

Copeland Landscape Settlement Study
November 2021
Part 3: Settlement Studies
V8



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








The studies illustrate how landscape character assessment and sensitivity assessment can be used to help develop development plans for individual settlements. The studies are intended to be read in conjunction with the relevant character assessments

Settlement study maps: indicative only, see key below.

Photographs:

Photographs are representative of characteristics and qualities present in settlements and areas of landscape character. Photograph locations are not intended to infer that they are taken of or from particularly valuable viewpoints.

Key to Settlement Study Diagrams:

| | |
|---|---|
| Green wedges between settlements |  |
| Strategic Green Infrastructure |  |
| Landscape Scale woodland, tree groups and hedgerows |  |
| Prominent hillsides and High Ground Setting (external line removed for clarity on some maps) |  |
| Important landscape links |  |
| Key buildings/building groups that contribute to landscape character or definition of settlement edge |  |
| Opportunities for development change with neutral effect on settlement / landscape character |  |
| Opportunities for development change to protect and enhance settlement / landscape character |  |
| Opportunities for landscape change to enhance landscape character |  |
| Strong landscape character - to be protected and enhanced |  |

Part 3: Settlement Studies

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Character Type: 2D Coastal Urban Fringe 5C Coastal Rolling Downland

Area of Local Character 2Di, 2Dii, 2Diii, 5Ci .

Settlement Study

Millom and Haverigg

Key Characteristics and Qualities

Flat coastal plain defined by foothills of Lakeland Fells to the north and west and by Morecambe Bay to the east and south. The setting of the settlements sitting on the coastal plain changes from disturbed, post industrial derelict land to the west of Haverigg to a deeply rural, pastoral landscape.

Millom is a nucleated settlement, sitting between the Duddon Estuary and surrounding pastoral farmland. The present day town is centred around the church, whose spire is a prominent local landmark. Millom has little relationship to the coast, separated from it by a ring of now mostly disused industrial and mining sites (Based around what was once the most productive haematite mine in Britain). Local topography, tree groups and the railway line define the extent of urban influence. Isolated farmsteads sit close to the town, some having been subsumed into the built up area as the settlement has expanded. The landscape gap between Millom and Haverigg separates the two settlements and provides a landscape link between the coast and the inland foothills.

Haverigg is a 19th Century coastal settlement, centred on the harbour, with newer residential and tourism development spreading along the coast at the back of a small band of sand dunes. The village has an evident relationship with the sea, but faces away from Millom.

A marina development sits on the coast, on the site of the disused mine. It is bounded to the north by regenerated woodland on the mine spoil heap and pasture.

The open, flat area to the west of Haverigg was an airfield in the mid 20th Century. It retains an open character, fields separated by ditches or scrappy hedgerows. A windfarm and prison, with small discrete housing estate, now occupy the land.

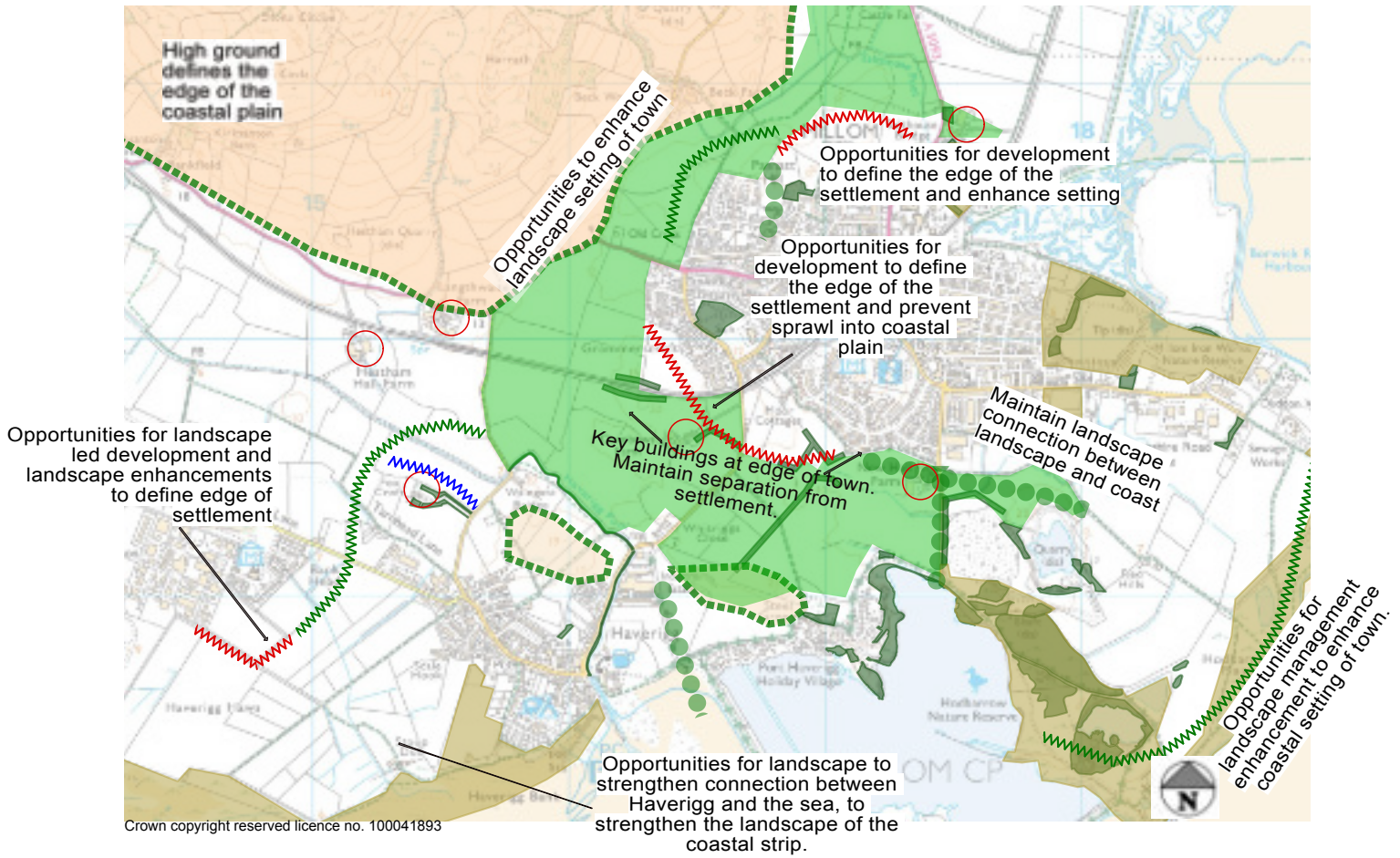
Sensitivity

The rural setting of Millom and the setting of the nearby foothills are sensitive to encroachment of the town westwards into open countryside.

The separate identity of individual settlements is sensitive to unsympathetic development encroaching into the space between them.

The rural character of the setting of settlements and the flowing landscape connection between inland foothills and the coast is sensitive to encroachment by unsympathetic development. The pattern of isolated farmsteads is particularly characteristic of the rural area and is particularly sensitive to being subsumed by settlement expansion.

Views to open sea and expansive skies are sensitive to development that would encroach on these views.



A) Haverigg coastal dunes



B) Millom church spire local landmark



C) Views over Duddon Sands



D) Disused mining sites create local landforms



Character Type:2D Coastal Urban Fringe /11A Foothills Hallthwaites / The Green / The Hill

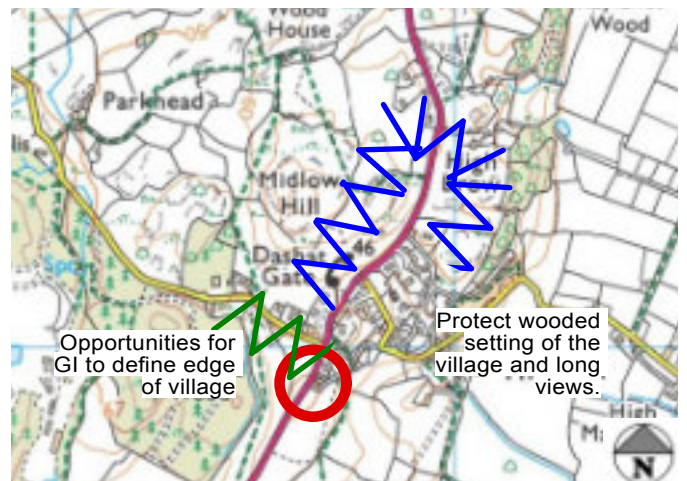
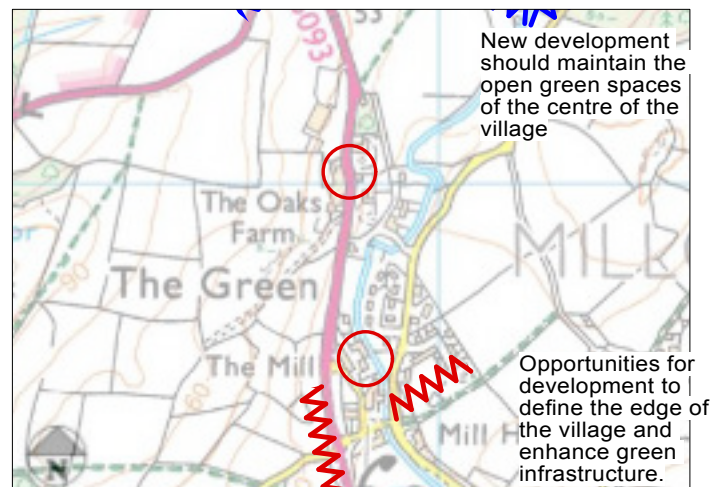
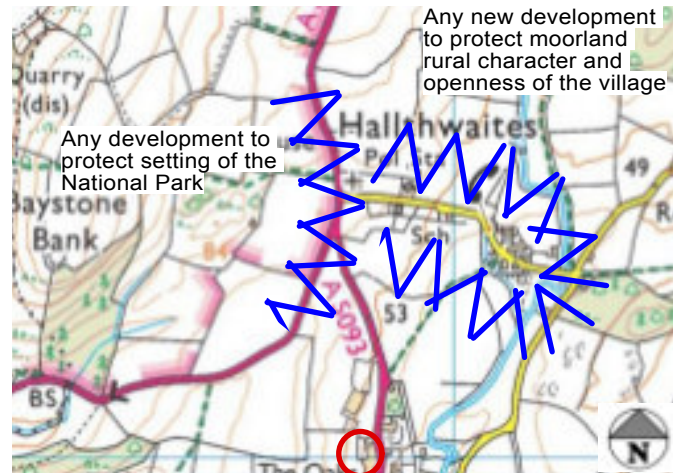
Key Characteristics and Qualities

The settlements are located in the transition area between the foothills of Lakeland Fells to the west and by Morecambe Bay coastal urban fringe to the east.

Hallthwaites is a linear settlement characterised by widely spaced, modestly sized slate roofed, stone and render traditional farm buildings. Stone wall bounded fields are present in the village, reinforcing it's moorland, rural quality.

The Green has grown as a settlement around a number of traditional farmsteads and terraces, with infill of 20th century small estate housing. The northern end of the village is well defined, with large farm buildings marking the entrance to the village and newer development located within a strongly wooded landscape context. To the south, the village lacks a coherent entrance and 20th century development has an abrupt boundary with surrounding countryside.

The Hill sits on the edge of undulating elevated ground with long views south and east over the Duddon Estuary. The settlement is typified by scattered agricultural buildings and small scale industrial/mining cottages, interspersed with 20th century small scale infill development. Buildings are connected by a winding network of narrow lanes, bounded by stone boundary walls. Most of the village sits on the seaward facing slopes east of the main A5093 and it's entrances from the road are well defined.



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Sensitivity

The identity of individual settlements, with dispersed buildings following the grain of the topography, are sensitive to large scale development or development that uses non vernacular materials and unsympathetic road layouts.

The rural character of the setting of settlements is sensitive to encroachment by unsympathetic development.

The pattern of isolated farmsteads is particularly characteristic of the rural area and is particularly sensitive to being subsumed by settlement expansion.

The strong matrix of stone walls that provide landscape framework is sensitive to loss through development or changes in management practices.

Character Type: 4 Coastal Sandstone

Areas of Landscape Character 4ii, 4iii, 4iv

Settlement Study:

St Bees

Key Characteristics and Qualities

Coastal settlement that follows the sides of the Pow Beck valley. A broad swathe of green space separates the two parts of the village and connects the valley landscape to the coast. In long views from south of Whitehaven the church tower is evident.

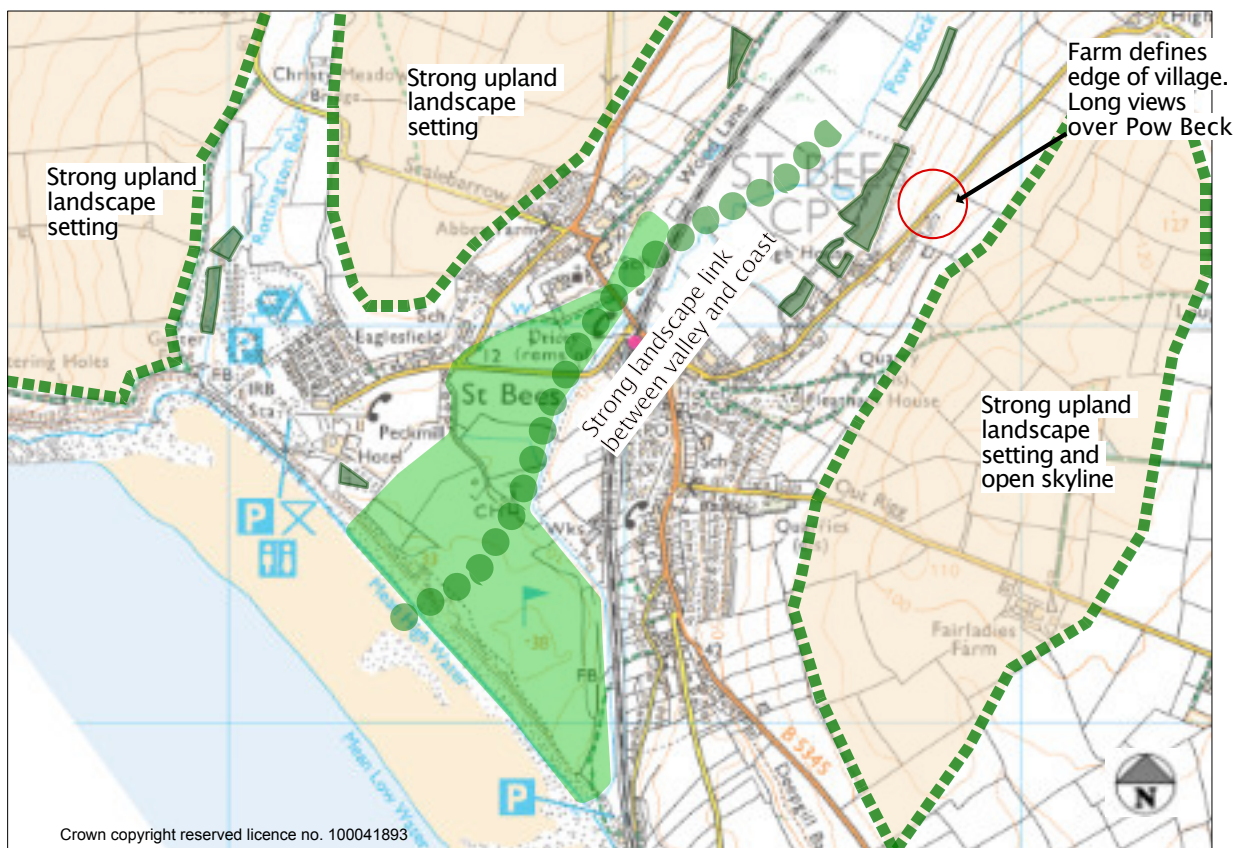
St Bees appears to nestle in the valley bottom, it's character defined by the high downland that surrounds the village. Skylines are generally undeveloped.

Holiday parks and new housing estate development are prominent in the northern part of the village. Originally confined to the valley bottom, more recent expansions have encroached on coastal slopes.

Sensitivity

Skylines and open, upper slopes are characteristic of this rural coastal landscape. They are sensitive to development creeping up the valley sides.

