting would, once mature, screen views of the proposed lodges, and also some of the existing lodges, from the curtilage of Old Linhead.

The size or scale of the change in views that the scheme would cause to people within the curtilage of Old Linhead is likely to be *negligible*, except for people standing by the wall at the extreme southern corner of the site for whom the change would be *medium* (see Table 2.2 for definitions). Once the screen planting is mature, the change would be *negligible* in all cases, and the direction of change may be *beneficial*, because the new screening would eventually also screen views of one or two of the existing lodges. No important existing views (for example landscape, seascape or coastal views) would be affected.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of changes to people's views from Old Linhead would be *negligible to medium adverse* in the short term, becoming *negligible beneficial* in the medium to long term.

Permanent residents at the existing holiday park

Permanent residents live at points 2a, 2b and 2c in the existing park (refer to Figure 7.1 above).

- People at 2a, the westernmost lodge on the beachfront at The Bents, would have no view of the proposed development due to the intervening ridge of high ground.
- People at 2b, the bungalow close to the social club, and 2c, lodges on the east bank of the Pease Burn, would have no view of the proposed development due to the orientation of the bungalow, intervening trees at 2c, and intervening landform and existing lodges in both cases.

There would therefore be *no effect* on visual amenity for people living at any of these places.

Old Cambus West Mains

People at two buildings at Old Cambus West Mains may be able to see the proposed development:

- A bungalow (name unknown) at point 3 on Figure 7.1. The bungalow is closely enclosed by hedgerows and evergreen trees on all sides except the seaward view to the north-west, which includes Pease Bay. There are four windows on this side of the house, including one picture window.
- A house at point 4 on Figure 7.1. This steading consists of a hollow square of cottages. It appears that the proposed scheme may be seen from one small upper-floor window - visible in Figure 7.4 - at the western angle of the square.
- Existing views from any of these windows must be of a spectacular seaward panorama, extending from the far distant sea horizon in the north-east, all the way round to the lowlands in the west, north of the Lammermuir Hills. (The seaward view from the house at Point 4 may be somewhat restricted by the modern building to its north, visible in Figure 7.4.) The view includes the Fife and perhaps also the Angus coastlines on a clear day, Torness power station, Dunbar cement works and North Berwick Law, a wide expanse of farmland, woodland and scrubland with scattered settlements, the coastline, several wind turbines and the East Coast Main Line. Existing lodges in the western section of the Pease Bay

park are clearly visible closer at hand about 1,150m from the bungalow, and slightly further from the farmstead. It is indeed a very diverse view.



Figure 7.4 Buildings at Old Cambus West Mains, viewed from Greenheugh Point. This view is nearly square-on to the houses; the view from the houses to the proposed site is more oblique.



Figure 7.5 The view towards the site from the road about 75m SW of the bungalow at Old Cambus West Mains.

Figure 7.5 shows part of the existing view towards the site from close to the bungalow. This is a small part of the wide panoramic view from this property. Figure 7.6 below is a section cropped from the same photograph with an artist's impression of the appearance of the lodges and the retaining walls, as they would appear before any mitigation planting had developed. The very oblique downwards view of the lodges means that the roofs are the most visible feature. Proposed planting between and beyond the lodges would help to soften the edges and settle them into the landscape, but it would not hide the lodges completely from this viewpoint.

The size or scale of the change in views that the scheme would cause, to people at the Old Cambus West Mains bungalow at point 3, is likely to be *negligible*, due to the distance, the panoramic extent of the existing view, the variety of colour, texture and detail in that view, and the proposed mitigation including planting and lodge colour design. The view from the farmstead at point 4 would be similar, but visible only from a small upper-floor gable-end window.



Figure 7.6 Cropped section of Figure 7.5 as existing (left), and with an artist’s impression of the proposed new lodges (right). Note: For clarity this view does not include proposed mitigation planting, and assumes colours similar to the existing lodges. It represents a small part of a much wider panorama, only part of which is shown in Figure 7.5.

As explained above, the impacts of the scheme would be *permanent*, but *reversible*.

Overall, the magnitude of changes to people’s views from Old Cambus West Mains would be *negligible adverse*.

7.3.4 Summary of the effects

Table 7.1, below, summarises the sensitivity of each receptor and the magnitude of change that they would experience.

Table 7.1 Summary of visual impacts on people who live in the area.

How people who live in the area would be affected				
Sensitivity				
Susceptibility to change: <i>High</i>		Sensitivity of receptors: <i>High</i>		
Value of views: <i>Moderate to high</i>		→		
Magnitude of change				
Place	Size or scale of change	Duration of exposure	Reversibility of impact	Overall magnitude of change
Old Linhead	Negligible to medium	Permanent	Reversible	→ Negligible to medium adverse, becoming negligible beneficial
Existing holiday park	No change	N/A	N/A	→ No change
Old Cambus West Mains	Negligible	Permanent	Reversible	→ Negligible adverse
Brief commentary: The effect of the scheme on people’s views from their homes is very limited, due to the orientation of available viewpoints, the distance, and the nature of the development compared with the existing landscape. Note that effects on people who live in the area but who are outside their properties, for example walking the dog, are dealt with in the following section.				

