



Landscape and Visual Appraisal

Elizabeth Crescent
Whitehaven
Cumbria

For: Messrs Bowe

Ref: M2835_LVA_03.17.01





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1.0 Introduction

- 1.1 Barnes Walker Ltd has prepared this Landscape and Visual Appraisal on behalf of Messrs Bowe. The proposals are the result of a concurrent design and assessment process undertaken by the design team which in addition to Barnes Walker, included Alpha Design.
- 1.2 Alpha Design is submitting **an outline planning application** to build up to 50no. market houses within an agricultural field on the north-eastern edge of Whitehaven, Cumbria.
- 1.3 This Landscape and Visual Appraisal has been undertaken by a Chartered Member of the Landscape Institute and its key objectives are to provide an overview of potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site.
- 1.4 In order to prepare this document, a desk top study and a subsequent site based survey and assessment exercise were undertaken. This work informed the preparation of the Baseline Setting which establishes the nature of the site, its features and the surrounding landscape, confirms any relevant landscape character assessments and describes relevant planning policy and heritage assets before ascertaining who currently experiences a view of the site. The appraisal then goes on to describe the development proposals before ascertaining any potential landscape and visual effects which may result from the implementation of the proposals.
- 1.5 Anticipated landscape effects are the effects which may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character.
- 1.6 Visual effects are the predicted changes to a view and the associated effect of those changes on the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way, the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users or rail passengers.
- 1.7 This appraisal has been undertaken with reference to, and using aspects of, the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013), by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 1.8 The Location and context of the site is described by Figure 1.



Fig 1

Aerial Photograph – Site Location and Study Area

2.0 Planning Policy Context

National Planning Policy Framework

- 2.1 Since March 2012 the National Planning Policy Framework (NPPF) document has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The NPPF distils the content of these documents into a single comprehensive and concise document and now represents relevant planning policy at a national level.
- 2.2 Paragraph 17 of the NPPF sets out 12 Core Principles that should underpin both plan-making and decision-taking. Of the 12 Core Principles, the following are considered to be particularly relevant to the potential for landscape and visual effects associated with the development opportunities and proposals:
- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
 - *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and*
 - *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*
- 2.3 Subsequent to the Core Principles, the following sections contain further detail to inform how those principles are to be delivered. The following sections are considered to be of particular relevance to this appraisal:
- NPPF Section 7: Requiring Good Design;
 - NPPF Section 11: Conserving and Enhancing the Natural Environment; and
 - NPPF Section 12: Conserving and Enhancing the Historic Environment.

Local Planning Policy

- 2.4 The main part of the Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies. The Council will also continue to have regard to the remaining 'saved' policies from the Copeland Local Plan 2001-2016 (adopted 2006) relating to specific areas of land.
- 2.5 The following extracts of key policies of the Copeland Local Plan are considered to be of relevance to this LVA and the context of the application site:
- 2.6 **The Policy ENV4 – Heritage Assets**

The Council's policy is to maximise the value of the Borough's heritage assets by:

- A *Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value*

2.0 Planning Policy Context

- B Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use*
- C Strengthening the distinctive character of the Borough's settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings*

Policy DM27 supports this policy, setting out the Council's approach to development which affects built heritage and archaeology.

2.7 Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

The Borough's landscapes will be protected and enhanced by:

- A Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area*
- B Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site*
- C Supporting proposals which enhance the value of the Borough's landscapes*

2.8 Policy DM10 – Achieving Quality of Place

The Council will expect a high standard of design and the fostering of 'quality places'. Development proposals will be required to:

- A Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes*
- B Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:

 - i) An appropriate size and arrangement of development plots*
 - ii) The appropriate provision, orientation, proportion, scale and massing of buildings*
 - iii) Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage*
 - iv) Careful selection and use of building materials which reflects local character and vernacular**
- C Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity*
- D Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:

 - i) Clear distinctions between public and private spaces*
 - ii) Overlooked routes and spaces within and on the edges of development**

2.0 Planning Policy Context

- E Create and maintain reasonable standards of general amenity*
- F Incorporate new works of art as part of development schemes where appropriate*

2.9 Policy DM26 – Landscaping

All development proposals will be assessed in terms of their potential impact on the landscape. Developers should refer to the Cumbria Landscape Character Assessment and Cumbria Historic Landscape Characterisation documents for their particular character area and design their development to be congruent with that character.

The Council will continue to protect the areas designated as Landscapes of County Importance on the Proposals Map from inappropriate change until a more detailed Landscape Character Assessment can be completed for the Copeland plan area.