The openness of the valley and its interconnectivity with the coast is sensitive to development that encroaches on the valley floor.



A) St Bees: Holiday parks on northern side of village



B) St Bees: enclosed by landscape setting of surrounding undeveloped hillsides



Character Type: 4 Coastal Sandstone

Areas of Landscape Character 4i, 4ii, 5Dvii

Settlement Study:

Sandwith

Key Characteristics and Qualities

Linear agricultural settlement within the setting of small scale, linear fields. The village has a strong sense of rural identity in spite of its proximity to Whitehaven and to former industrial and mining sites to the north and west.

Sandwith sits in a shallow, sheltered valley. It is characterised by a mix of modest agricultural and industrial buildings interspersed with 20th century infill housing. The village is well defined with farmsteads marking the northern and southern boundaries.

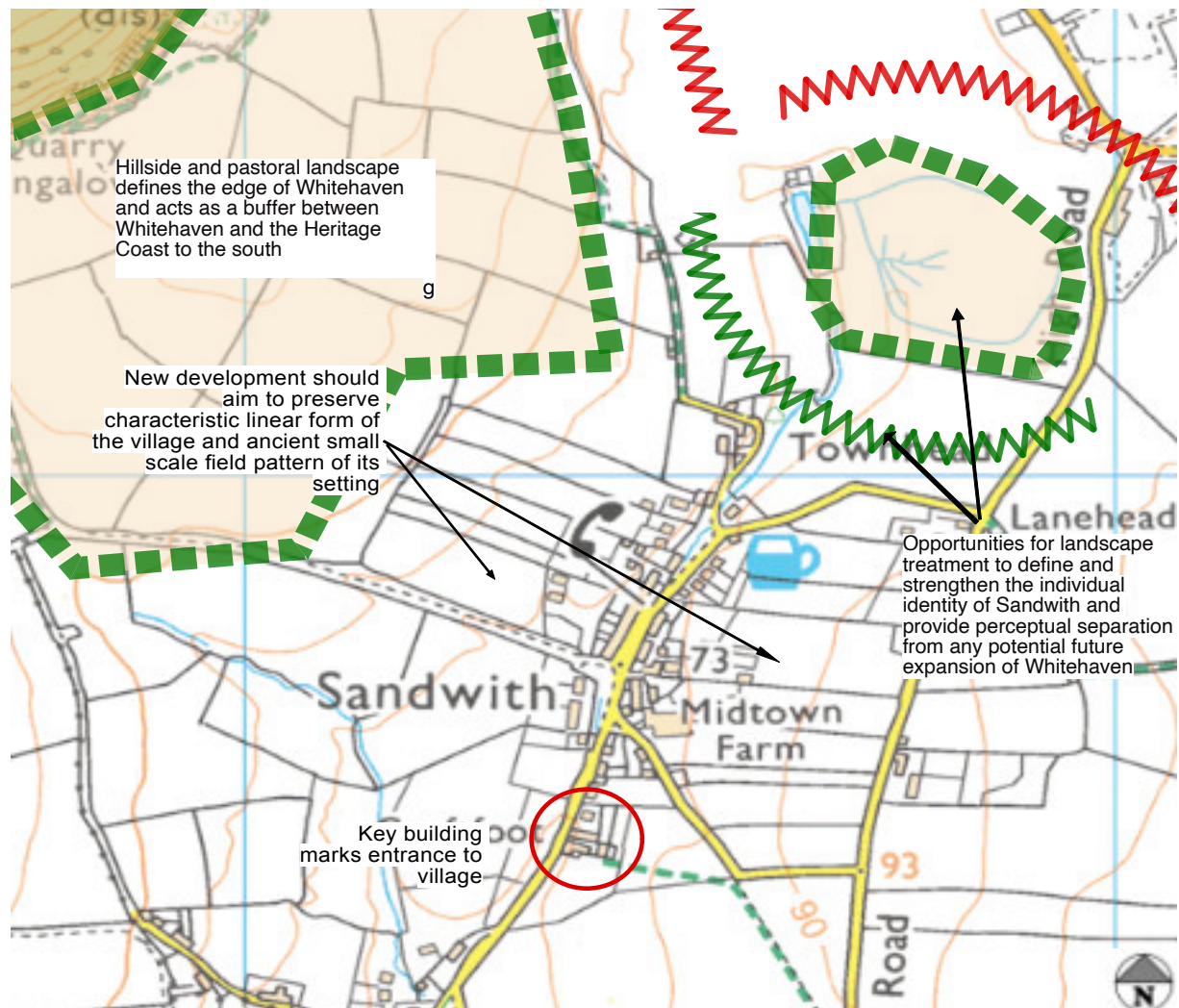
The immediate setting of the village is characterised by small scale, ancient enclosures that reinforce the linear layout of the settlement .

Sensitivity

Skylines and open, upper slopes are characteristic of this rural coastal landscape. They are sensitive to development creeping up the valley sides.

The ancient enclosures on the edge of the village are sensitive to loss and the linear form of the village sensitive to dilution due to unsympathetic development or changes in management practices.

Sandwith's individual identity is sensitive to be subsumed by development growth of Whitehaven to the north.



Character Type: 5A Ridge and Valley

Settlement Study:

Arlecdon and Rowrah

Key Characteristics and Qualities

Linear villages running from open, exposed slopes in the west down to the enclosed Colliergate Brook valley in the east. Strong linear form most pronounced in views from south, where relationship with surrounding countryside well defined.

Wooded valley and remains of industrial activity to the south and east define the extents of the zone of influence of the settlements. Rising ground to the north acts as a setting for the village.

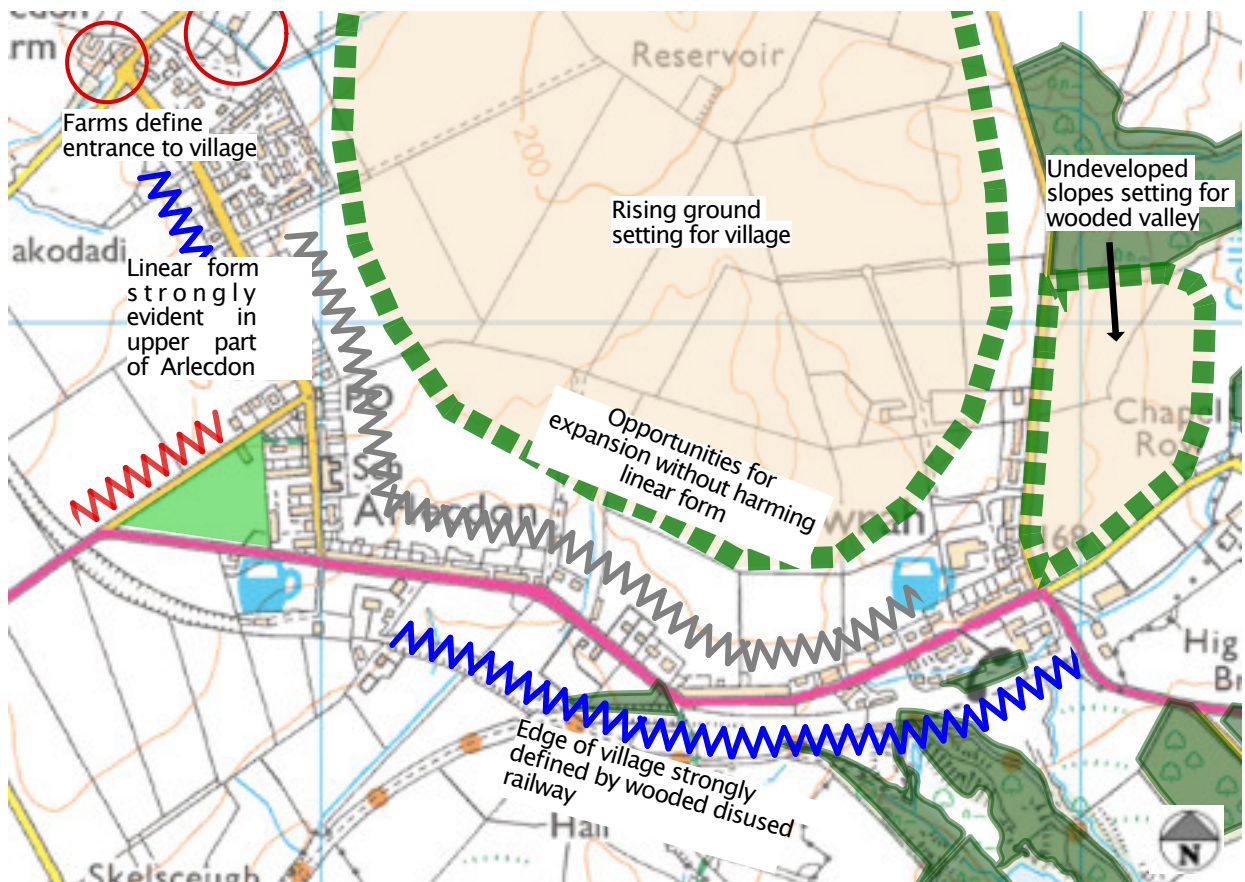
Sense of time depth apparent from evident industrial influence on the landscape. Linear form reinforces sense of openness and relative rurality.

Sensitivity

Ridge-top, linear character sensitive to unsympathetic expansion, particularly to south. Countryside setting sensitive to development encroaching on skyline.

Discrete farmsteads at Arlecdon sensitive to loss of separate identity through expansion westwards.

Intimate Colliergate Brook wooded valley sensitive to encroachment by development.



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A) Arlecdon and Rowrah: exposed, hilltop linear village



B) Arlecdon and Rowrah: wooded valley and evidence of past industrial land use



Character Type: 5A Ridge and Valley

Settlement Study:

Frizington

Key Characteristics and Qualities

Ridge top, linear village, form diluted by 20th century expansion. In areas, edge of settlement not well defined and margin of poor quality, urban fringe land surrounds village. Discrete, isolated farmsteads and settlements and farmsteads have been subsumed into settlement, while others (Winder Gate, Mowbray) maintain sufficient separation to retain their own identity. Wooded Lingla Brook separates village from newer development to the west (Lingla, North Park). Strong linear form most pronounced in views from south, where relationship with surrounding countryside well defined.

Valley sides of Lingla Beck rise to the west as countryside setting for the village. Long straight, wide roads and views contribute to sense of openness.

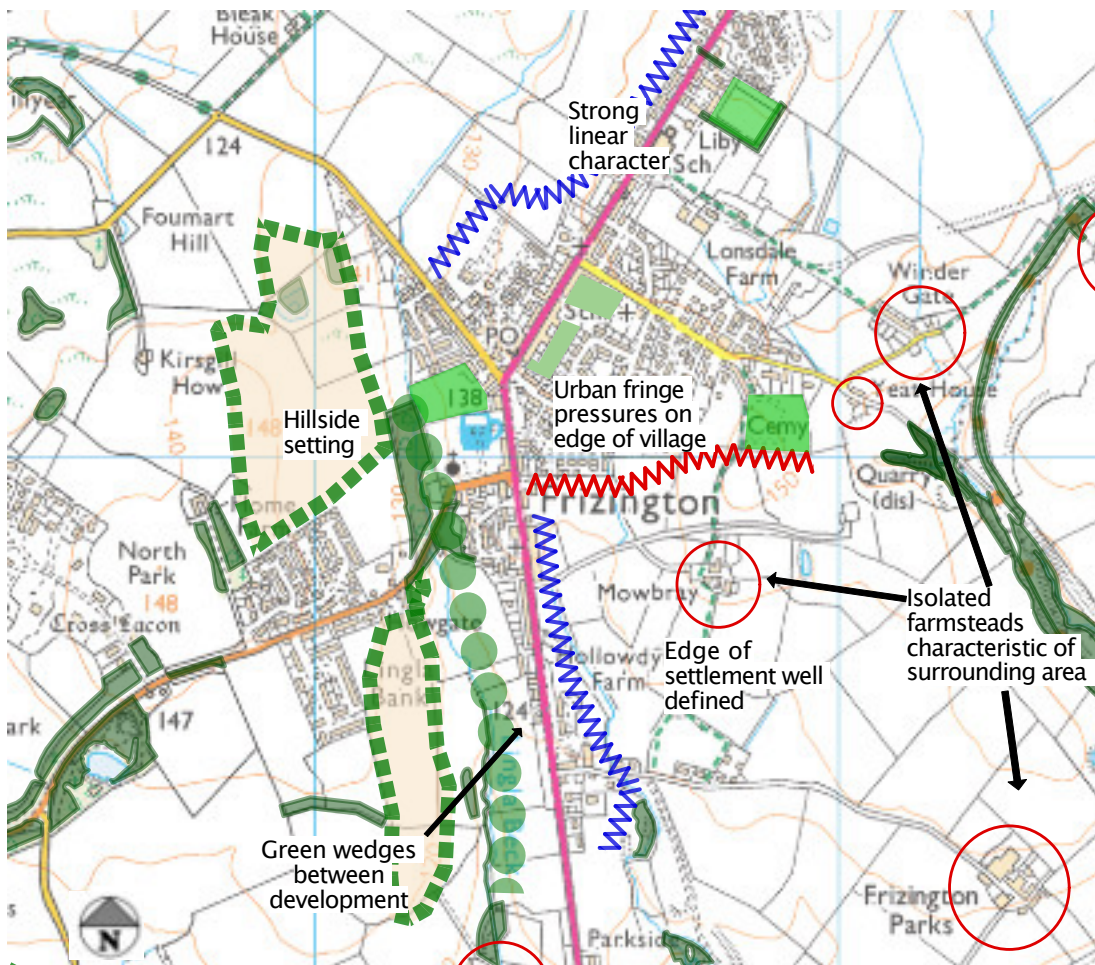
Wooded valley and remains of industrial activity to the south and east define the extents of the zone of influence of the settlements.

Sensitivity

The strong linear form, characteristic of ridge top settlement, is unsympathetic development on edge of village.

Strong green infrastructure of Lingla Beck sensitive to development encroaching on valley sides.

Separate identity of discrete farmsteads sensitive to being subsumed in village by encroaching development.



A) Frizington: Exposed, hilltop linear village, viewed from west



B) Frizington: Parkland at Rheda Park



C) Frizington: Strong connection between village and countryside (Church)



D) Frizington: Urban fringe pressures (Cemetery)



Character Type: 5A Ridge and Valley

Area of Local Character: 5Ai, 5Aii, 5Diii.