7.4 *People at work or at leisure in the area*

7.4.1 **Baseline: the people who could be affected**

People work and enjoy leisure time in the study area at the places listed in 7.2.2 above.

7.4.2 **Sensitivity**

For the purpose of this appraisal all people who are at work or leisure in the area are assumed to be *moderately susceptible* to changes in their views. This is because changes in their views could affect their enjoyment of work and their leisure time, but not their day-to-day views from their own homes, and their attention is likely to be focussed on their activity in hand.

In accordance with GLVIA3 methods, views here are regarded as being of *moderate to high value*, because the views are of the Special Landscape Area.

Taking these factors into account, the overall sensitivity for people at work or at leisure outdoors in the study area is considered to be *high*.

7.4.3 **Current views and likely magnitude of change**

The magnitude of change takes into account the **size of the change in view**, its **duration** (taking the duration of exposure to the view, as well as the lifespan of the scheme, into account) and whether it is **reversible**, as outlined in 2.6 above. Please refer to Table 2.2 on page 8 for definitions of magnitudes of change.



Figure 7.7 Views towards the proposed development (glimpsed in this view beyond the far lodges) from the existing holiday park are often highly restricted.

The existing holiday park

At the height of the season there may be hundreds of people in the existing holiday park, perhaps more. Most of the lodges are positioned end-on to the sea, and have picture windows and balconies at the seaward end, giving

the maximum number of people a sea view. Having said that, apart from the front rank of lodges, and the elevated lodges rising up the hill, most of them have a view comprising mainly the lodges around and in front of them. Out and about on the park, the view is largely constrained by surrounding lodges and buildings, apart from the more open areas at the north of the park and on the elevated areas at the south. Generally, the best views are to seaward or of the surrounding higher ground.

Relatively few people would have views of the proposed new scheme from inside or close by their own lodge, because of the strong orientation of the lodges towards the sea and the constraints on wider views by other lodges and trees. Mitigation measures, which are designed principally to reduce effects from outside the existing park, are unlikely to modify views from inside the park.

For most people in the existing park the size or scale of change would be *small*, because of the orientation of views and the restricted nature of views towards the new lodges. The duration of views would be *for a week or so at a time*, although in the case of owner-occupiers this effect may be repeated several times, or for extended periods, during the season. The changes would be *reversible*.

Overall, the magnitude of the change in views from the existing holiday park is likely to be *negligible adverse* (see Table 2.2). It can be expected that people occupying lodges in the existing park may be less susceptible to the sight of new lodges than other people in this overall category, because they have chosen to spend their leisure time in this environment.

The Southern Upland Way

The Southern Upland Way is a designated long-distance footpath which links Portpatrick, in far south-west Scotland, with Cockburnspath, a couple of kilometres west of the proposed holiday park extension. The path follows the D149 road past the site. It departs from the area southwards along the Pease Burn, and northwards along the cliff tops.

For northbound walkers the *existing view* walking up the road from the Pease Burn ford is of the steeply rising ground on the left and the backs of the southernmost existing lodges to the right. The view opens out once level with the westernmost existing lodge, the road curving up to Old Linhead in front, the wooded and scrubby Cockburnspath Burn dean below Old Linhead, the grassy and gorsy slopes behind the cliffs to the right, and finally the cliffs and the beach to the extreme right. Walkers then continue up the hill before turning off the road to the right just before Old Linhead, and joining the cliff path.

For southbound walkers approaching from the direction of Cove, the *existing view* is spectacular, extensive and scenic, encompassing wide inland, coastal and seaward vistas. The expanse of the existing holiday park comes into view quite suddenly as the clifftop path turns southwards towards Old Linhead, and from this point on the existing park is intermittently prominent in the view, which also includes the expansive inland scenery of agriculture and forestry, as well as the beach. The path dives down to cross the wooded upper dean of the Cockburnspath Burn before emerging onto open ground near Old Linhead. From here, the view to the left is of the wooded lower dean curving down to the existing lodges, with the road overlooking it to the right, and the cliffs, gorse-scattered slopes, uplands around Old Cambus, and the distant headlands, visible beyond. The beach gradually emerges into sight after the viewer has walked about 60m downhill from the point where he or she turns onto the road. Views of the beach and the sea become more restricted after passing the first of the existing lodges, which are set at road level, and from there down the hill these existing lodges largely block the extensive views.

For northbound walkers, coming up the hill, the *proposed holiday park extension would come into view* just before they reach the highest, westernmost, existing lodge, at which point the roofs of the new lodges would begin to be visible to the west. All of the new lodges would be set with their highest points, the roof ridges, below the level of the adjacent road. This means that they would not interrupt views to the wooded dean of the

Cockburnspath Burn, or to Old Linhead, or to the gorse-clad landforms on the far side of the river, or to the cliffs, the beach and the sea. The first element of the development to come into the walker's view would be the vehicle entrance to the new site, backed by the end of the Flex-MSE retaining wall, followed by the roofs of the lodges. The lodges would progressively step upwards going up the hill away from the viewer, but they would always remain lower than the road as the road itself rises towards Old Linhead. Once the viewer was past the last of the proposed new lodges the development would fall behind, out of sight, but it would briefly come into view again to the right when the person turns off the road and joins the clifftop path.