Proposals will be assessed according to whether the proposed structures and associated landscaping relate well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment.

Development proposals, where necessary, will be required to include landscaping schemes that retain existing landscape features, reinforce local landscape character and mitigate against any adverse visual impact. Care should be taken that landscaping schemes do not include invasive non-native species.

The Council will require landscaping schemes to be maintained for a minimum of five years.

2.10 Policy DM27 – Built Heritage and Archaeology

- A Development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported. This will be particularly relevant in the case of:

 - i) Scheduled Ancient Monuments*
 - ii) Conservation Areas*
 - iii) Listed Buildings and structures*
 - iv) Non-listed buildings and structures or landscape features of local heritage and archaeological value*
 - v) Surface and below ground archaeological deposits**
- B Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted*
- C Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to:

 - i) How new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape**

2.0

Planning Policy Context

- ii) *The impact of any proposed works to trees with regard to policy DM28*
 - iii) *The design of any proposals for new or altered shopfronts and / or signage, which should be an integral part of the design and avoid the use of internally illuminated signage*
- D *Development which affects Listed Buildings or their setting will only be permitted where it:*
 - i) *Respects the architectural and historic character of the building*
 - ii) *Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building*
 - iii) *Does not have a significant adverse effect on the setting or important views of the building*

2.11 Policy DM28 – Protection of Trees

- A *Development proposals which are likely to affect any trees within the Borough will be required to:*
 - i) *Include an arboricultural assessment as to whether any of those trees are worthy of retention and protection by means of a Tree Preservation Order*
 - ii) *Submit proposals for the replacement or relocation of any trees removed, with net provision at a minimum ratio of 2:1, with preference for the replacement of trees on site and with native species*
- B *Any proposed works to Trees within Conservation Areas, or protected with Tree Preservation Orders, will be required to include an arboricultural survey to justify why works are necessary and that the works proposed will, where possible, not adversely affect the amenity value of the area. Applicants for development that will result in the loss or deterioration of ancient woodland or veteran trees outside woodland should demonstrate that the need for and benefits of the development will clearly outweigh the loss.*

3.0 Baseline Setting

The Study Area

- 3.1 The study area considered by this LVA is described by Figure 1. Factors determining the extent of the study area are set out within the methodology in Appendix 4.

The Application Site

- 3.2 The application site comprises a single, rectangular shaped pastoral field of circa 3.2 hectares, located on rising ground on the north-eastern edge of Whitehaven.



SP1

View looking north across the lower, western end of the application site



SP2

View looking north across the middle section of the application site

- 3.3 With a high point of circa 153m AOD at the south-eastern corner of the site and a low point of circa 122m along its western edge, the eastern half of the application site slopes gently with the gradient becoming increasingly steeper to the west.
- 3.4 The pastoral field predominantly comprises a low, managed sward of species poor, semi-improved grassland, which appears to be used to graze livestock (likely to be sheep).
- 3.5 The northern boundary of the site is defined by sections of low timber fencing and post and wire fencing which contain the rear gardens of adjacent properties located on Elizabeth Crescent. Hedgerows and other vegetation are all located within the curtilages of the adjacent residential properties. Towards the north-eastern corner, a section of hedgerow forms the side boundaries of the houses located at the end of the adjacent cul-

3.0 Baseline Setting

de-sac.

- 3.6 To the east, a post and wire fence separates the site from a public footpath, which in turn is contained by a linear block of woodland to its immediate east.
- 3.7 The southern boundary comprises a defunct hedgerow formed by a line of unmanaged, individual hawthorn trees positioned on a low bank above a shallow ditch. These trees form an effective visual edge to the field without providing any physical containment for livestock.
- 3.8 The lower western boundary is formed by a post and wire fence, beyond which steeply sloping ground contains areas of moorland scrub and woodland.

The Surrounding Townscape and Landscape

- 3.9 Beyond the application site, the wider study area incorporates areas of settlement associated with Whitehaven and rural agricultural land primarily to the north, east and south.
- 3.10 Until the middle of the 17th Century, Whitehaven formed a small fishing village. Thereafter the Lowther family were responsible for its rapid development as a port and a planned industrial town, which thrived on its shipping and mining. These industries have since



SP3

View looking towards the centre of Whitehaven from the south-west corner of the site

both declined, however Whitehaven remains an attractive, coastal town that benefits from its harbour and the adjacent historic town centre with its numerous colourfully painted Georgian buildings.

- 3.11 This heritage is acknowledged by the existence of two conservation areas (Town Centre and High Street) which incorporate much of the town centre and the adjacent harbour and marina.
- 3.12 The town has developed and expanded incrementally from its initial growth period in the second half of the 17th Century, however since then, the most significant period of the town's development occurred during the 20th Century. For the most part, this comprised residential development.