Settlement Study:

Lowca

Key Characteristics and Qualities

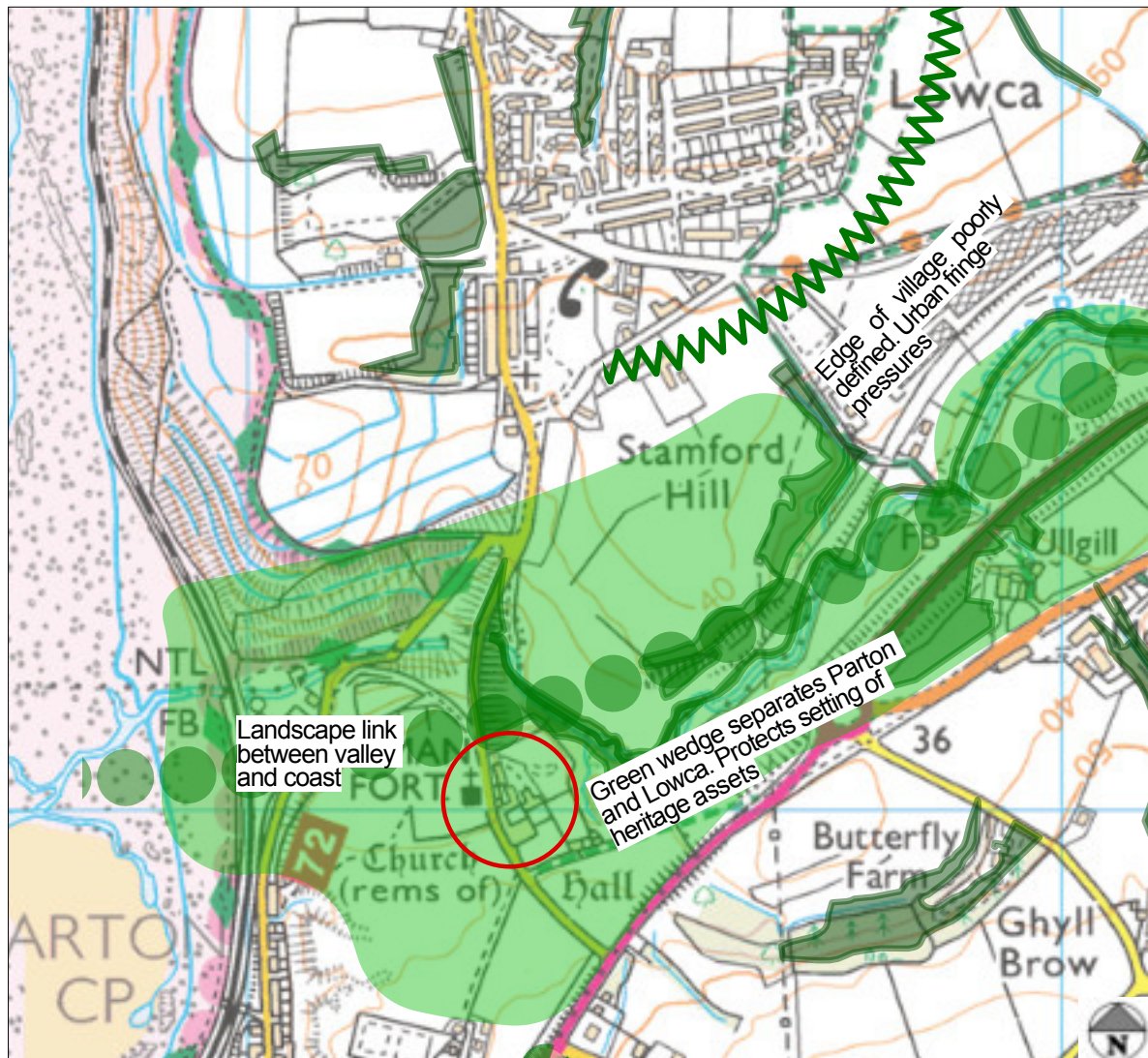
Linear village, based on mining/industry that sits above the Lowca valley. 20thC growth has respected the relative isolation of the settlement, but is not well integrated with the surrounding landscape, particularly to the east where urban fringe pressures are evident. Open coastal farmland and recreation land to the north and west provide a distinctive setting for the village, lending an air of openness and exposure to its character.

Lowca looks out over the Lowca valley but sits well above the wooded valley bottom and is separated from the historic settlement at Moresby Hall and the landmark St Bridget's Church.

Sensitivity

Sense of openness and exposure on the coastal hills sensitive to unsympathetic development north of Lowca.

Isolation of St Bridget's Church and setting of heritage assets sensitive to encroachment by unsympathetic growth of the settlement southwards. There is scope for further development on the east of the settlement to better integrate Lowca into the surrounding landscape and to improve the existing green infrastructure links.



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Character Type: 5A Ridge and Valley

Area of Local Character 5Aiii Whitehaven and Moresby Hillside / 5Aii Lowca Valley.

Settlement Study:

Low Moresby and Howgate

Key Characteristics and Qualities

Low Moresby sits above the Lowca valley and comprises 20th century development, based around a small industrial settlement. The village is well treed, with large, mature gardens, roadside trees and small areas of woodland and overgrown hedgerows. The edges of the village are weakly defined and there is no clear identity to the centre of the village.

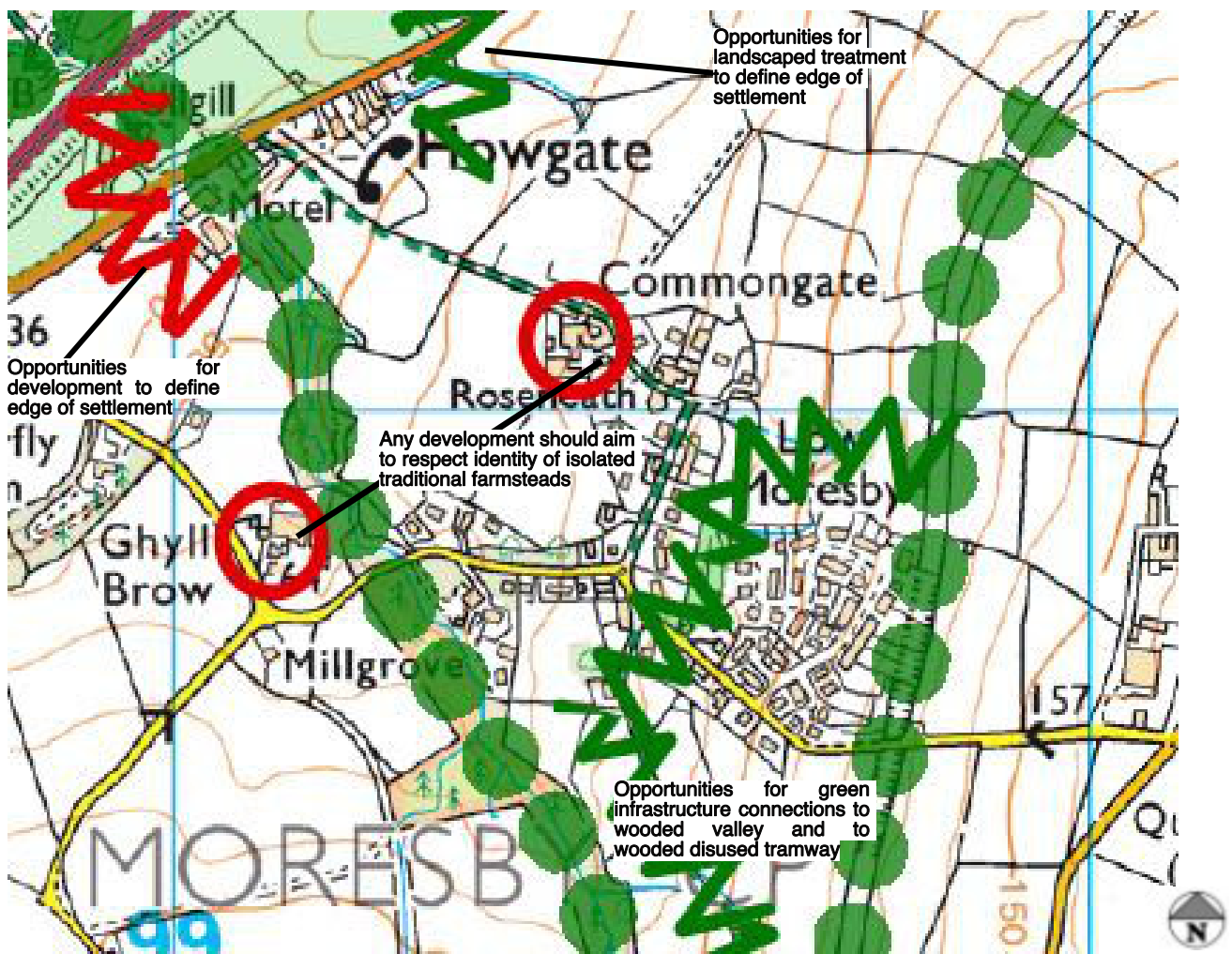
Howgate is a small collection of farm cottages and agricultural buildings that sits on the B5306 to the east of Parton. It is dominated by a large, modern hotel complex and by noise and light from the nearby A595 road.

A well wooded stream connects the two settlements and provides the basis for local green infrastructure network. A well vegetated disused tramway runs east of Low Moresby.

Sensitivity

Green infrastructure links are sensitive to development.

The undeveloped valley landscape is sensitive to large scale and unsympathetic development, particularly where it is not well related to existing built form.



Character Type: 5A Ridge and Valley

Area of Local Character: 5Aiii, 5Div, 5Dv.

Settlement Study: Moresby Parks

Key Characteristics and Qualities

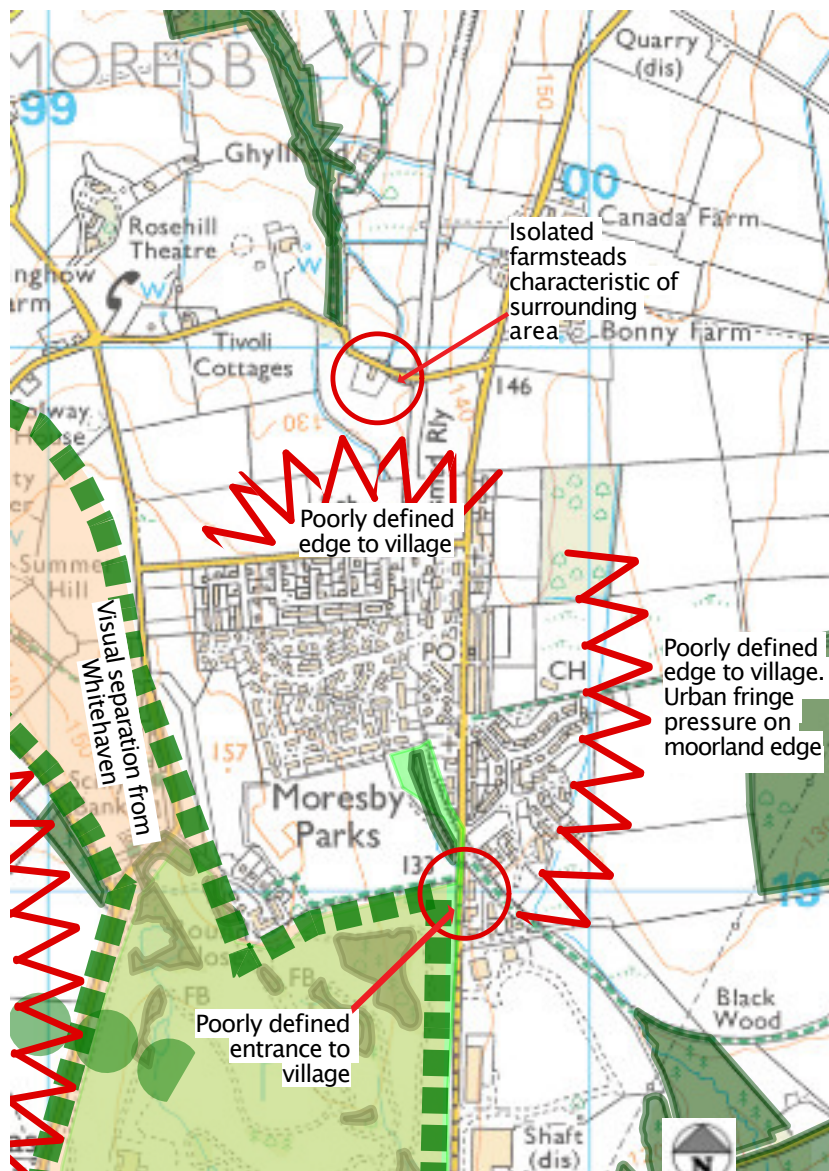
Nucleated village that has grown in 20thC from roadside settlement on the edge of open moorland. The edge of the settlement is ill defined on the eastern and northern edges, where there are urban fringe pressures on surrounding countryside. Woodland on the perimeter of the golf course is the southern setting for the village and rising ground to the west helps to maintain separation from the outskirts of Whitehaven.

A large industrial estate to the south is separated from the village by the well treed, disused railway (now used as a recreational route).

Sensitivity

Moresby Park's moorland setting is sensitive to further, ad hoc development. However, there is scope for new development to help define the edge of the village and to improve its relationship with surrounding landscape.

The separate identity of the settlement is sensitive to visual and landscape connection with Whitehaven.



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Character Type: 5B Low Farmland

Settlement Study:

Seascale

Key Characteristics and Qualities

Nucleated settlement rising up the valley sides from the coast. Victorian /Edwardian seaside character, with large houses on seafront overlooking the Irish Sea.

Dominant landscape features are the adjacent Sellafield industrial plant, the railway (which cuts much of the settlement off from the coast) and the golf course.

Village largely confined to valley, but creeps over valley sides in east from where it is visible within the surrounding, open landscape.

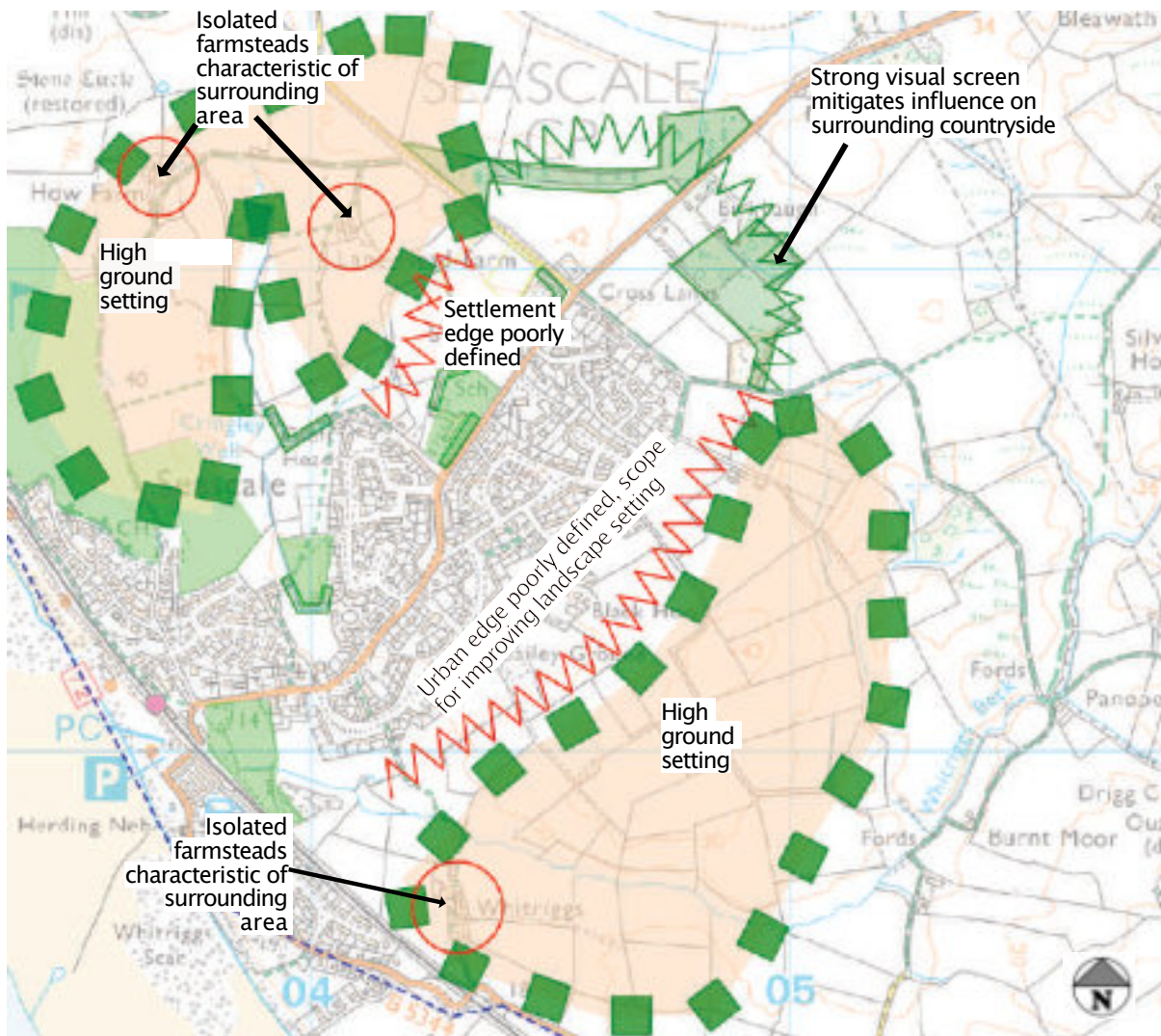
A few isolated farmsteads on the outskirts of the village maintain a separate identity and contribute to sense of a traditional farmed working landscape.

Feelings of exposure and connection to the coast. Long distant views from village edges to fells and sea.

Sensitivity

Traditional farmland setting and identity of isolated farmsteads sensitive to unsympathetic expansion.