For southbound walkers, the *proposed holiday park extension would be briefly glimpsed* in a couple of places as the path heads southwards from Hawk's Heugh, but would come properly into view on the left shortly before they reach Old Linhead, after crossing the Cockburnspath Burn. The roofline of the nearest lodge to them would be a few metres lower than the viewer's feet, and the remaining lodges would progressively step down from there. The furthest (easternmost) of the proposed lodges would be close to, and lower than, the westernmost existing lodges. All of this means that from this viewpoint the proposed new lodges would block no views beyond them whatsoever. In addition to the lodges themselves, the viewer would also be able to see parts of the Flex-MSE retaining walls, and the proposed tree and scrub planting.

Moving onto the road, the southbound walker would pass down the hill above the backs of the lodges. Once again, the highest parts of the lodges would always be lower than the viewer's feet. The northern ends of the new lodges may obstruct views of the wooded bottom of the dean, and possibly also views of some of the nearest of the existing lodges. Views of the beach, the wider bay area, and the landscape beyond including Greenheugh Point, Siccar Point and Dowlaw, would remain entirely unaltered. From this viewpoint the retaining walls would not be visible, but there would be a new Armco roadside safety barrier along the verge, and a timber post-and-rail fence at the top of the retaining wall, for vehicle, pedestrian and livestock safety.



Figure 7.8 The southbound walker's view of the site, from the verge of the D149. The westmost lodge would be approximately 21m away, down the slope in front, with the roof level lower than the road - and significantly lower than eye level.

Mitigation is proposed in respect of views from this area for both northbound and southbound walkers. Measures are illustrated in Drawing 02 Landscape Plan, and listed in section 5.4 in this document. Of relevance here are:

- Tree planting in the area between the westernmost new lodge and Old Linhead. This would help to screen views of the lodges from the area south and east of the Old Linhead barn, particularly for southbound walkers. Trees have been chosen for this area because the ground level in the site is lower than the potential viewpoints, and therefore lower-lying shrubs would be ineffective at screening. Trees would be positioned so as to screen views of the proposed new lodges, without blocking views of the wider scene.
- Scrub planting in the space between the top of the western end of the retaining wall and the highway boundary, and then continuing downhill along the top of the retaining wall. Species would include gorse in particular, for four reasons: it is locally characteristic and abundant; it is certain to thrive in these conditions; it would provide a relatively low, dense, evergreen visual screen; and it would provide an effective barrier to discourage people and animals from straying close to the top of the wall. Gorse would help to filter views of the tops of the nearby lodges while not growing high enough to block views to the bay and the landscape beyond.
- The use of the Flex-MSE system for the retaining walls. Compared with traditional concrete or steel cage gabion retaining walls, Flex-MSE provides a much less engineered appearance, can be hydro-seeded on the whole of its near-vertical face, and allows shrub planting in prepared pockets on the face and the top of the wall itself. This maximises the amount of vegetation that can be fitted into the relatively narrow strip alongside the road, which would not only help visual screening, but also help to mitigate the effect of the Armco barrier and the post-and-rail fence. Once matured, the whole of the structure would be entirely covered in vegetation.
- Selection of colours for the lodges based on the environmental colour assessment, which would suggest suitable colours as described in section 5.5. White lodges, as seen in the lower parts of the site, particularly in the areas close to the shore, would not be used.

For walkers in both directions the size or scale of change would be *small to medium*, perhaps moving towards medium for southbound walkers in particular. While the new lodges would be easily seen, they would not be surprising or incongruous in the overall view, and walkers in both directions would already have been exposed to the sight of the existing holiday park before the proposed new 19 lodges came into view. The duration of views would be *perhaps ten minutes or so* as the walkers pass the site. Southbound walkers would glimpse the new lodges intermittently for slightly longer as they approach along the cliff path from Hawk's Heugh. The changes would be *reversible*.

Overall, considering the way the new lodges would be seen in the context of the existing holiday park, the muted colours, the mitigation including extensive screen and landscape planting, and the fact that all of the lodges would be below the level of adjacent parts of the road and path, such that no medium- or long-distance views would be obstructed, the magnitude of the change in views from the existing holiday park is likely to be *small adverse* (see Table 2.2).

The Berwickshire Coastal Path

The Berwickshire Coastal Path links Cockburnspath and Berwick upon Tweed using a mainly clifftop route. It follows the same route as the Southern Upland Way between Cockburnspath, north of the site, and Pease Burn. Effects on people using the Berwickshire Coastal Path would be exactly as described above for the Southern Upland Way, for this section.

From the east, the Berwickshire Coastal Path approaches Pease Bay along the clifftop around the northern end of Greenheugh Point, following the field boundary on the cliff edge. It then descends steeply to the D149 via a zigzag timber stairway, continues behind the roadside wall for a further 45m downhill, and then emerges via a

kissing gate onto the road itself. From here, it is a further 160m downhill on the road to the Pease Burn, where the path joins the Southern Upland Way and continues its journey northwards to Cockburnspath as described above.