3.0 Baseline Setting

- 3.13 As a result of that later development, the application site forms an open area located on the settlement edge, bounded by areas of agricultural land to the south and east and areas of residential development to the north and west.
- 3.14 This residential development comprises areas of housing in Bleachgreen and Bransty which for the most part includes detached and semi-detached houses constructed between the middle and end of the 20th Century. The existing development located adjacent to the application site on Elizabeth Crescent comprises an estate development of detached houses, built in the 1990's.
- 3.15 Other areas of modern residential development also occur on higher ground to the south at Harras Park, Hensingham and Woodhouse, amongst others. Modern residential development positioned on the hillsides around the north, east and southern peripheries of Whitehaven is therefore widespread.
- 3.16 With an absence of lower lying, flatter areas in and around Whitehaven, the town's unrelenting desire to expand throughout the 20th Century has resulted in residential development extending up and onto the high ground surrounding the town, with areas of development often reflecting previous field patterns and boundaries.



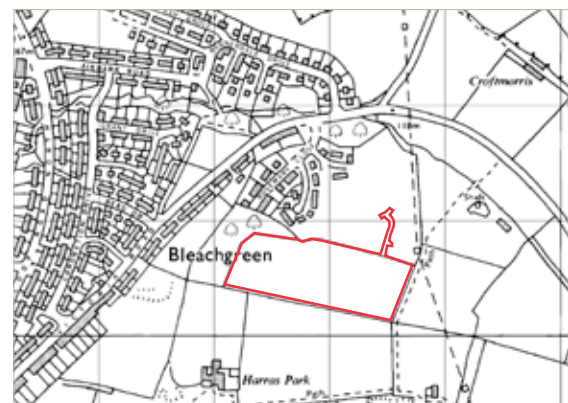
Historic Map_1926



Historic Map_1957



Historic Map_1968



Historic Map_1979

3.0 Baseline Setting

- 3.17 By virtue of its elevated position, this type of development is often seen from lower lying locations within Whitehaven and thus forms a prominent characteristic of the town.



SP4

View looking north-west across central Whitehaven

- 3.18 The surrounding agricultural landscape comprises traditional field patterns forming a patchwork of irregularly shaped, medium sized fields. These fields are generally enclosed by managed hedgerows, although hedgerow trees are not particularly abundant. Areas to the north and east of the application site include vast areas of restored land which were reclaimed following the cessation of open cast mining. The restored sites incorporate Whitehaven Golf Course and extensive areas of conifer plantation.
- 3.19 On the whole, the landscape to the east, south-east and north-east of the site is relatively open and undulating and an attractive backdrop is formed by the distant and higher ground associated with the western extremities of the Lake District (in the vicinity of Cogra Moss and Ennerdale amongst others).
- 3.20 At its closest point (to the south-east near Cleator Moor), the boundary of the Lake District National Park is circa 6km from the site, whereas parts of the National Park which are located to the east of the site (in the Ennerdale and Lamplugh areas) are approximately 9 to 10km away.

Landscape Character

- 3.21 The diverse characteristics of our broader landscape have, in most cases, been ascertained through the process of landscape character assessment (LCA). LCA is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application site have been carried out at national and county scales as follows:

National

- 3.22 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.

3.0 Baseline Setting

- 3.23 The site falls within Countryside Character Volume 2: North West and is positioned within NCA 7 – West Cumbria Coastal Plain.
- 3.24 The size and scale of the areas encompassed by the National Character Areas are vast and often bear a limited relevance to sites of the scale associated with this appraisal. As a result, smaller scale, more detailed assessments carried out by County Councils or Local Planning Authorities will often identify landscape characteristics which offer a better representation of those found within the vicinity of a particular site or surrounding area. Nonetheless the following key characteristics from the document have been set out below as they are considered to be relevant to the application site and its surroundings:-
- Spectacular, The NCA consists of an undulating coastal landscape of varying width with open views to the Cumbria High Fells NCA and across the Irish Sea;
 - to Galloway and the Isle of Man;
 - The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streamsides, low-lying land, and localised pockets of arable land...;
 - There are areas of ancient enclosure with medium to large rectilinear fields and few hedgerow trees. They are bounded by hedges (often gappy and augmented by wire fences), stonewalls on higher ground, and stone-faced earth banks locally known as 'kests' along the coast;
 - There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors. There are some plantation woodlands and shelterbelts associated with the upland margins of the area and former open cast mining sites; and
 - Larger urban settlements and coastal towns are closely linked with the growth and location of the area's strong industrial history of coal and iron ore mining, processing ore, smelting and ship-building.