Long views from surrounding countryside sensitive to development rising above valley sides into surrounding farmland.



A) Seascale: Railway separates part of settlement from the coast



B) Seascale: Coastal upland setting. Industrial works prominent



Character Type: 5B Low Farmland

Settlement Study: Drigg and Holmrook

Key Characteristics and Qualities

Two individual linear settlements built around farmsteads with linear expansion of 19th and 20th century housing developments.

Holmrook is the northernmost, sitting on the boundary of the Lake District National Park. The village is characterised by its woodland setting and the riverside character of the central part of the village.

Drigg is a more dispersed settlement, with a string of well spaced modern individual houses connecting older farmsteads. The focus of the village is split between the chapel on the eastern edge and 19th/20th century housing at the railway station in the west. The settlement is constrained in the west by the railway and controlled land. Beyond the railway lies extensive areas of flat, open coastal pasture, from where there are long views to the Lakeland Fells and to the coast.

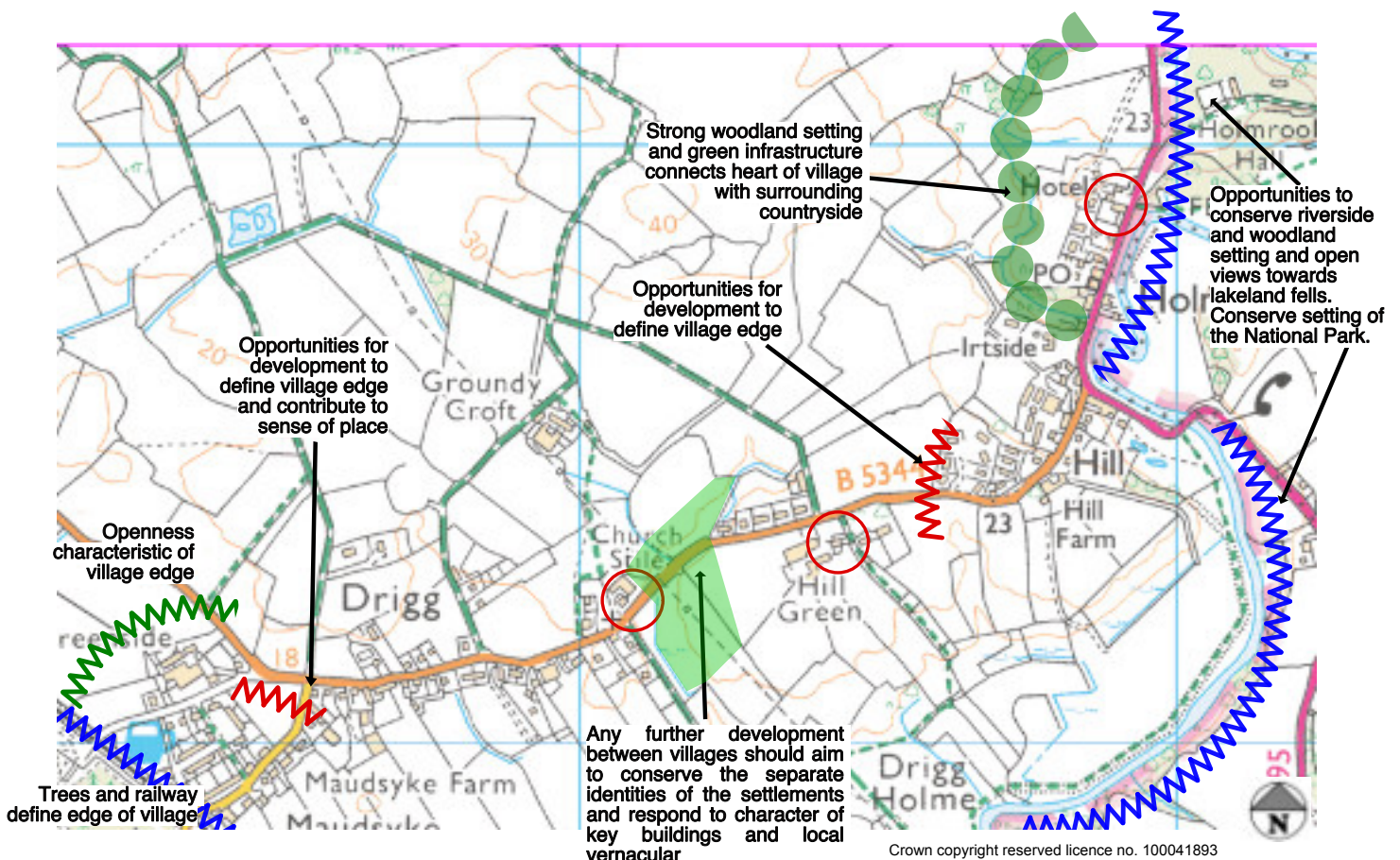
Sensitivity

The separate identities of the two villages are sensitive to unplanned linear growth.

The intimate character of Holmrook and its woodland / riverine setting are sensitive to unsympathetic development.

The setting of the National Park is sensitive to unsympathetic or large scale development in Holmrook.

There is scope for development in Drigg to reinforce the sense of identity in the heart of the village and to help define village character.



Character Type: 5B Low Farmland

Settlement Study: Calder Bridge

Key Characteristics and Qualities

A small settlement that appears to have grown from the crossing point of the River Calder. Calder Bridge is focussed on its riverside location, constrained by steep wooded hillsides to the north of the river.

The entrance to the village is defined by the access roads to Sellafield. Within the village, the 19th Century church provides focus.

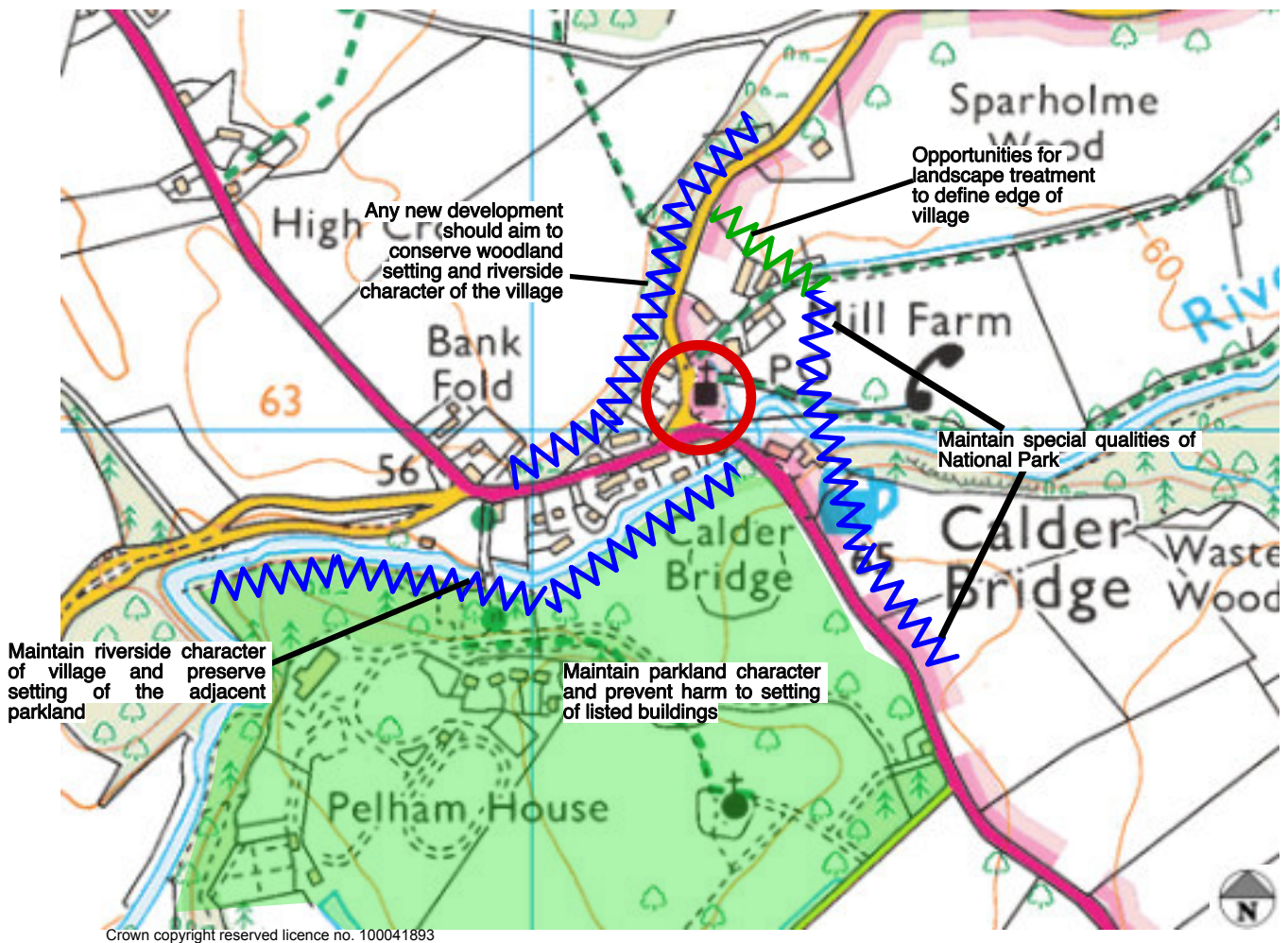
Land south of the river is of parkland character, characterised by open, rolling landscape and parkland trees. Listed buildings of Ponsonby Church and Pelham House sit within the parkland.

Sensitivity

The setting of the National Park is sensitive to unsympathetic or large scale development.

The character of Ponsonby Park and the setting of GII* Pelham House are sensitive to large scale or unsympathetic development south of the River Calder.

The wooded slope setting of the village is sensitive to development that encroaches on high ground to the north and west of the village.



Character Type: 5B Low Farmland

Settlement Study:

Beckermet

Key Characteristics and Qualities

Nucleated settlement set in intensively farmed pasture. Historic core and wooded valley from where 20thC development has spread outwards, encroaching on isolated farmsteads. New development to northern and southern extents is not well connected to village, diluting sense of identity. Further development could help to tie these estates more firmly into the settlement.

Disused railway embankment to west strongly defines the extent of the village and encloses farmland and open space within the village envelope.

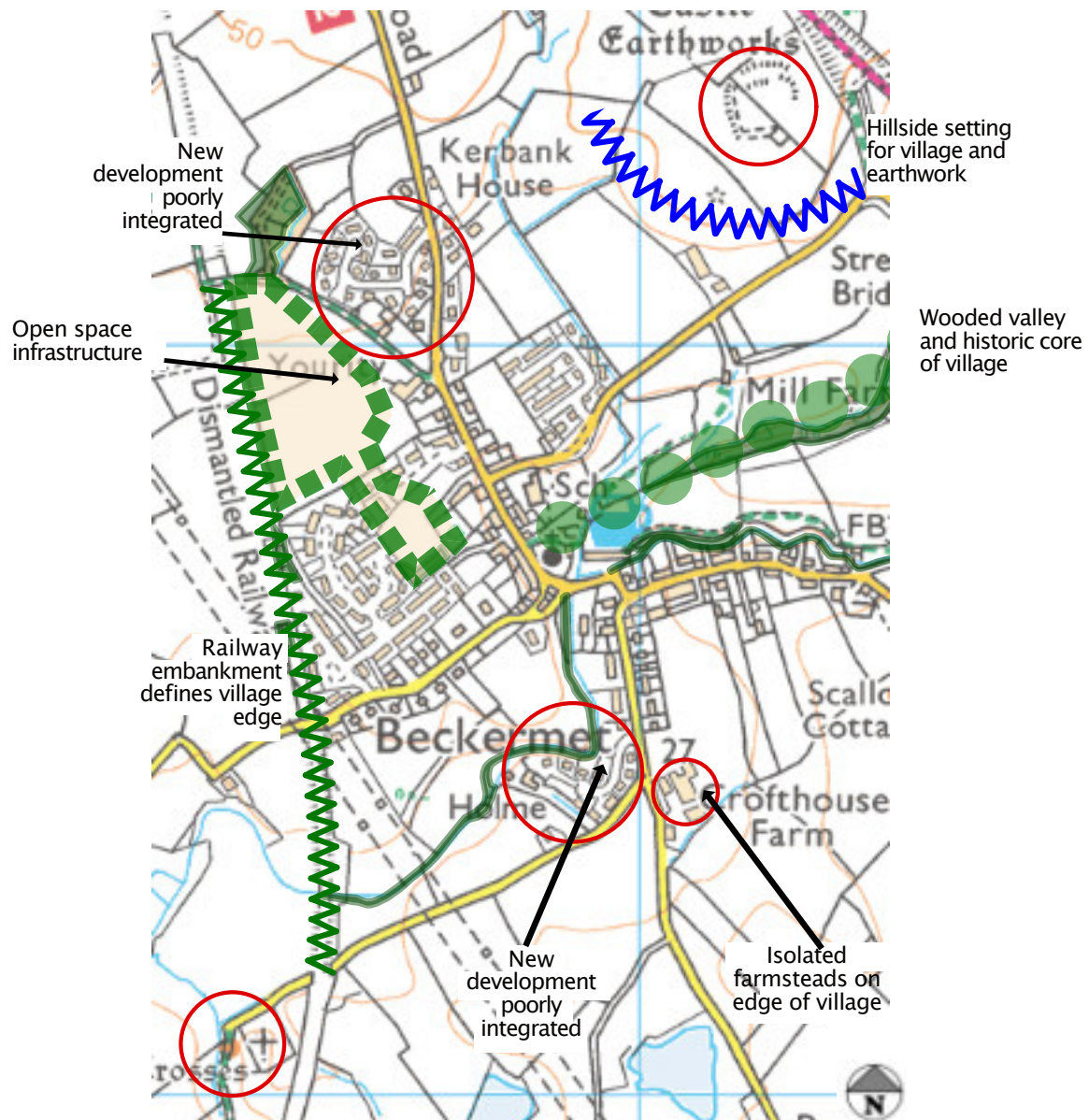
Set within a landscape where woodlands, traditional scale farms and associated tree clumps provide distinctive punctuation and interest in the landscape.

Sensitivity

The traditional feel of the village and isolated farms contributes to a sense of stepping back in time and is sensitive to unsympathetic village expansion.

The small field pattern characteristic of the old part of the settlement is sensitive to development, domestication and hedgerow loss.

The stream valley and historic core sensitive to over development.



A) Beckernet: Wooded valley at centre of village



B) Beckernet: Isolated settlement surrounded by farmland.



Character Type: 5B Low Farmland

Area of Local Character 5Avi, 5Bi, 5Bii, 5Dvii.

Settlement Study:

Egremont

Key Characteristics and Qualities

The town has grown from an historic core next to the Ehen river, but still retains its market town character. The river valley and associated GI links define the landscape character of the east of the town, where development has been constrained by the protection given to the valley itself and by the steep foothills rising towards the Lakeland fells.

Development westwards has risen up towards the farmland slopes that encircle the town. The slopes provide Egremont with a farmed, rural setting that contributes to its market town character.

There are strong links to the Keekle valley in the north via foot and cycle paths. Links southwards along the Ehen valley are less pronounced.