Figure 7.9 The view from the Berwickshire Coastal Path. Existing view (upper) and proposed view (lower).

For westbound walkers the views approaching Pease Bay are panoramic, and comprise the inland landscape, the coast and the sea, and more distant landmarks including the coast of Fife and Torness power station. Pease Bay and its existing holiday park come into view at the point where the path turns the corner at the north end of Greenheugh Point. The cliffs, beach and existing holiday park come into view in quick succession, and remain in view until the path drops down the timber stairway. For this section the existing lodges, in particular the white and pale-coloured lodges which occupy the lower parts of the site, are very prominent in the view. The holiday park is out of view while the walker negotiates the stairway, but reappears when they are near the bottom before the stairs give out onto the roadside path. Thereafter, the existing lodges are prominent once again as the path follows the D149 downhill to the Pease Burn.

For these same westbound walkers the proposed holiday park extension would come into view from the north end of Greenheugh Point. It would be seen at a distance of about 678m, and would remain in view (apart from on the upper parts of the stairway) until the path joins the D149. Downhill from this point roadside trees would conceal the extension site but not the nearer, existing lodges. The clearest view of the extension site would be from a point about 153m WSW of the north end of Greenheugh Point, where the path follows the fence round a corner to the south. The panorama from this point encompasses the whole of Pease Bay from the Pease Burn dean in the south-west, through the existing holiday park immediately below the viewpoint, to the beach, cliffs and sea in the north-west. The proposed new extension would be visible in the distance beyond the existing lodges, just over half a kilometre from this viewpoint. The nearest of the new lodges would be partly concealed, beyond and lower than the westernmost of the existing lodges. The remaining lodges of the upper tier would then curve away up the hill, matching the gradient of the road, with their ridgelines always slightly lower than the road. The lower tier of lodges would be slightly less conspicuous, being end-on in this view. The Flex-MSE retaining wall would be visible behind the lodges, although hydroseeded vegetation, once mature, should make it very inconspicuous.

In addition to the mitigation measures mentioned above, the effects on views from this direction would also be mitigated by the addition of tree and shrub planting around and between the new lodges. This planting is unlikely to screen views of any of the lodges entirely, but it would help to settle the lodges into the landscape by softening the edges and corners of the lodges, and would also improve the amenity of the lodge users.

Note: The proposed site would also theoretically be visible from the Berwickshire Coastal Path where it passes along the high ground west of Dowlaw, a hundred metres or so seaward of Dowlaw Road (see Figure 4.2 on page 16). However, the site can be identified from here only with binoculars, knowing exactly where to look. The proposed lodges would probably not be visible to the naked eye. This viewpoint has therefore not been considered further in this assessment.

The size or scale of change in the view from the Berwickshire Coastal Path east of Pease Bay would be *small*, considering the distance to the new lodges, the retiring colours of the lodges compared with the existing bright white or pale grey lodges, the use of the Flex-MSE retaining wall system, the siting of the lodges just lower than the rising line of the road, and the small scale of the development in the scene compared with the existing, prominent holiday park. The duration of people's exposure to the change in view would be *about ten minutes*, although some people are likely to pause to admire a view which will remain striking, even considering the existing and proposed lodges. The changes would be *reversible*.

Overall, the magnitude of the change in views for westbound walkers on the Berwickshire Coastal Path is likely to be *negligible adverse* (see Table 2.2), considering the small scale of the change and people's short exposure to it. For eastbound walkers, the change would be exactly the same as for southbound walkers on the Southern Upland Way.

Local people walking or cycling on the D149

The routes of the Southern Upland Way and the Berwickshire Coastal Path are used not only by long distance walkers, but also by people from nearby properties, perhaps walking their dogs down to the beach.

The existing views, and the size or scale of the changes in their views, would be the same as those described for people on the long-distance footpaths, above. The changes would also be reversible, as described above. However, the duration of change in their views, while brief, may be repeated if they habitually follow the same route.

The effect on these people may therefore be somewhat larger than for people passing through only once, but still it would not alter the overall balance of features and elements that comprise the existing view, or the extent and depth of the view. The overall magnitude of change would, therefore, remain *small adverse*.

Old Linhead workshops

During our survey noise was audible coming from the buildings behind the Old Linhead dwelling, indicating some form of activity which may either have been commercial or DIY. It is therefore appropriate to consider effects on people in these buildings in this section.

As described in section 7.3.3, there appear to be no windows in any of the outbuildings which face outside the property boundary. People would therefore not be able to see the proposed lodges from inside the buildings. The derelict barn would block any views from the inner triangle of ground between the outbuildings and the dwelling. The only place from which the site could be seen is likely to be the extreme southern end of the property curtilage, with effects similar to those described in section 7.3.3, except that it seems unlikely that people working on the site would spend much time in that corner, except possible when arriving or departing via the gate.

The effect on people working in these buildings is therefore likely to be *negligible adverse* at worst, and there would probably be no effect.