Regional – Cumbria County Council

- 3.25 England In 2009 Cumbria County Council, in partnership with the Cumbrian Local Planning Authorities began the review of the Cumbria Landscape Classification and Cumbria Landscape Strategy. These were produced in the 1990s and together provided a county wide landscape character assessment and strategy for landscapes outside the Lake District and Yorkshire Dales National Parks.
- 3.26 A county wide review of the existing Cumbria Landscape Classification, Technical Paper 5 and Cumbria Landscape Strategy took place in 2009. The review resulted in the production of a single document known as the Cumbria Landscape Character Guidance and Toolkit.
- 3.27 A total of 13 broad landscape types and 37 sub types are identified within the Character Guidance. The application site and the adjacent agrarian landscape lies within Type 5 Lowland and within Sub Type 5d – Urban Fringe.

3.0 Baseline Setting

3.28 The key characteristics of landscape Sub Type 5d – Urban Fringe are set out as follows:

- Long term urban influences on agricultural land;
- Recreation, large scale buildings and industrial estates are common;
- Mining and opencast coal workings are found around Keekle and Moor Row; and
- Wooded valleys, restored woodland and some semi urbanised woodland provide interest.

3.29 With reference to the historic and cultural character of landscape Sub-Type 5d , the document states ‘Whitehaven was, briefly in the 18th Century, the second Atlantic Coast Port (after Bristol) trading with Ireland and exporting coal, so in West Cumbria the urban fringes contain much evidence of former coal and iron mining. The settlement is generally dispersed and of fairly recent origin. Traditional fields are regular and indicative of late enclosure.’

Heritage Assets

3.30 There are no recognised heritage assets within the application site itself, however the wider study area contains numerous listed buildings and two conservation areas. The listed buildings are for the most part contained within the Whitehaven Town Centre Conservation area and the High Street Conservation Area within the historic core of Whitehaven, so are located at some distance from the site. Furthermore, the historic value of the quay and the associated lighthouse are acknowledged by their status as a Scheduled Ancient Monument.

3.31 There are a small number of listed buildings located outside the centre of the town and closer to the application site. The closest of these buildings comprise residential terraced properties such as the Grade II Listed 7-19 Lonsdale Place on the A5094 New Road, circa 450m to the west of the site and the Grade II Listed 1-10 Oak Bank on the Loop Road North, circa 480m to the south-west.

Landscape Value

3.32 The landscape and townscape within the study area is considered to vary in terms of its value. Three areas of different landscape and townscape value have been ascertained and considered as follows:

The Application Site and the Wider Agricultural Landscape

3.33 The agrarian landscape within the study area to the north, north-east and east of Whitehaven (including the application site) is considered to be of a medium to low value for the following reasons:

- It is not located within a designated landscape such as a National Park, an Area of Outstanding Natural Beauty or an Area of Special Landscape Value;
- Levels of tranquility are higher in some areas located away from the local road network, whereas some areas are often affected by the audible and sometimes visual presence of moving vehicles;

3.0

Baseline Setting

- With particular reference to the application site, it is contiguous with the existing settlement edge (along its northern boundary) and due to its elevated location and relative proximity to the town, there is a level of intervisibility with nearby residential areas and the lower, central areas of the town and its associated marina and harbour;
- The application site is not accessible to the public so it is not considered to have any particular recreational value, however the wider agricultural landscape contains a number of public footpaths and is therefore considered to have a moderate value as a recreational resource;
- A prominent line of large electricity pylons and associated overhead cables tracks across the open landscape to immediate east of the application site; and
- The agricultural landscape is of a rural character, with a tangible presence of isolated and clustered built form and prominent areas of larger scale residential development in Whitehaven (in Bleachgreen, Bransty and Whitehaven generally) and to the east at Moresby Parks. It is a managed rural landscape where open views almost always contain some form of residential, agricultural or infrastructure development or evidence of past mining activities. These characteristics are acknowledged by the Cumbria Landscape Character Guidance and Toolkit which locates the area within Sub-Type 5d Urban Fringe.