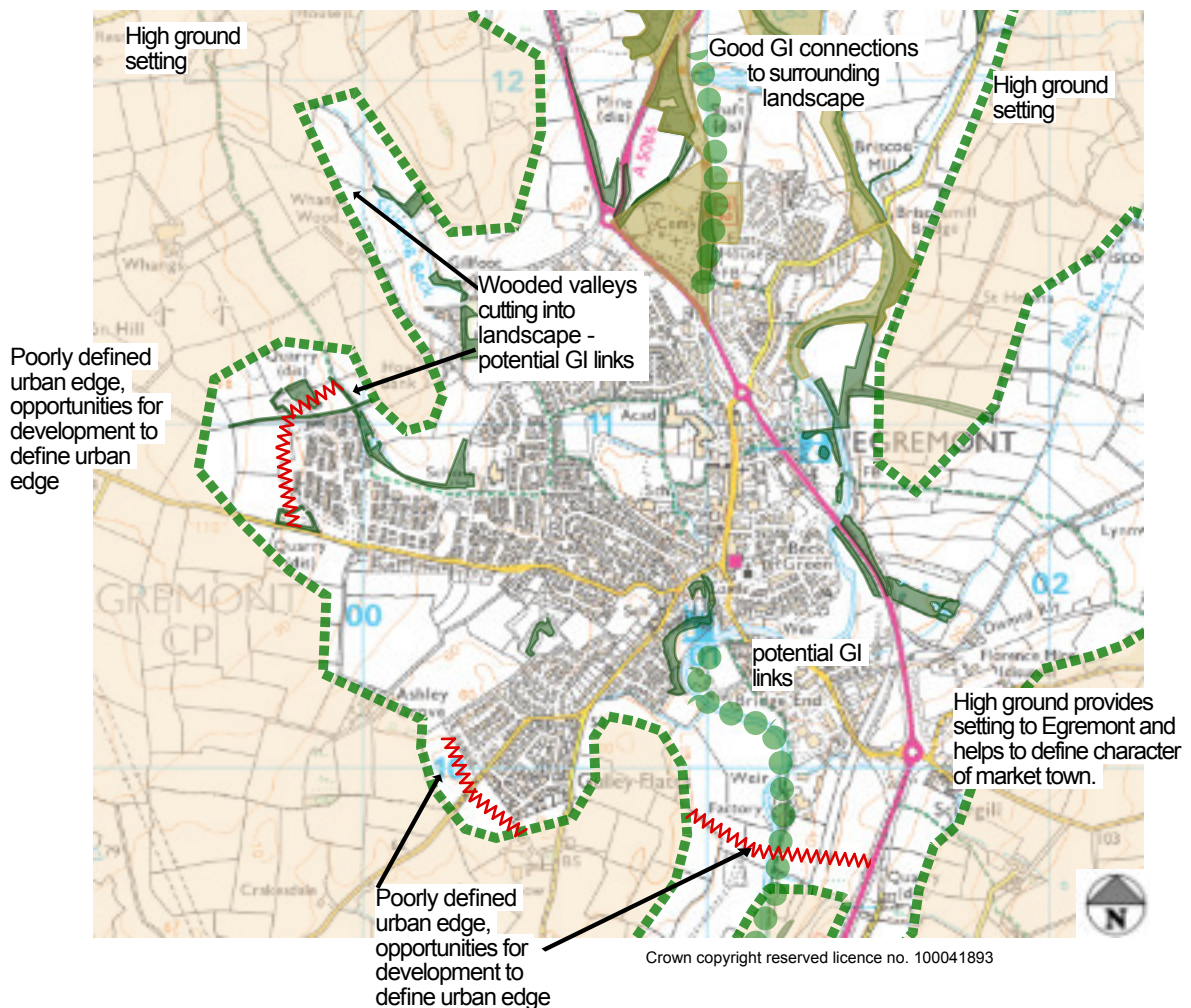
Sensitivity

The hillside setting of the town is sensitive to development that further encroaches on the skyline.

The nucleated character of the town is sensitive being diluted by development that connects it to Thornhill in the south.

The rural character of the Ehen Valley and foothills of the Lakeland fells are sensitive to unsympathetic development eastwards.

In all cases, there is scope for new development to enhance the connections between Egremont and the surrounding countryside and for new development to help define the southern and western boundaries of the town.



Character Type: 5B Low Farmland

Area of Local Character 5Bii / 4v Lower Ehen Valley.

Settlement Study: Thornhill

Key Characteristics and Qualities

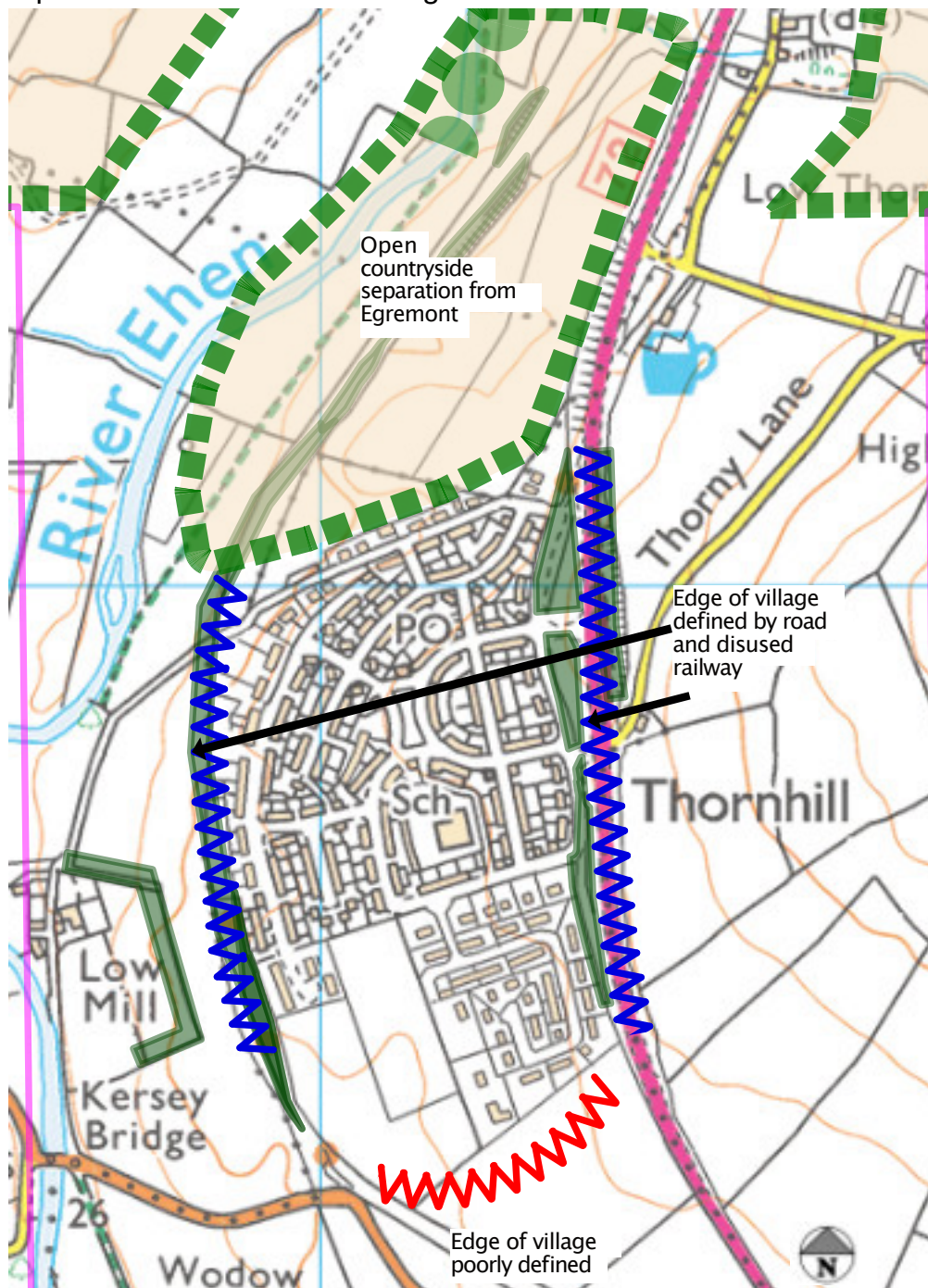
A 20thC settlement, sitting above the lower Ehen valley. Strongly defined by road and disused railway to the east and west. Thornhill sits within a landscape dominated by farming, but with the presence of large-scale industry at Sellafield very apparent.

The southern boundary of the settlement is ill defined and forms a harsh juxtaposition with open countryside.

Sensitivity

Tranquillity of Lower Ehen Valley sensitive to encroaching development beyond the existing western boundary of the settlement or from coalescence of Thornhill with Egremont to the north.

Rural character of landscape to the south sensitive to unsympathetic development. Scope for new development to better define urban edge.



A) Thornhill: edge of village poorly defined to south



B) Thornhill: edge of village poorly defined to south



Character Type: 5D Urban Fringe

Area of Local Character 5Dii Distington Valley Sides

Settlement Study:

Distington

Key Characteristics and Qualities

Linear settlement within the Lowca valley. 20thC growth defined by roads to the east and west that bypass the village core.

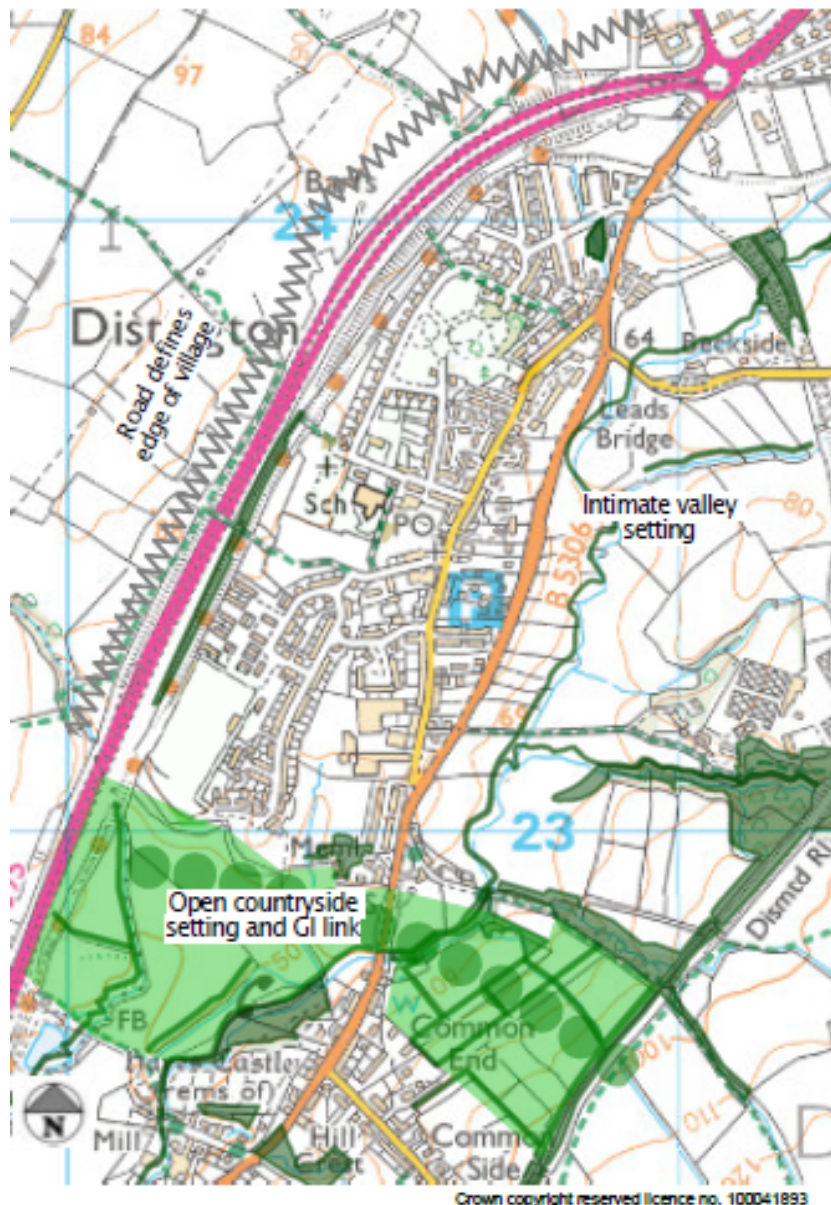
To the east is an abrupt, roadside boundary with housing on one side and an intimate valley landscape with overgrown hedges and small fields on the other. On the west, transport infrastructure in the form of the A595 and the cyclepath form an equally abrupt boundary. As a result, the village has little connection with its landscape setting.

South of Distington a broad, green corridor connects the Lowca valley to high ground in the east. The wedge provides an opportunity for landscape connections between Distington and its pastoral hinterland.

Sensitivity

The landscape flow between Lowca valley and moorland edge landscape is sensitive to over Development of the green wedge to the south of the village. However, sympathetic development could help to integrate the village better into the landscape.

The intimate valley landscape to the east of Distington is sensitive to development.



Character Type:5D Urban Fringe

Area of Local Character 5Diii Coastal Urban Fringe Cliffs.

Settlement Study:

Parton

Key Characteristics and Qualities

Coastal industrial village on west facing slopes looking out over the Solway Firth. The railway embankment separates the village from the sea, but access is possible through several tunnels to the stony foreshore and the sea is an ever-present influence.

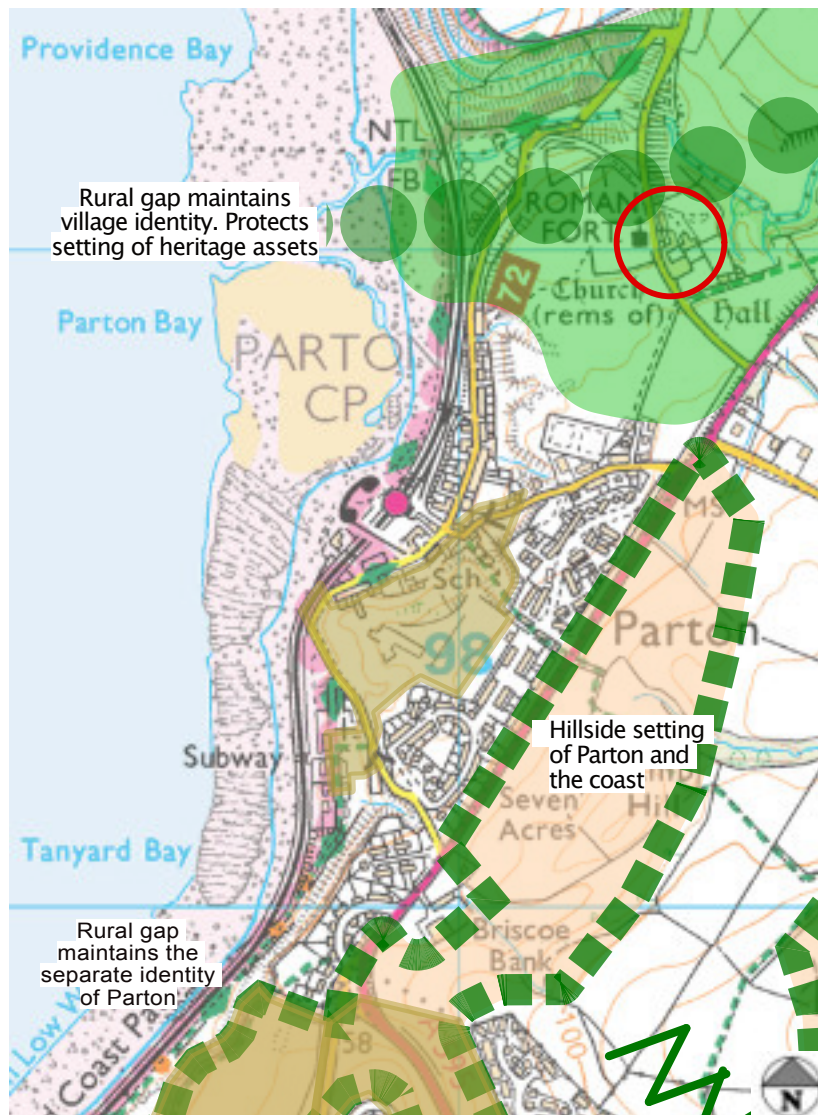
Open slopes within the village contribute to the open character of the village and provide a visual connection between open coastal landscapes to the north and south.

Steep slopes south of the village help to maintain its separate identity from being subsumed by Whitehaven. The hillside setting to the east of Parton maintains a connection between the coast and countryside inland.

Sensitivity

The coastal landscape and its sense of openness are sensitive to development of the slopes within the village.

Parton's sense of identity and its sense of place are sensitive to development in its hillside setting, particularly development that reduces the green space between the village and adjoining settlements.



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Character Type:5D Urban Fringe

Area of Local Character 5Dvi Keekle Hillside.

Keekle

Key Characteristics and Qualities

A small village with a strongly linear form, sitting above the Keekle Valley within the setting of rising farmland to the north and west. The landscape of the town and its environs is dominated by long views over the Keekle Valley to the Lakeland foothills.