Pease Sands

Pease Sands is a beautiful beach, wide, level, and made of gently sloping fine sand, and very extensive at low tide. There is another, smaller, equally beautiful beach to the north of Red Rock, beneath the Hawk's Heugh and Ewe Lairs cliffs. In early March there were over 30 surfers present despite cold and windy weather and Covid lockdown, and of course there were dog walkers and others present too. In the summer it must be busy with holidaymakers, in particular people staying at the existing park, as well as others. The existing view to seaward is of the surf and the cliffs on either side. To landward, the view is contained by the steeply-rising ground around Pease Bay. The existing holiday park is of course prominent, although only the eastern end of it can be seen from the Red Rock beach. The fronts of the northernmost rank of lodges overlook Pease Sands and are clearly visible, as are the fronts of the highest lodges which are adjacent to the D149. Only some of the rest of the lodges, in the flat central area of the holiday park, can be seen intermittently between the front rank of lodges. The higher lodges along the D149 are clearly visible but are much less prominent than the lower ones, due to their generally more subdued, grey and brown shades.

From Pease Sands (but not from Red Rock beach) the proposed site can be seen just below the D149 as it slants up the slope to the right of the upper lodges. Figure 7.10 shows the view from probably the clearest viewpoint on the sands: this point is west of the rocky eastern section, about 68m seaward of the high water mark according to Ordnance Survey, and hence in the tidal zone, which is inundated twice a day. We were there at low tide and if we had gone much further out we would have got wet feet. People are unlikely to sit on this section of the beach because of the permanently damp sand; in fact a Google search for images of Pease Bay did

not yield any which showed anybody sitting on any part of the beach. Closer to the shore the shoreline lodges obstruct views of the proposed new site; from viewpoints further west along the beach the new site begins to fall behind trees and the landform visible in the photo; and further east the beach becomes rocky and unpleasant to walk across.



Figure 7.10 The view from the beach at photopoint 023 (see below).



Figure 7.11 Showing locations of photopoints. Figure 7.10 shows the view from point 023.

People looking inland from point 023 would see much of the upper tier of proposed lodges and some of the lower tier, just above the existing lodges which line the shore. The lodges would be set lower than the road, but because of the angle of view their northern ends may obscure the line of the road which is marked by the upper dashed line in Figure 7.10. None of the lodges would break the skyline. Some lodges would be partly hidden behind existing pine trees, and all of them would be less prominent in the view than the nearer lodges, mainly because of their more muted colouring. Further tree planting is proposed between the lodges, and downhill from the lower tier lodges, both of which would help to screen the lodges and settle them into the landscape by

softening corners and edges. The Flex-MSE retaining wall would be visible behind the lodges as a near-vertical, vegetated face; the structure of the wall would not be visible once hydroseeding and shrub planting had matured.

For people on the beach, the size or scale of the change in view would be *small*, because of the distance, the muted colours compared with the existing lodges, the partial screening by landform, existing vegetation and proposed mitigation planting, the use of the Flex-MSE retaining wall system. Typically people’s attention would be focussed on the more scenic elements of the scene, offshore and along the beach and the coast. People’s exposure to the change in view would be variable, from as little as *a few minutes* in the case of a walker on the beach in winter, to *a few hours* in the case of a family on the sands on a warm day in summer. The changes would be *reversible*.

Overall, the magnitude of the change in views from the beach is likely to be *small adverse* (see Table 2.2).

Other places in the area

People are likely to be in the general area for a wide variety of reasons: farm workers in fields, hedgers and wallers, Openreach linemen, road maintenance crews, surveyors, and others. Typically their attention is likely to be focussed on their work rather than the surrounding landscape, and the effect on their visual amenity would depend on their particular location, the time of day, the orientation of their working view, the nature of their work and so on. It is not possible to assign any value to the magnitude of the effect for these people, but it is acknowledged that there would be people affected who do not fall in the specific groups discussed above.

7.4.4 Summary of the effects

Table 7.2, below, summarises the sensitivity of each receptor, the magnitude of change that they would experience.

Table 7.2 Summary of visual impacts on people at work or at leisure in the area.

How people at work or at leisure in the area would be affected				
Sensitivity				
Susceptibility to change: <i>Moderate</i>		Sensitivity of receptors: <i>High</i>		
Value of views: <i>Moderate to high</i>		→		
Magnitude of change				
Place	Size or scale of change	Duration of exposure	Reversibility of impact	Overall magnitude of change
Existing holiday park	Small	A week or so	Reversible	→ Negligible adverse
Southern Upland Way	Small to medium	Ten minutes or so	Reversible	→ Small adverse
Berwickshire Coastal Path	Small	Ten minutes or so	Reversible	→ Negligible adverse
Local people on D149	Small	Ten minutes or so, repeated	Reversible	→ Small adverse
Old Linhead workshops	Probably none	Probably none	Reversible	→ Negligible adverse, at worst
Pease Sands	Small	Minutes to hours	Reversible	→ Small adverse

Brief commentary: The visual impact of the scheme on these people would be no more than small adverse. Importantly, there would be no interruption of long-distance views for people who are walking down the road past the site, whether as part of a local walk or on one of the long-distance paths, because all of the lodges would be set lower than their feet. They would still be able to enjoy views of the beach and Greenheugh Point, while the roadside planting, of locally-appropriate gorse and other shrubs, would help to screen the nearby lodges from view, and soften the appearance of the necessary roadside safety barrier and fence.