The North Whitehaven Residential Townscape

3.34 The townscape within the study area within the north and north-eastern parts of Whitehaven is considered to be of a low to medium value for the following reasons:

- It is not located within a designated townscape/landscape such as a conservation area, National Park or AONB and there are few buildings of architectural merit or historical significance;
- For the most part the built form comprises relatively unremarkable estate housing constructed in the latter half of the 20th Century;
- Built form on elevated land is often visually prominent and there are levels of intervisibility with the historic core of Whitehaven;
- The built form is interspersed with linear tracts of woodland block located on steeper ground and adjacent to watercourses flowing from higher ground; and
- It has limited areas of public open space for formal or informal recreation, although there are some small play areas and the surrounding rural landscape is close-by and well connected by the public footpath network.

The Central Whitehaven Townscape

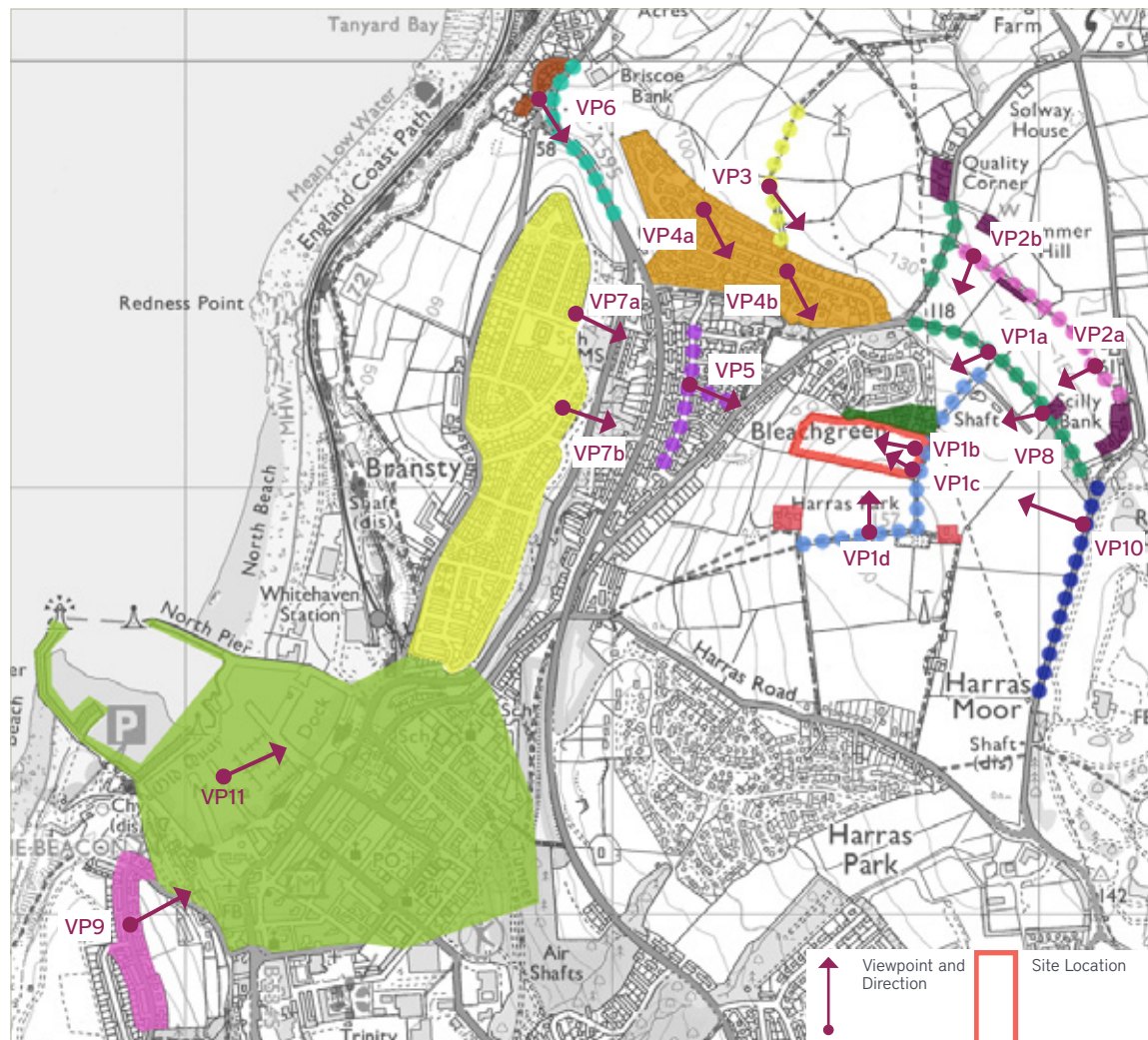
3.35 The townscape within the central parts of Whitehaven is considered to be of a medium to high value for the following reasons:

- Large parts of the centre of Whitehaven are located within one of two conservation areas containing numerous listed buildings and the old quay and lighthouse are designated as a Scheduled Ancient Monument (townscape located within the conservation areas is considered to be of a high value); and

- The marina, harbour and the historic parts of the town form a popular tourist attraction and valued recreational resource.