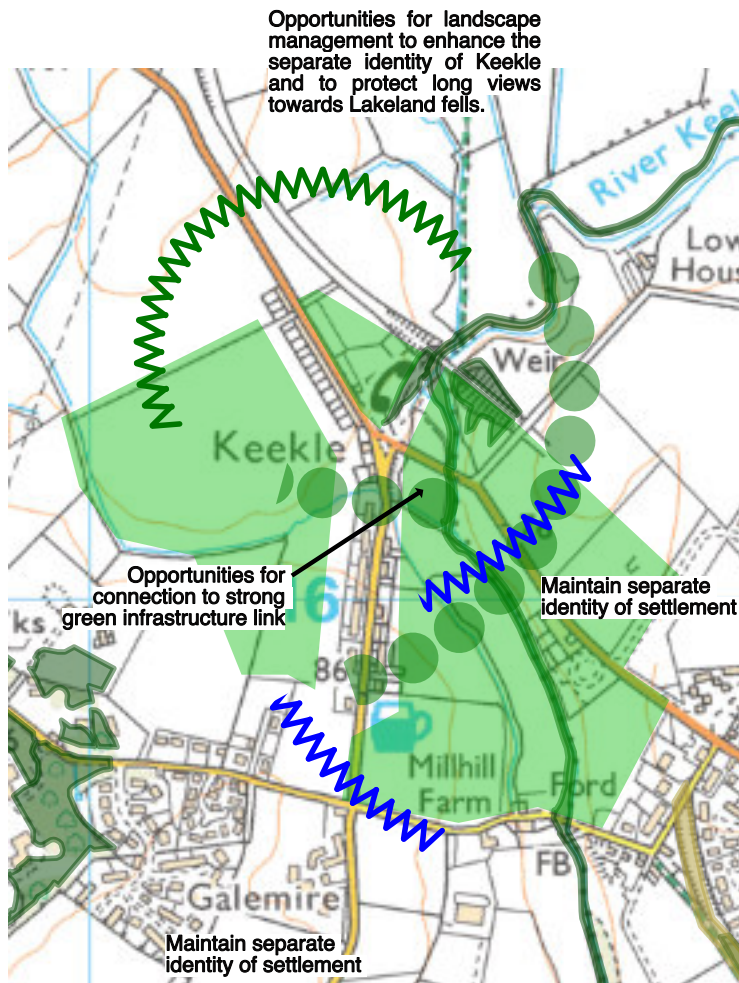
Recent development has extended the boundary of Cleator Moor closer to Keekle village, but a broad swathe of open countryside helps the village to keep its separate identity. To the north, Keekle is separated from Whitehaven by rising countryside. The setting contains a number of isolated, individual farmsteads which contribute to its rural character.

Sensitivity

The rural setting of the village is sensitive to development encroaching from Whitehaven to the north or Cleator Moor in the south.

Views from the village to Lakeland Fells are sensitive to large scale intervening development.

The linear form of Keekle is sensitive to development that does not respond to the character of the village.



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Character Type:5D Urban Fringe

Area of Local Character 5Dvii Keekle Valley.

Settlement Study:

Bigrigg

Key Characteristics and Qualities

Locally characteristic linear industrial/mining settlement that has spread into the surrounding countryside as the village has grown with new housing.

Sits on skyline above Keekle Valley, 20thC growth to west, east and north not well integrated into landscape, urban edge pressures are evident.

High ground to the north helps to define the village edge and to maintain visual separation from Moor Row.

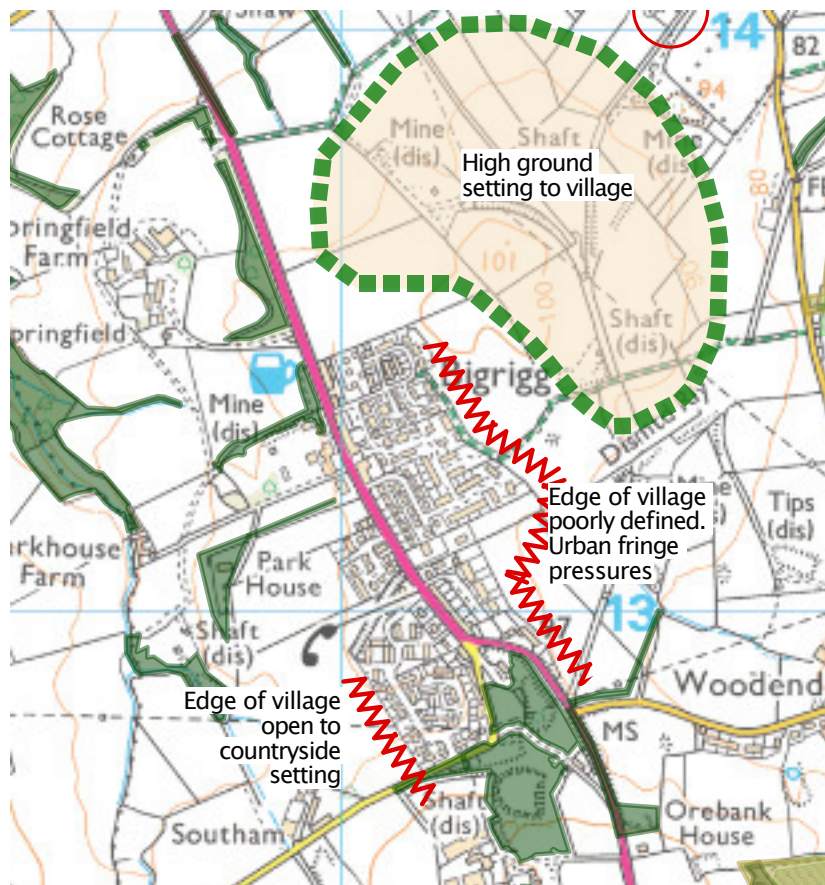
Woodland on site of disused mining site defines the southern edge of the village.

Sensitivity

Woodland to south sensitive to pressures of overuse and to encroachment by new development.

Openness and rural character of rising ground to west and valley sides to east sensitive to unsympathetic development. Scope for new development to integrate Bigrigg into surrounding landscape and green infrastructure more successfully.

Individual identity of village sensitive to visual coalescence with Moor Row to the north.



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Character Type:5D Urban Fringe

Area of Local Character 5Dvii Keekle Valley.

Settlement Study:

Moor Row

Key Characteristics and Qualities

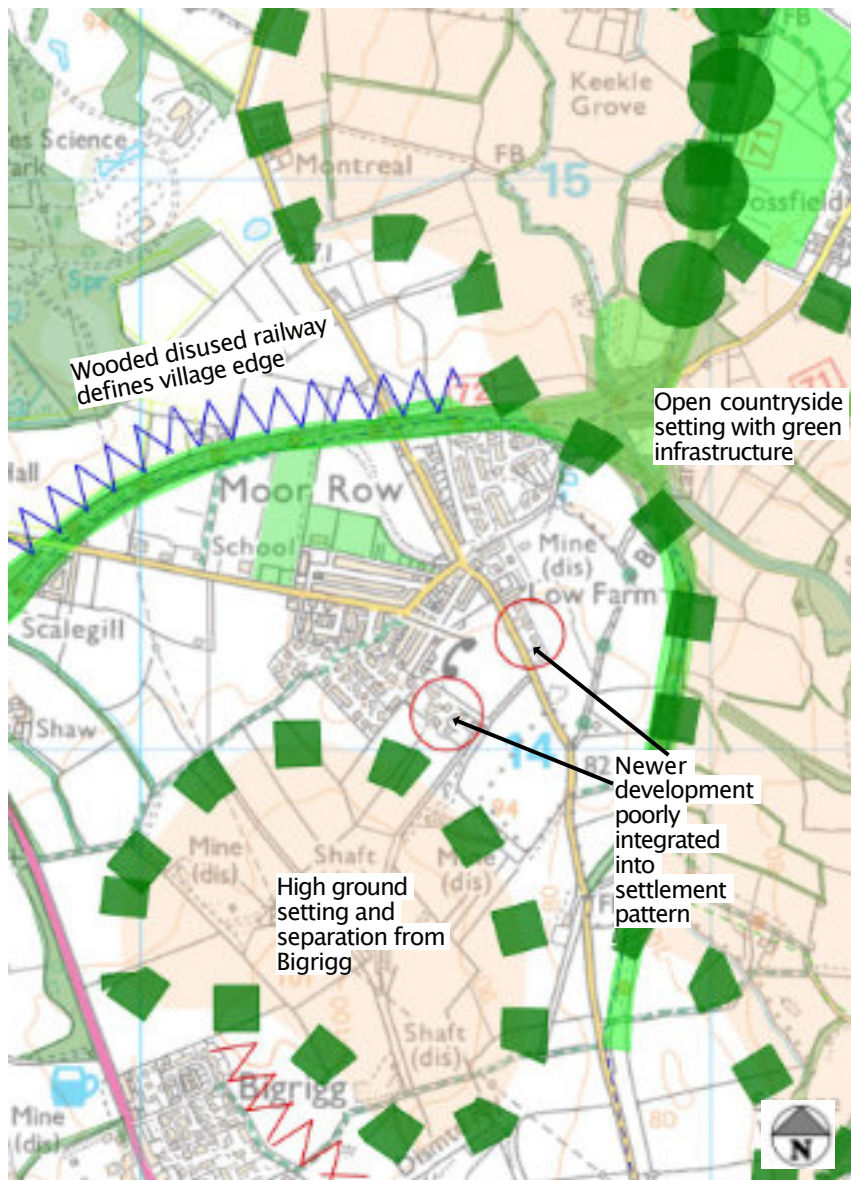
Village that has grown from nucleated industrial /mining settlement. Retains a strong sense of place, surrounded by open countryside. The village sits within the setting of the disused railway to the north and east -now well wooded and used as a recreational route, and rising ground to the south.

20thC housing growth is organic and generally respects scale and form of the original village. Small discrete developments to the south of the village are not well integrated into the overall village form.

Sensitivity

The identity of the village and it's traditional, mining character are sensitive to encroachment from industrial development to the north and from large scale housing growth. Openness and rural character of rising ground to south are sensitive to unsympathetic development.

Green infrastructure and rural setting sensitive to encroaching development.



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Character Type:5D Urban Fringe

Area of Local Character 5Avi, 5Dvii.

Settlement Study:

Cleator

Key Characteristics and Qualities

Linear village, on western valley side of the upper Ehen valley. Village has grown from industrial / mining settlement and evidence of past industrial activity still prominent in the local landscape. In spite of some 20thC growth, the village retains its characteristic linear form, particularly on the approaches to Cleator Moor.

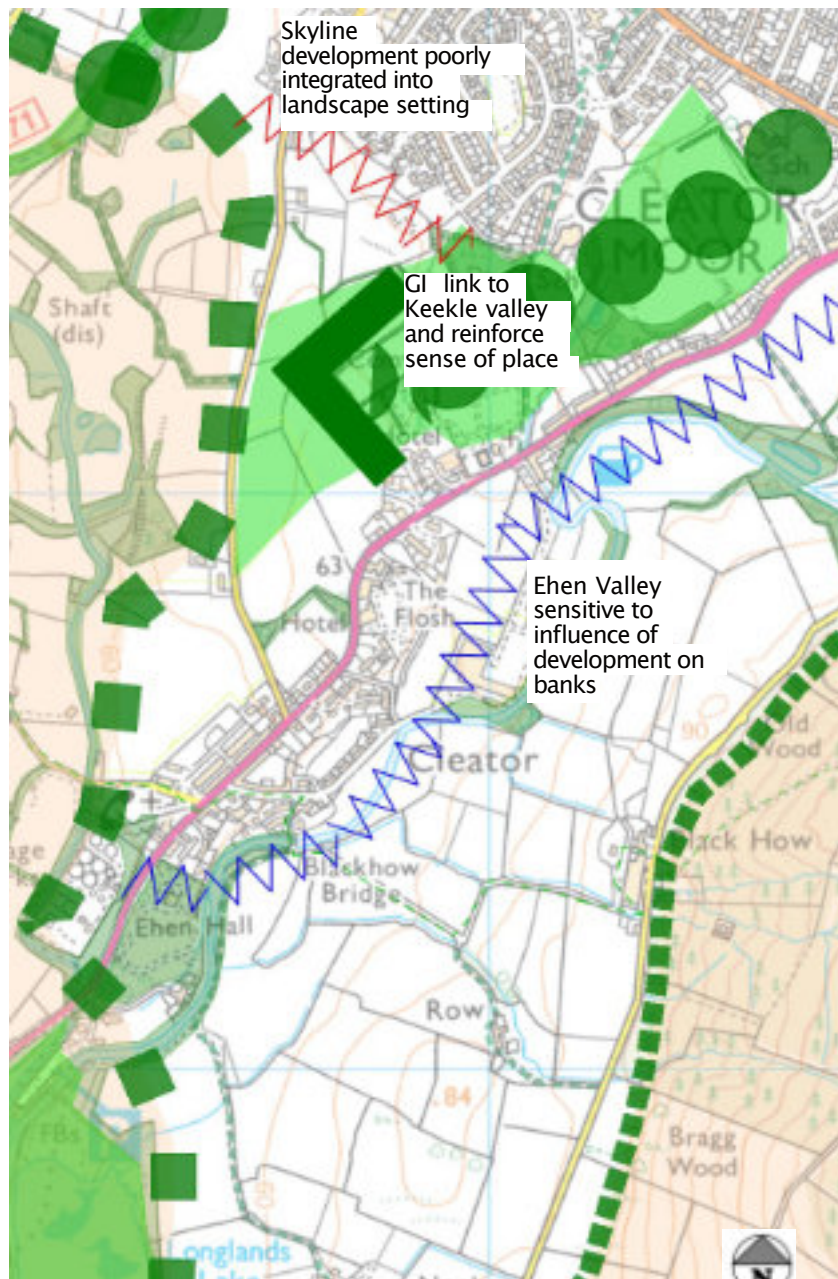
Open aspect, with long views towards the Lakeland foothills across undeveloped farmland to the east. The deeply rural character of the Ehen river valley forms a strong boundary to the village.

Cleator separated from the larger settlement of Cleator Moor by a strong landscape setting of the Keekle valley, with cemetery, successional woodland and school grounds to the north.

Sensitivity

The rural setting of the village is sensitive to development encroaching into the Ehen valley to the east.

Existing green infrastructure to the north is sensitive to housing growth, linking the village with Cleator Moor.



Character Type:5D Urban Fringe

Area of Local Character 5Av, 5Avi, 5Dvii.

Settlement Study:

Cleator Moor

Key Characteristics and Qualities

The town sits above the Keekle Valley, within the setting of rising farmland to the north -the edge of open moorland character type. The landscape of the town and its environs is dominated by strong green infrastructure that runs through Cleator Moor and links the Keekle Valley to open countryside to the north.

Recent development has brought the town closer to Keekle village and the setting of Whitehaven, but a broad swathe of open countryside helps Cleator Moor to keep its separate identity and for landscape flow between moorland and valley to be retained. The town sits on the skyline above the Keekle valley. Although the boundary is harsh in some places and not well integrated into the surrounding landscape, it does not encroach into the bottom of the valley itself.