7.5 *People passing through the area*

7.5.1 **Baseline: the people who could be affected**

This section deals with impacts on people who are passing through the area simply to get to somewhere else. In the case of Pease Bay, the D149 which runs past the site is a narrow, single lane minor country road which is not used for through traffic because it would be slower than the alternative route on the A1 / A1107. In any case, the D149 is currently temporarily closed at the Pease Burn ford.

Effects on people who pass through on the various footpaths (the Southern Upland Way and the Berwickshire Coast Path) are dealt with in the preceding section.

That leaves effects on people who may see the proposed scheme from a short stretch of the A1107 close to Hog's Law, point 12 on Figure 7.1, for westbound traffic only.

7.5.2 **Sensitivity**

For the purpose of this appraisal all people who are passing through the area to get to somewhere else are assumed to be *slightly susceptible* to changes in their views. This is because their attention is likely to be focussed on their journey and their destination.

In accordance with GLVIA3 methods, views here are regarded as being of *moderate to high value*, because the views are of the Special Landscape Area.

Taking these factors into account, the overall sensitivity for people passing through the area is considered to be *moderate*.

7.5.3 **Current views and likely magnitude of change**

The magnitude of change takes into account the **size of the change in view**, its **duration** (taking the duration of exposure to the view into account) and whether it is **reversible**, as outlined in 2.6 above. "Exposure to the view", in the case of travellers, includes an assessment of the length of time it would take for the scheme to come into view, and out again.

The proposed scheme would be in view to westbound travellers on the A1107 for a stretch of about 200m where it passes Hog's Law. The existing view which they are presented with here is similar to that described in section 7.3.3 in relation to the bungalow at Old Cambus West Mains, which is about 140m north-east of the A1107 at this point: a panoramic view of land and sea, looking north-west along the coast over Pease Bay towards Torness, North Berwick Law and the coast of Fife beyond.

The view of the proposed scheme would also be similar to that from the bungalow, except that because the viewpoint on the road is somewhat to the south-west of the bungalow, the view of the proposed lodges would be more restricted by the landform immediately to the south of the lodges, and therefore fewer of them would be visible.

The size or scale of the change in views that the scheme would cause, to people travelling westwards on about 200m of the A1107, is likely to be *negligible at worst*, due to the distance, the intervening landform, the panoramic extent of the existing view, the variety of colour, texture and detail in that view, and the proposed mitigation including planting and lodge colour design.

As explained above, the impacts of the scheme would be *reversible*. The duration of exposure to the impacts would be *a few seconds* for motorists, and *less than a minute* for cyclists.

Overall, the magnitude of the change in views from the A1107 road is likely to be *negligible adverse at worst*.

7.6 Summary of the effects

Table 7.3, below, summarises the sensitivity of each receptor, the magnitude of change that they would experience.

Table 7.3 Summary of visual impacts on people passing through the area

How people passing through the area would be affected				
Sensitivity				
Susceptibility to change: <i>Low</i>		→	Sensitivity of receptors: <i>Moderate</i>	
Value of views: <i>Moderate to high</i>				
Magnitude of change				
Place	Size or scale of change	Duration of exposure	Reversibility of impact	Overall magnitude of change
A1107	Negligible	Fleeting	Reversible	→ Negligible adverse at worst
Brief commentary: The effect on people travelling on this short stretch of the A1107 is likely to be not worth considering. It is very unlikely that most people would notice the additional lodges at all.				

7.7 Summary of impacts on visual amenity

Table 7.4 Summary of effects on visual amenity for all receptors

Summary of impacts on visual amenity		
Receptor	Sensitivity	Magnitude of change
Old Linhead	High	Negligible to medium adverse, becoming negligible beneficial over time.
Existing holiday park permanent residents	High	No change.
Old Cambus West Mains	High	Negligible adverse.
Existing holiday park holidaymakers	Moderate	Negligible adverse.
Southern Upland Way	Moderate	Small adverse.
Berwickshire Coastal Path	Moderate	Negligible adverse.
Local people on the D149	Moderate	Small adverse.
Old Linhead workshops	Moderate	Negligible adverse at worst.
Pease Sands	Moderate	Small adverse.
Travellers on the A1107 (westbound only)	Moderate	Negligible adverse at worst.

Summary

Effects on visual amenity would be no more than small adverse for any receptor. “Small adverse” means “The development, or part of it, would be visible but would not alter the overall balance of features and elements that comprise the existing view, or the extent and depth of the view”. Largely this is due to the mitigation measures which have been proposed, almost all in relation to landscape and visual effects: careful choice of colours, setting the lodges below the level of the adjacent road, moving the western lodges away from the road to provide more space for planting, extensive planting of appropriate local tree and shrub species including gorse, and the use of an entirely vegetated retaining wall system instead of reinforced concrete or gabions

8 Cumulative effects

8.1 Introduction

Cumulative effects assessment of a development scheme considers “the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems”¹¹. Guidance on this topic varies, and is often expressed in technical language which may not be clear to the lay reader, but essentially asks the question “do the effects of this particular development push the combined effects of all developments of this type, in this area, beyond that which may change the character of the landscape?” Guidance has concentrated on large or tall developments, in particular wind farms, with SNH (now NatureScot) describing cumulative landscape effects as those that “can impact on either the physical fabric or character of the landscape or any special values attached to it”, and cumulative visual effects as those that “can be caused by combined visibility”, either simultaneous (from one viewpoint) or sequential (from different viewpoints, for example at succeeding points along a journey)¹².