Visual Receptors

- 3.36 The various groups or individual visual receptors experiencing a view of the application site are described graphically within Figure 2. Further descriptions and associated viewpoint photography is presented thereafter.
- 3.37 These visual receptors do not form an exhaustive list, however for the purposes of this appraisal, they are considered to be representative of the current visual prominence of the application site.
- 3.37 In some instances a representative viewpoint photograph has been taken in order to clarify the nature of the existing view and to help consider the likely effects of the development proposals upon that view.



RG1	People using Public Footpath no. 431008 (FP1) - VP1a, VP1b, VP1c and VP1d.	RG7	The residents of properties on Bransty Road and Briscoe Crescent - VP6.	RG12	People travelling on Victoria Road and South from Quality Corner.
RG2	People using Public Footpath no. 431006 (FP2) VP2a, and VP2b.	RG8	The residents of properties in Bransty on South View Road, Brayton Road, The Close, North Road, Earls Road, and Lansdale Street (amongst others) - VP7a and VP7b.	RG13	People using an unclassified road to the East - VP10.
RG3	People using Public Footpath no. 421002 (FP3) - VP3.	RG9	The residents of properties located to the north and north-east including houses as Scilly Bank, Tollbar Cottage, Croft Morris Farm, Summerhill Farm and at Quality Corner - VP8.	RG14	People using residential roads such as Alder Close, Ronnerdale Drive, Beech Grove and Sycamore Close.
RG4	The residents of Elizabeth Crescent.	RG10	The residents of Harras Park Farm, Havergarth and Rosewayne.	RG15	People travelling on the A595.
RG5	The residents of properties on Alder Close, Ash Grove, Rannerdale Drive, Beech Grove & Sycamore Close - VP4a & VP4b.	RG11	The residents of properties on Harbour View and High Road in Arrowthwaite - VP9.	RG16	People using residential roads in Bransty such as South View Road, North Road, Mona Road & Earl Road.
RG6	The residents of properties on Coronation Drive and Read Drive - VP5.			RG17	Visitors, residents and people working or shopping in and around Whitehaven Town Centre - VP11.

Fig 2 Visual Receptor and Viewpoint Location Plan

3.0

Baseline Setting

People Using Public Rights of Way

- 3.38 **Receptor Group 1 (RG1)** - People using the public footpath no.431008 (FP1) which tracks along the eastern boundary of the application site, experience clear views of the site, the adjacent residential properties and the open, rural landscape to the north and east. Views are experienced from distances of between 0m and circa 250m.



VP1a

View looking south-west towards the application site from Footpath FP1



VP1b

View looking west across the application site from Footpath FP1



VP1c

View looking north-west across the application site from Footpath FP1

3.0

Baseline Setting



VP1d

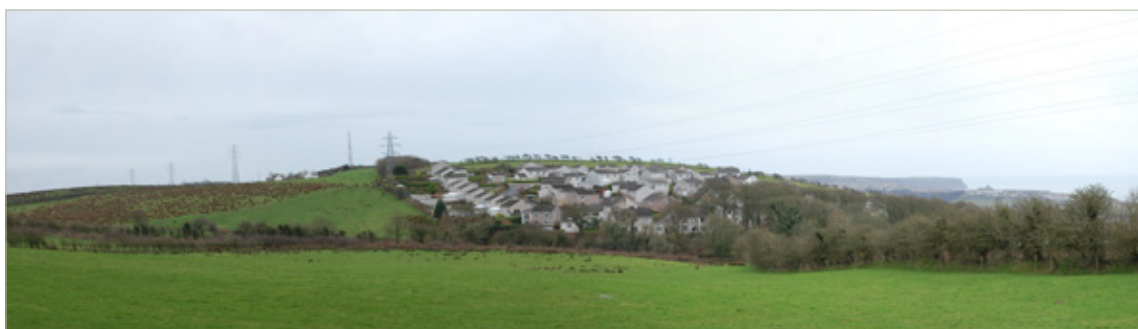
View looking north towards the application site from Footpath FP1

- 3.39 **RG2** – People using public footpath no.431006 (FP2) located to the north and north-east, experience partial views of the application site from distances of between circa 410m and 450m. Views are restricted by the existing residential development on Elizabeth Crescent and the block of woodland located just beyond the eastern end of the application site. To the south-west, views also extend to the coast and include areas of housing on elevated ground at Kells, on the south-western edge of Whitehaven and the headland known as North Head, some 6.6km from the application site.