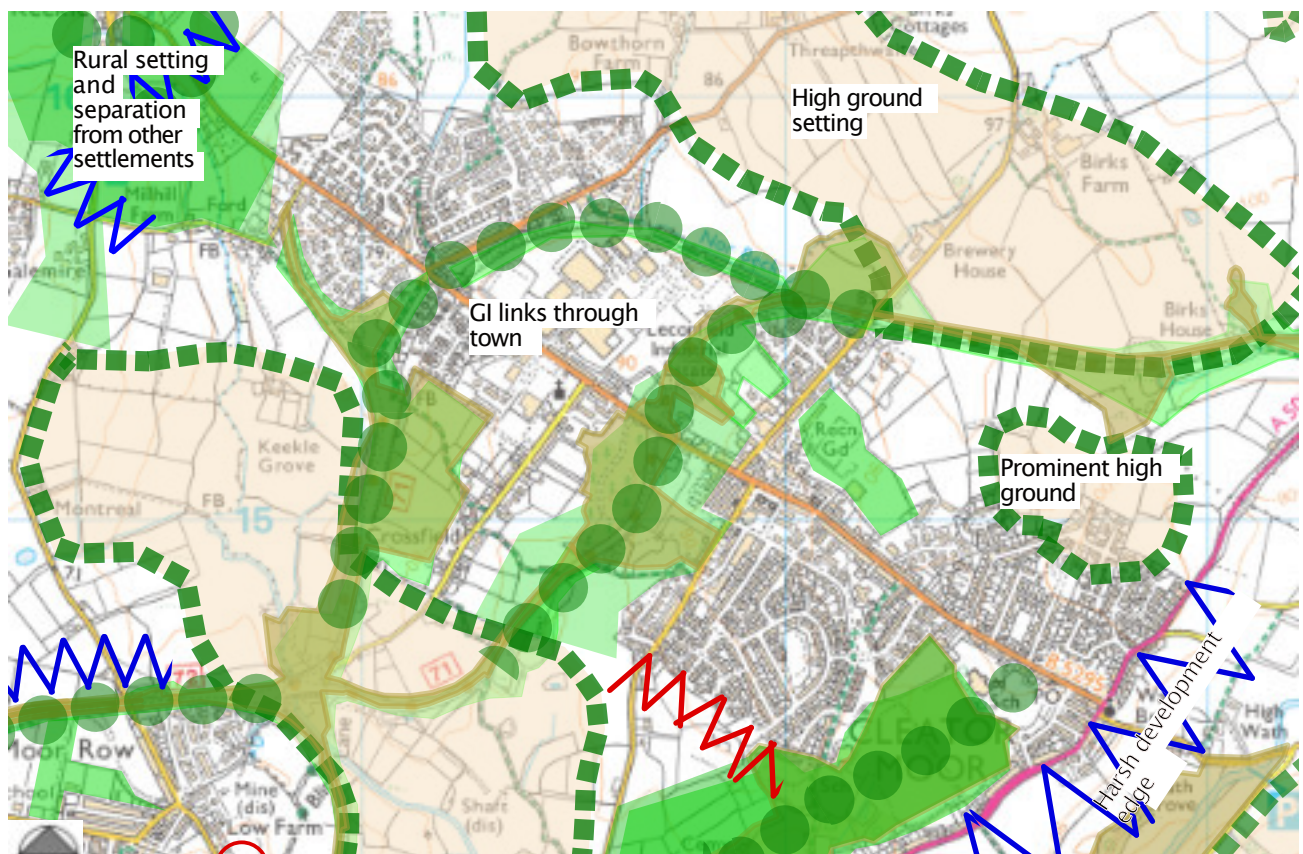
To the north, the Nor Beck valley and existing woodland along the old railway mark the edge of the village. Beyond this, land starts to rise steeply and becomes more rural in character, providing a pastoral backdrop for the settlement. The setting contains a number of isolated, individual farmsteads which contribute to its rural character.

Sensitivity

The rural setting of the town is sensitive to development encroaching northwards beyond the Nor Beck valley bottom or the existing woodland that defines the edge of the settlement. The links between the Keekle Valley and surrounding countryside are sensitive to development that reduces the prominence of existing green interconnections or that closes the gap between Cleator Moor and Keekle.

The rural character of the Keekle valley is sensitive to development that encroaches on it, although there is scope for development that helps to define the edge of the town and provides GI links between the village and surrounding countryside.

The Ehen Valley and setting of the Lakeland foothills is sensitive to development east of the A5086. There is scope for sympathetic development to the east of the main road to better integrate Cleator Moor into its landscape setting.



Settlement Study: Whitehaven

West of Whitehaven: Character Types 4 (Sandstone) and 5D (Urban Fringe) AoLC 4i, 5Diii

Key Characteristics and Qualities

A coastal sandstone cliff landscape, heavily influenced by past mining and industrial activity, defines the edge of Whitehaven to the west of the town.

The coastal strip has mixed farmland, informal and formal recreation land uses. Formal recreation in the north of the area gives way to informal open space centred around the footpath network nearer to old mining sites south of Kells. There are strong urban influences and abundant evidence of past industrial activity, most notably the large derelict site of the former Marchon chemical works. Built features include scheduled monuments at Haig Colliery and Saltom Pit.

The strip has an open and exposed character, with wide, open views over the Solway Firth and southwards towards St Bees Head. There is an air of neglect in some areas, but in spite of this, the dramatic cliffs, panoramic views and sense of openness contribute to high scenic quality in the area.

Beyond the coastal strip, rising ground provides a visual setting to the town. The hills help to maintain separation between Whitehaven and the more rural Coastal Sandstone Downs landscape character area, which includes the defined Heritage Coast. Within this area, the village of Sandwith is physically and visually separated from Whitehaven and maintains a rural, rather than suburban character.

From the high ground to the south of Whitehaven, the land falls gently towards the Pow Beck valley. The urban edge is defined by Wilson Pit Road.

Sensitivity

The coastal landscape, its scenic quality and open character are sensitive to encroachment seawards by development.

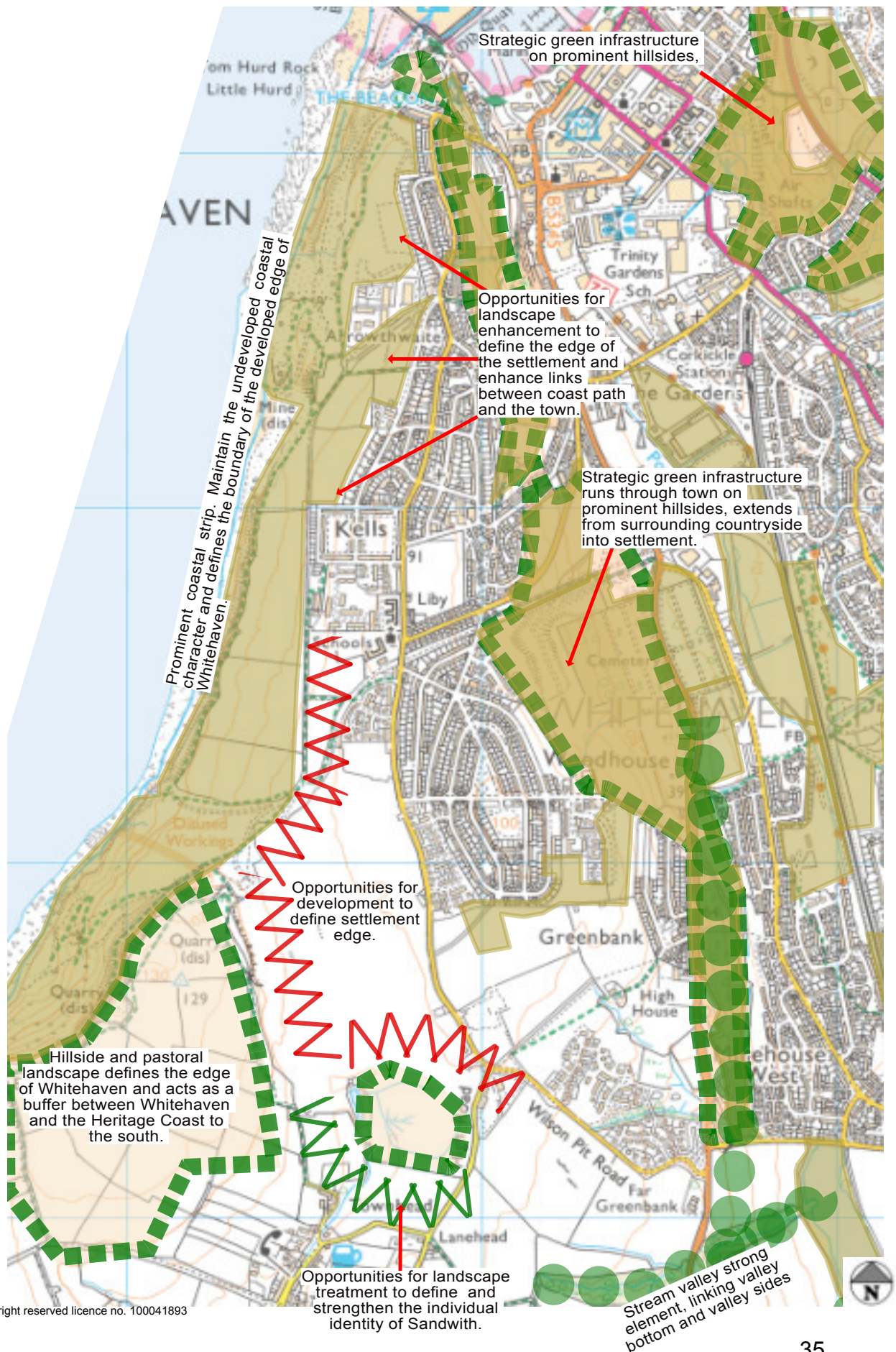
The separate identity of Sandwith, the character of the coastal sandstone downs and the characteristics of the Heritage Coast are sensitive to development beyond the high ground to the south and west of Marchon.

The ecological and cultural value of former industrial sites is sensitive to changes in land management and development.

A) Haig Pit winding wheel local landmark



West of Whitehaven



A) Undeveloped coastal strip



B) Housing development encroaching on coastal strip



C) Haig Pit - formal and informal recreation.



South of Whitehaven: Character Types 4 (Sandstone) and 5D (Urban Fringe). AoLC 4iii, 5Div,5Dvi

Key Characteristics and Qualities

Upper slopes of the Keekle and Pow Beck valleys, settled and busy landscape providing a setting for the Keekle Valley and a green gap between Whitehaven and smaller settlements to the south.

West of Egremont Road, the Pow Beck runs in a broad valley from the southern edge of Whitehaven towards St Bees. Mirehouse Road currently defines the edge of Whitehaven, but there are strong green infrastructure links that connect the valley landscape to the town. Apart from a recreational fishing lake and a foot/cycleway on the disused railway line, land use is agricultural south of Mirehouse Road – in strong contrast to the residential use north of the road. Settlement pattern in the valley comprises individual farmsteads (Low Hall, Bell House) and mining cottages at Woodend. There are long, channeled views along valley from the edge of Whitehaven towards the sea at St Bees. The valley provides a visual and functional connection between the sea and countryside at the southern edge of the town.

The hillsides to the east of Egremont Road fall away from the edge of Whitehaven towards the Keekle Valley. Whitehaven has developed up to the ridge line in the south eastern part of the town, where it still faces seawards and maintains a perceptual connection with the maritime character of the town centre. The slopes are functional in separating the edge of Whitehaven from smaller settlements to the south, protecting their individual identity and preventing them from being subsumed into the urban area. Individual, isolated farmsteads help to maintain the rural character of the slopes.

Sensitivity

Peaceful quality of the Pow Beck valley is sensitive to development within it or on the upper slopes.

Important green infrastructure links are sensitive to unsympathetic encroaching development.

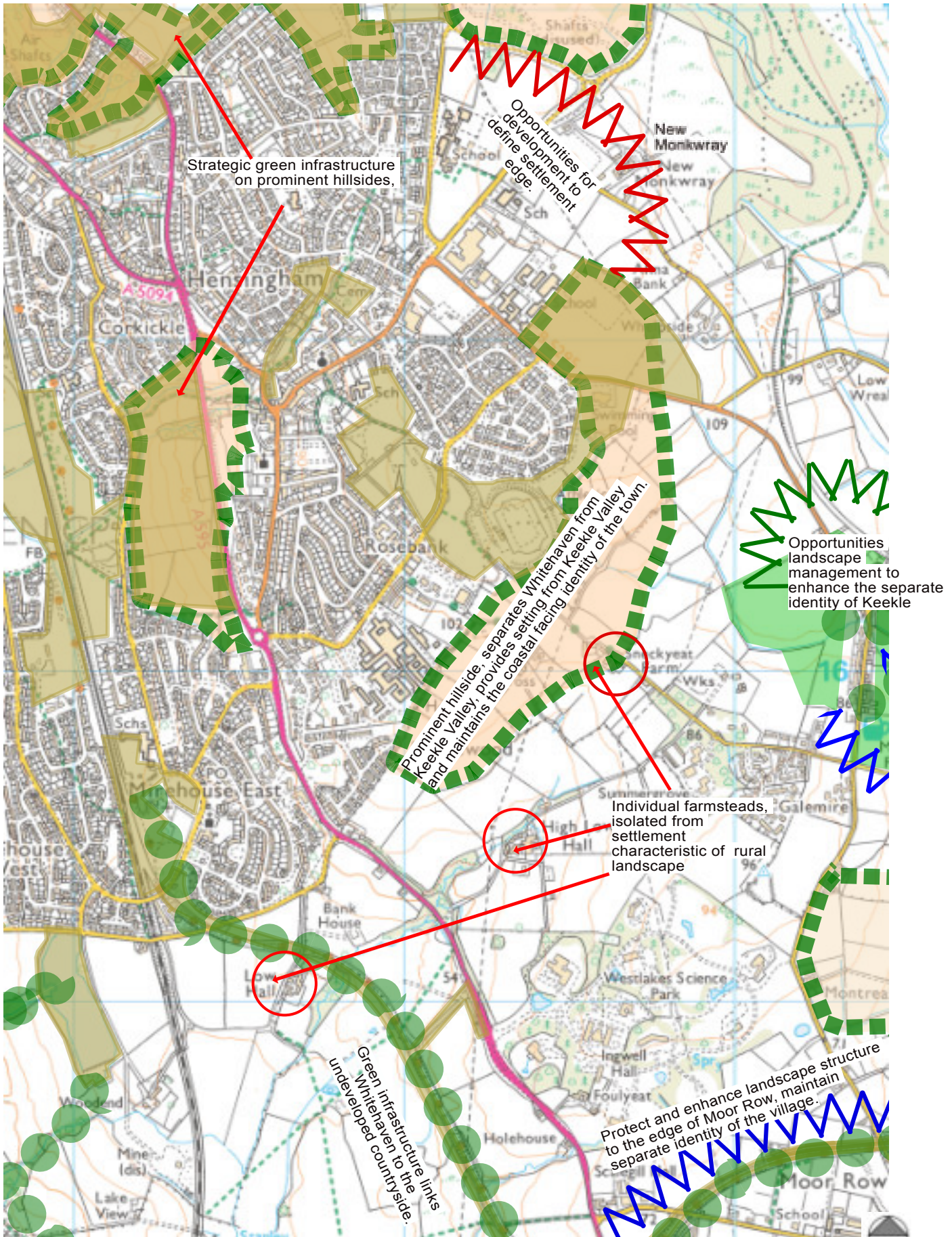
The separate identity of individual urban fringe farmsteads and small settlements are sensitive to encroaching development.

The character of mining and post-industrial landscape of the Keekle valley and its villages and town are sensitive to the growth of Whitehaven south eastwards.

A) Individual farms surrounded by farmland.



South of Whitehaven



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B) Mirehouse Rd as a boundary between the developed southern edge of Whitehaven and the Pow Beck valley. View from St Bees Rd.



C) The edge of Whitehaven (hospital) appears as skyline development, but does not encroach onto the south facing slopes.

North and East of Whitehaven: Character Types 5A (Ridge and Valley) and 5D (Urban Fringe) AoLC 5Aiii, 5Diii, 5Div

Key Characteristics and Qualities

Whitehaven expansion eastwards towards the moorland landscape inland of the town. The moorland areas have a wild, remote quality, despite their proximity to urban areas. This is in main part due to extensive forestry planting and intimate valleys. There are glimpsed long views towards Lakeland fells, providing a dramatic backdrop to the landscape.

There is good integration between urban area and countryside in much of the area. Fingers of woodland and open space rise up the valley side from the town centre towards surrounding moorland. Harras Moor is a prominent, open hillside that connects residential areas to surrounding countryside and helps to define the edge of Whitehaven. High ground to the south and west of Moresby Parks (including the golf course) provide a rural setting for Whitehaven and helps to protect the individual identity of Moresby Parks.

To the south east, around New Monkwear and Alma Bank, the edge of Whitehaven is less well defined. Urban growth has an influence on the quality of naturalness and the pastoral character of the surrounding landscape. There is an air of neglect in some of the fields to the east of the town.

To the north, prominent hillsides and open skylines contribute to setting of Whitehaven, reinforcing its connection to the sea and providing a buffer between it and surrounding countryside. Steep slopes provide a dramatic approach to the town from the A595.