In the case of Pease Bay, cumulative effects may arise from the addition of the proposed holiday park extension to the existing holiday park. A recently-completed “glamping pod” development at Cove Farm, about 850m north-west of the proposed scheme, is of a different character and would we consider that it is not likely to cause cumulative effects with the holiday park extension: the lodges are fewer, smaller, more spaced out and in an area of different landscape character than Pease Bay. The Scottish Borders Council planning application search tool, queried on 21st April 2021, yielded no other proposals of this type which may cause cumulative effects in combination with the proposed scheme.

8.2 Assessment of cumulative landscape impacts

8.2.1 Potential landscape effects

Effects on landscape character have been assessed in detail in chapter 6. The assessment concentrated on the likely effects of the proposed scheme on the key characteristics of the landscape, as identified from the relevant published landscape character assessment, the description of the Special Landscape Area, and Eden’s own detailed site survey. The assessment was organised into themes, namely *landform*, *land cover*, *settlement* and *perception*, with all magnitudes of change considered to be *small*, other than effects on settlement, which were considered to be *negligible*.

8.2.2 Cumulative landscape effects

Landform

The proposed scheme would require substantial earthworks to provide terraces on which to place the lodges. Once complete, the lodges would be seen stepping down the hill at roughly the same gradient as the existing slope. Mitigation measures include tree and shrub planting around and between the lodges, tree planting to the west of the scheme between the scheme and Old Linhead, scrub and shrub (including gorse) planting along the top of the proposed retaining walls, and hydroseeding of the face of the walls with a specialist coastal meadow wildflower mix, ivy and honeysuckle.

¹¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

¹² SNH (2012) Assessing the cumulative impacts of onshore wind energy development. SNH, Inverness.

The existing holiday park also includes earth modelling around some of the lodges, to provide level platforms on the sloping section, but the earth modelling has had little effect on landscape character. The lodges are seen to be following the contours of the site, level in the northern sections close to the shore, and following the gradients as the site rises to the south. The extension site would continue to follow this pattern despite the more substantial terracing, and larger effects on landform, such as would be expected, for example, from a quarry development, would not occur.

Land cover

The development would extend the holiday park into a currently unused rough pasture with elements of semi-natural vegetation. Extensive mitigation planting is proposed as described in the previous paragraphs, not only for landscape character and visual amenity purposes, but also to ensure that the site is attractive and amenable to people staying in the lodges. The planting has been designed with the surrounding species and habitats in mind, with tree species which are already present in the Cockburnspath Burn dean, gorse characteristic of the surrounding hillslopes (and the lower slopes of the site itself) and locally appropriate ground flora.

In combination with the existing holiday park, the proposed extension would increase the area dedicated to holiday lodges, but would also increase the extent of trees, gorse and scrub, and wild flowers. The land cover lost would principally consist of rough grassland.

Settlement and perception

Pease Bay is an enclosed, very well defined local landscape which is completely different from the landscape of the surrounding areas, even areas very close by. Within the bay, perception is entirely dominated by the appearance of the existing holiday park. Even a few metres outside the top of the slopes around the bay, the holiday park is completely out of site from all but a few places described in the preceding chapters.

The cumulative effect within the bay would be very small, because the landscape is already dominated by the existing holiday park; the extension would not change this character, nor intensify that holiday character in a meaningful way. Outside the bay the holiday park (both existing and as proposed) has almost no effect on the landscape, and that would change to only a negligible extent.

8.3 Assessment of cumulative visual impact

8.3.1 Potential visual effects

Effects on visual amenity have been assessed in detail in chapter 7. The assessment concentrated on the likely effects of the proposed scheme on people's visual amenity at various places, based on our own detailed site survey. The receptors were divided into groups, namely *people who live in the area*, *people at work or at leisure in the area* and *people passing through the area*. Effects were mainly *negligible* or *small*.

8.3.2 Cumulative visual effects

Simultaneous effects

Simultaneous views of the existing holiday park and the proposed extension would be possible from a small number of places: the bungalow and farmhouse at Old Cambus West Mains; the A1107 for a couple of hundred metres (westbound only) near the Old Cambus West Mains junction; the Berwickshire Coastal Path (westbound only) at Greenheugh Point; the D149 (westbound only) at Pealand Banks; and the D149 between the westmost existing lodge and Old Linhead. Of these, the clearest views of the existing and proposed schemes together would be from the Berwickshire Coastal Path at Greenheugh Point. Please see the photomontage at Figure 7.9 on page 50.