VP2a

View looking south-west towards the application site from Footpath FP2



VP2b

View looking south towards the application site from Footpath FP2

3.0 Baseline Setting

- 3.40 **RG3** – People walking downhill, in a southerly direction on public footpath no.431002 (FP3) experience clear and partial views of the application site from distances in excess of circa 450m. Views are extensive; towards the site they extend over existing residential development located on lower ground between this footpath and the application site, whereas to the south-west they extend to include the centre of Whitehaven, the marina/harbour, housing on elevated ground in Kells and the headland known as North Head, some 6.6km from the application site.



VP3

View looking south, south-east towards the application site from Footpath FP3

Residents

- 3.41 **RG4** – Some of the residents of Elizabeth Crescent may experience a view of the application site from distances of up to circa 50m. Those residing in the properties located adjacent to the north boundary of the site are likely to experience the clearest views, particularly from their rear facing upper storey windows. Residents adjacent to the eastern end of the north boundary experience views of the site and the hawthorn hedgerow forming its southern boundary, whereas the residents of some of the properties positioned to the western end of the site are afforded more expansive views to the south-west which incorporate the town centre, the marina/harbour, housing on elevated ground in Kells and the headland known as North Head, some 6.6km from the application site.
- 3.42 **RG5** – The residents of houses located to the north and north-west of the application site on Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close may experience a view of the site. For the most part the views experienced are likely to be partial, comprising parts of the field and the hedgerow located on the southern boundary, projecting above the houses located on Elizabeth Crescent and the trees located adjacent to the site's lower, western boundary. Views are experienced from distances of between circa 290m and 740m.

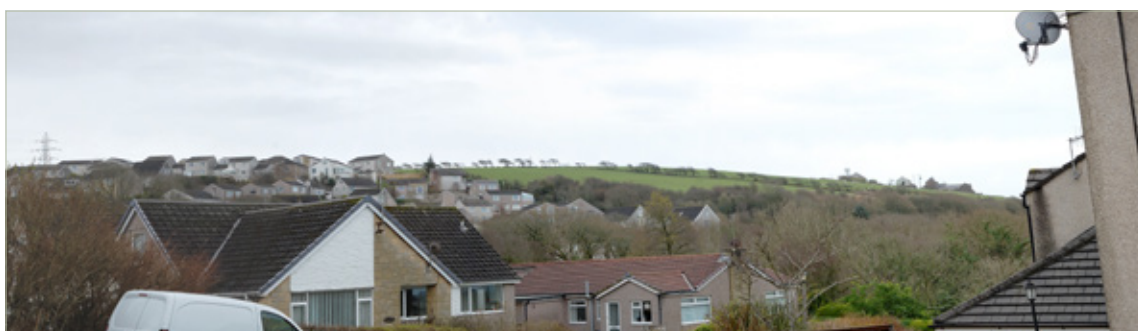
3.0

Baseline Setting



VP4a

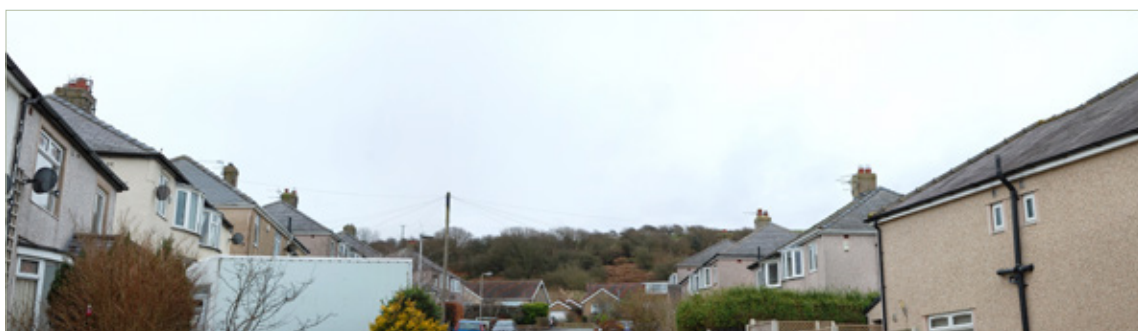
View looking to the south-east towards the application site from Alder Close



VP4b

View looking to the south-east towards the application site from Ash Grove

- 3.43 **RG6** – The residents of properties located on lower ground to the west, on streets such as Coronation Drive, and Read Drive (and possibly amongst other adjoining streets) may experience partial views of the application site. The site is located in an elevated position and is set behind the existing block of trees between the site's western boundary and Victoria Road so the views of the site are very limited. Views are experienced from distances of circa 180m and 340m.