Sensitivity

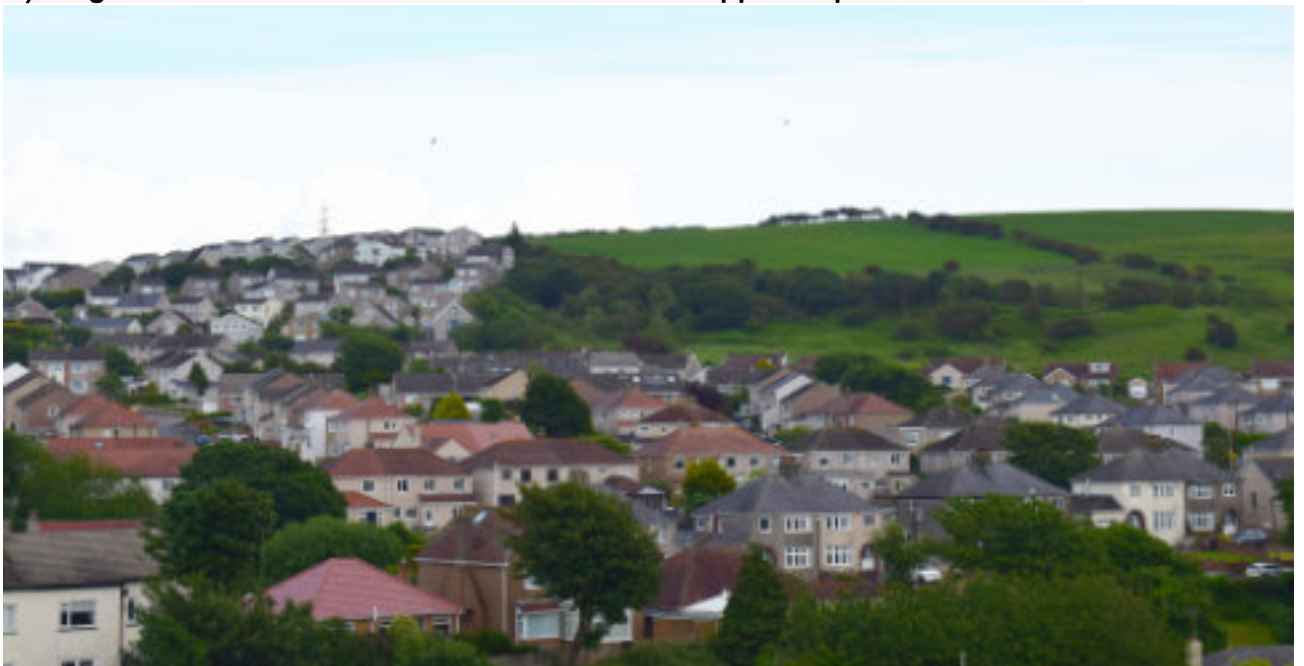
The wild, remote and natural qualities of the moorland landscape character types are sensitive to encroaching development and to poor management practices on the urban fringe.

Undeveloped areas of ridge tops and valley rims are sensitive to large scale ridge line development.

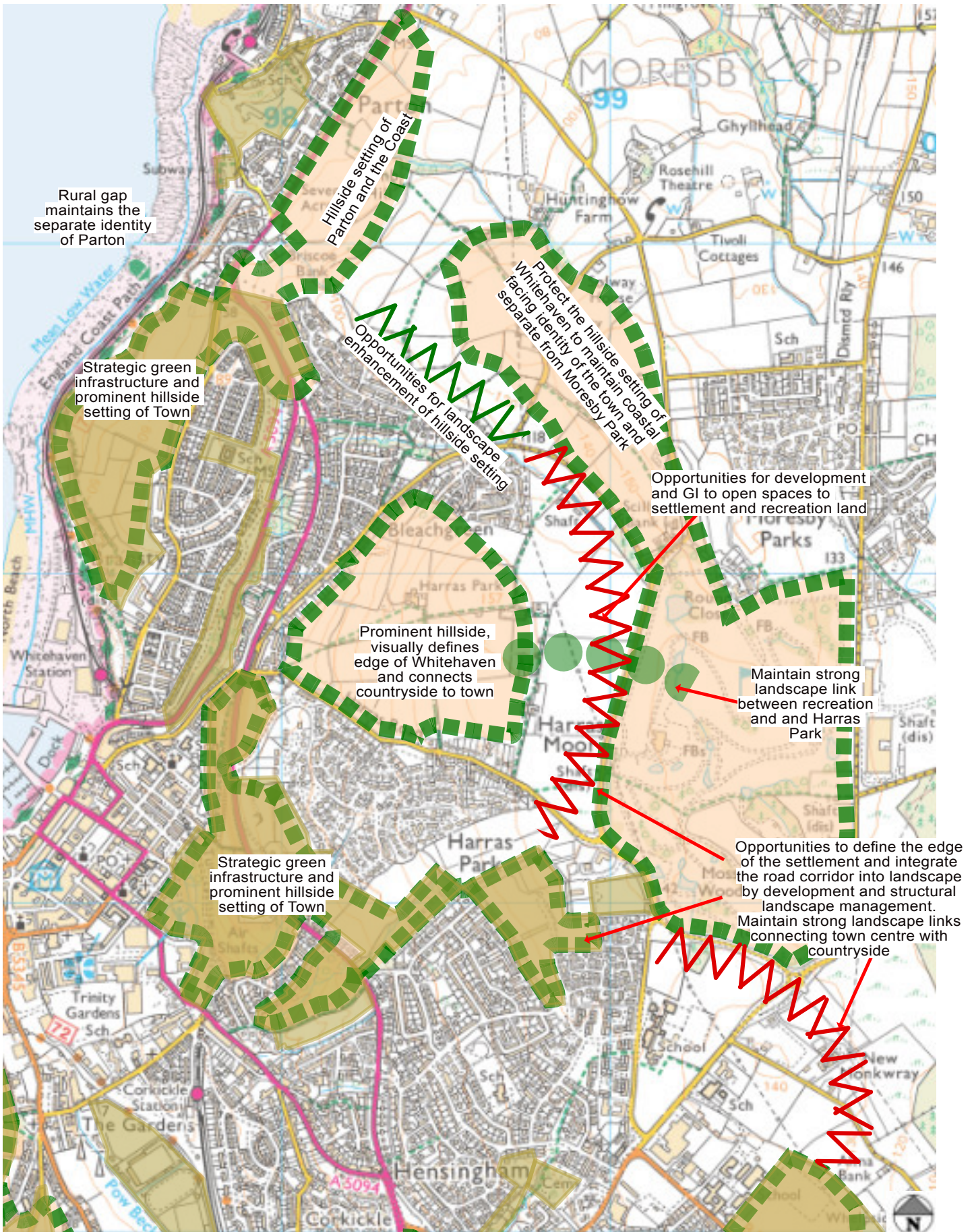
Separate identity of Moresby Parks and individual urban fringe farmsteads sensitive to encroachment by development.

Open green spaces and fields close to settlement edge are sensitive to unsympathetic development.

A) Fingers of woodland connect town centre with upper slopes - Whitehaven



North and East of Whitehaven



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B,C) New development abuts the moorland edge, New Monkway on east of Whitehaven



D) Whitehaven (Bleachgreen): Views from undeveloped high ground over the town. Green infrastructure extends into town centre.



E) Moresby Parks: Development abuts edge of moorland.

Character Type 11a: Upland Fringe - Foothills

Settlement Study:

Ennerdale Bridge

Key Characteristics and Qualities

Nucleated settlement nestled in wooded river valley. A pleasing mix of housing, open space and woodland surround the historic core of the village. Small scale, new development on the outer edges of the village, well connected to village centre.

Dramatic, high fells prominent in character of village. The quality of countryside connecting within the heart of the village and the wooded valley contribute to a sense of tranquillity. Discrete farmsteads are dispersed around the village, following the grain of the rolling topography.

Part of a transitional landscape, seen against a backdrop of the larger fells and pikes of the Lake District.

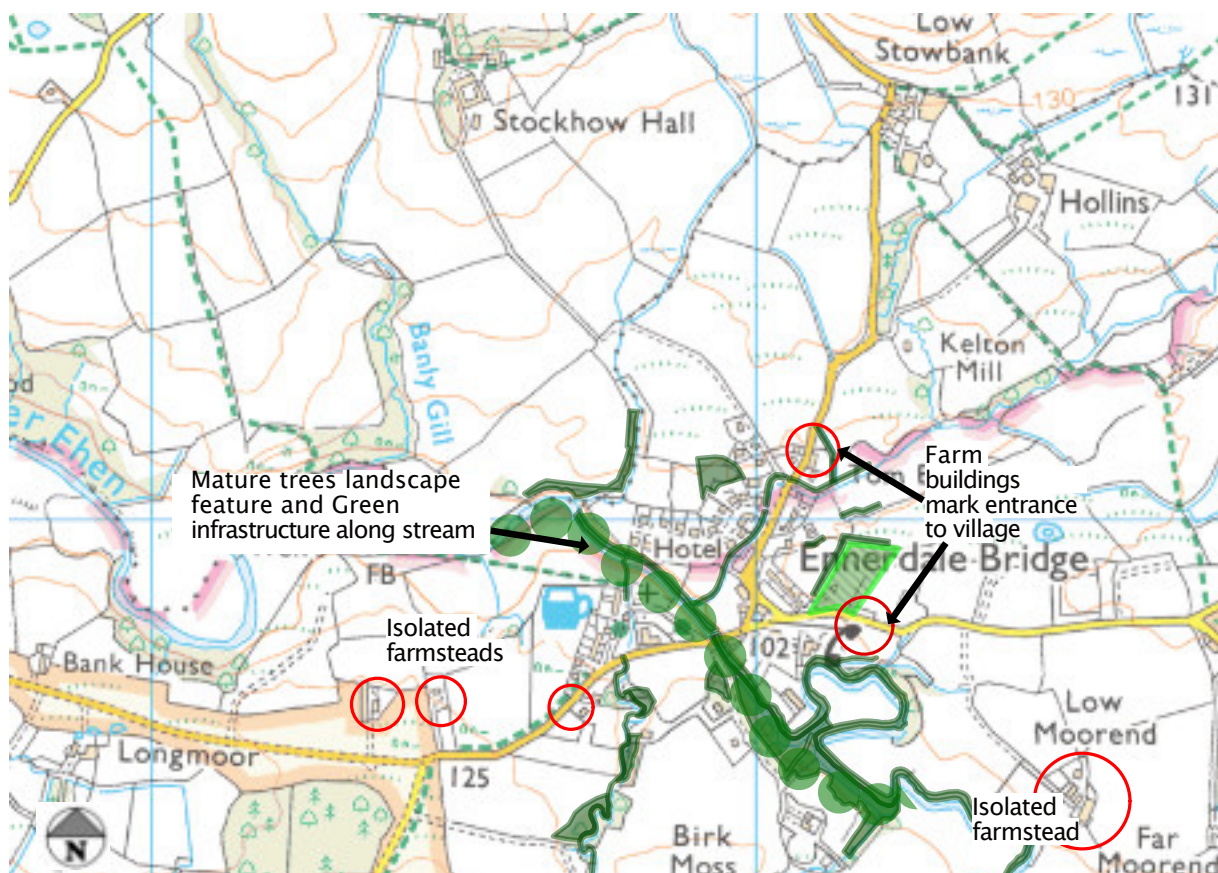
Intimate, secluded quality in valley bottom. Attractive and peaceful countryside, highly valued locally.

Sensitivity

Intimate, individual character of the village sensitive to large scale, uniform development and to development that disrupts the balance of open space and built form.

Pattern of discrete, separate farmsteads sensitive to encroachment by new development on edge of village.

The contrast in scale with Lakeland Fells and more intimate farms and woodland are sensitive to large scale infrastructure development.



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A) Historic core of village



B) Dramatic high fells setting for village



Character Type 11a: Upland Fringe - Foothills

Settlement Study:

Kirkland

Key Characteristics and Qualities

Linear settlement on high ground at crossroads. Sense of place reinforced by historic core and well-defined entrance to village from north and east.

Newer development to south and west erode compact form of Kirkland. Industrial time depth from evident remains of railway and quarrying at western edge of village.

Village sits on high ground within rolling landscape of farmland and moorland. Discrete farmsteads dispersed around the local area, following the grain of the rolling topography.

Part of a transitional landscape, seen against a backdrop of the larger fells and pikes of the Lake District.

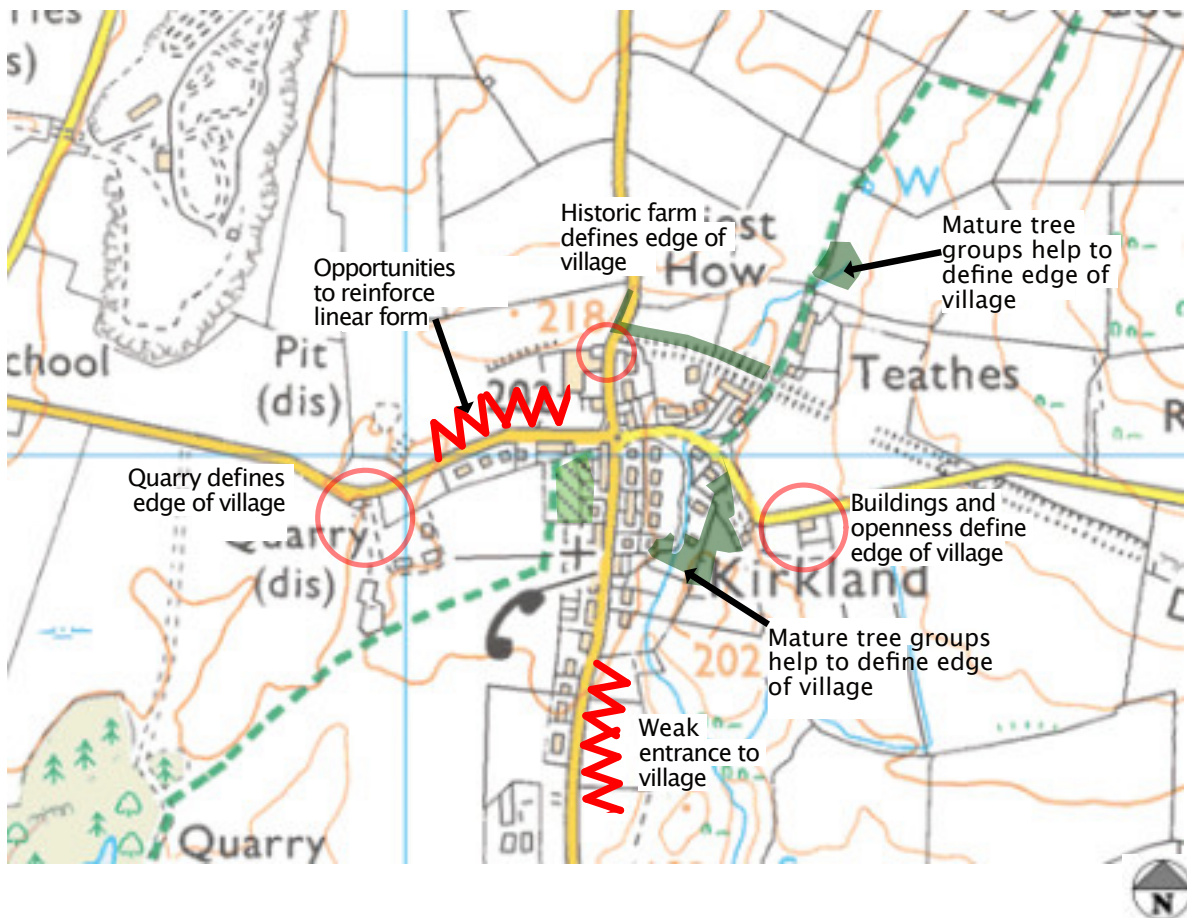
Open views to the surrounding fells, a sense of openness and space. Attractive and peaceful countryside, highly valued locally.

Sensitivity

Dispersed, discrete settlement pattern sensitive to unsympathetic expansion and redevelopment.

The contrast in scale with Lakeland Fells and more intimate farms and woodland are sensitive to large scale infrastructure development.

Sense of place and linear form sensitive to unsympathetic development.



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A) Sense of openness and exposure, skyline buildings.



B) Linear form in historic core of village