Sequential effects

Sequential effects are possible in the case of people passing the site on the Southern Upland Way and the Berwickshire Coastal Path. Southbound, people on both paths would be able to see the existing holiday park from the point where they pass Hawk's Heugh point, and intermittently thereafter until just before they arrive at Old Linhead. At this point, currently, the existing holiday park comes back into view. After the proposed extension was constructed, and mitigation was mature, neither the existing nor the proposed holiday parks would come into view until the walkers arrived on the D149 and turned downhill. From this point, there would be limited views of the new lodges and the existing holiday park.

8.4 *Summary of cumulative effects*

The local landscape character is already very strongly influenced by the existing holiday park. Taken in isolation, the proposed extension has its own effects; but considered as part of an already-modified landscape, its effects are negligible. In particular, the effects of both the existing holiday park and the proposed extension are closely contained within the local landscape of Pease Bay, leaving the surrounding landscape almost entirely unchanged, with minor cumulative effects on views.

9 Summary

9.1 *Changes to the site*

The key changes to the site would be:

- Earthworks to create two terraces upon which to place 19 new holiday lodges.
- Two retaining walls to support the terraces, constructed using the Flex-MSE system.
- An access road departing from the D149 close to the westernmost of the existing lodges.

9.2 *Landscape effects*

The lodges would be placed on the north-facing side of an incised small scale valley which ascends to the west of Pease Bay. The landscape is within the NatureScot landscape character area “coastal farmland: Borders” and is also in the Special Landscape Area designated by Scottish Borders Council. The likely effects of the proposal have been assessed against the published descriptions for these areas, and informed by a detailed site survey.

The key characteristics of the landscape generally fall into four categories: landform, land cover, settlement and perceptual characteristics. The likely effects of the proposal were mostly considered to be small, while effects on settlement were considered to be negligible. Each category was assessed separately, but common factors in the judgement included the enclosed and well-defined extent of the local landscape in the bay, the low-lying nature of the development (all of which, including rooflines, would be at a lower level than the adjacent road), the absence of any interruption of views across the bay which may otherwise interfere with appreciation of the landscape and seascape, and the presence of the existing lodge park which dominates the existing landscape.

Mitigation measures, designed to reduce adverse effects on the landscape (regardless of whether the effects were significant) were built into the design and included in the assessment. They include extensive planting using locally appropriate and characteristic species such as gorse, sycamore and birch, all of which grow within the valley; use of the Flex-MSE system for the retaining walls (rather than gabions or reinforced concrete), hydroseeded with a locally-appropriate coastal seed mix from Scotia Seeds, based just the other side of the Firth of Forth in Angus, and planted on the top with shrubs and scrub to reduce low-level views of the roofs of the lodges, while maintaining landscape-scale views of the beach and bay to the headlands beyond; adjustments to the layout to provide additional room for further planting between the road and the lodges; and the use of muted colour palettes based on an environmental colour assessment which would ensure clashing colours were avoided.

9.3 *Visual amenity*

An assessment of impacts on people’s views divided people into three general categories: people who live in the area, people who work or are at leisure in the area, and people who are passing through the area to get to somewhere else. As for the landscape assessment, the visual assessment accounted for the mitigation measures included in the scheme design.

A number of members of staff live permanently in the existing holiday park, but none would be able to see the proposed extension. Only three properties were identified from which residents may be able to see the development: a small corner of the yard (but no part of the dwelling) at Old Linhead; four windows, including a picture window, at a bungalow in Old Cambus West Mains; and a small upstairs window at a farmhouse, also in Old Cambus West Mains. Adverse effects at all three properties were assessed as negligible due mainly to restricted views to the site or distance. Views from the small corner of the yard at Old Linhead may very slightly improve (but only to a negligible degree) once screen planting has matured, which should filter or

screen views of the existing holiday park as well as the proposed new extension, while not interfering with wider views of the landscape.

The assessment of effects on people at work or at leisure focussed mainly on the Southern Upland Way and the Berwickshire Coastal Path, particularly where they both pass the site on the D149, and where the Berwickshire Coastal Path runs along the clifftop at Greenheugh Point. People on the D149 would be able to see the new lodges on the downhill side of the road; the rooflines would be lower than the road and the lodges would not interfere with wider views. There would be an Armco safety barrier and a timber pedestrian safety railing between the road and the top of the retaining wall, set in planted shrubs and scrub, in particular gorse which would provide a dense, year-round, locally characteristic visual screen, whose spines would provide an additional deterrent to straying people and animals, and which would never grow tall enough to block wider views. People on the cliff path at Greenheugh Point would also be able to see the lodges, but the distance, the choice of muted colours compared with the white and pale grey colours of the lodges in the existing holiday park, and the setting of the lodges lower than the defined line of the road, all render the effects negligible, and in particular, reduce any impression of the development spreading up the sides of the bay.

The only people travelling through the area simply to get to somewhere else are likely to be travellers on about 200m of the A1107 some distance to the south-west of the scheme. Effects on them would be no more than negligible; most would not notice the new lodges.

9.4 Mitigation

Mitigation measures have been taken into account in the assessment if they would be:

- Affordable and agreed by the client.
- Known and proven to be effective from empirical evidence.
- Free of “knock-on” adverse effects on other receptors including interests beyond landscape and visual amenity.
- Feasible to construct and maintain.