VP5

View looking east towards the application site from Read Drive

3.0 Baseline Setting

- 3.44 **RG7** – The residents of houses located on Bransty Road and Briscoe Crescent may experience a partial view of the application site from a distance of circa 980m. Views are contained by rising ground to the north and south of the A595 and include the site, the boundary hedgerow to the southern boundary, the woodland beyond the southern boundary and the existing housing on Elizabeth Crescent to the north.



VP6

View looking to the south-east from houses adjacent to the A595 nr Briscoe Bank

- 3.45 **RG8** – The residents of houses located in Bransty, on rising ground to the west on streets such as South View Road, Brayton Road, The Close, North Road, Earls Road and Lonsdale Street (and possibly amongst others), may experience a partial view of the application site. Views may include the lower, western half of the site contained by the hedgerow to the south, the housing on Elizabeth Crescent to the north and the lower woodland block to the west. These residents are in some cases in elevated positions which allow expansive views across the valley containing the A595 and A5094, incorporating areas of housing rising up towards the higher fields on Harras Moor (which include the application site). Views are experienced from distances of between circa 500m and 800m.



VP7a

View looking east from housing on South View Road in Bransty

3.0

Baseline Setting



VP7b

View looking east from housing on South View Road in Bransty

- 3.46 **RG9** – The residents of properties located on rising ground to the north and north-east may experience partial views of the application site. Properties include a cluster of houses at Scilly Bank, Tollbar Cottage on Victoria Road, Croft Morris Farm, Summerhill Farm and two properties at the southern edge of Quality Corner. The views experienced include the housing on Elizabeth Crescent and the woodland block at the eastern end of the site, with partial views of the application site beyond. Views are experienced from distances of between circa 430m and 540m (Viewpoints 2a and 2b are also representative of the views experienced).



VP8

View looking to the south-west from Tollbar Cottage on Victoria Road

- 3.47 **RG10** – The residents of three properties located to the south may experience partial views of the site incorporating the hedgerow to the southern boundary and possibly partial views of the houses on Elizabeth Crescent. Properties include Harras Park Farm, Havergarth and Rosewayne, which are located between circa 125m and 150m to the south of the site (Viewpoint 1d is representative of the views experienced).
- 3.48 **RG11** – The residents of properties located on elevated ground to the south-west of the application site, beyond the centre of Whitehaven. Properties include those on Harbour View and High Road in Arrowthwaite and residents experience very limited, partial views of the application site from distances of between circa 1.8km and 2km. Views are restricted by distance and the slightly higher ground to the south of the site.

3.0

Baseline Setting



VP9

View looking to the north-east across Whitehaven towards the application site from High Road

Road Users

- 3.49 **RG12** - People travelling in a north-westerly direction along Victoria Road and in a southerly direction from Quality Corner, experience partial views of the application site set behind the woodland block at the eastern end of the site and alongside the housing on Elizabeth Crescent. Views are experienced from distances of between circa 240m and 480m (Viewpoints 2a, 2b and 8 are representative of the views experienced).
- 3.50 **RG13** - People using the section of unclassified road which runs alongside the western edge of Whitehaven Golf Course, experience partial views of the site located beyond the woodland block adjacent to the eastern boundary and alongside the housing on Elizabeth Crescent. These views are experienced from distances of between circa 410m and 500m.



VP10

View looking west towards the application site from road to the east

- 3.51 **RG14** - People using residential roads to the north and north-west of the application site may experience intermittent, partial views of the site from roads such as Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close. For the most part the views experienced are likely to be partial, comprising parts of the field and the hedgerow located on the southern boundary, projecting above the houses located on Elizabeth Crescent and the trees located adjacent to the site's lower, western boundary. Views are experienced from distances of between circa 290m and 740m (see Viewpoints 4a and 4b).

3.0 Baseline Setting

- 3.52 **RG15** - People travelling towards Whitehaven on the A595 at the southern edge of Parton, nr Briscoe Bank, may experience a partial view of the application site from a distance of circa 980m. Views are contained by rising ground to the north and south of the A595 and include the site, the boundary hedgerow to the southern boundary, the woodland beyond the southern boundary and the existing housing on Elizabeth Crescent to the north (see Viewpoint 6).
- 3.53 **RG16** - People using residential roads in Bransty, such as South View Road, North Road, Mona Road, Earl Road and North Road (and possibly amongst others), may experience intermittent partial views of the application site. Views include the lower, western half of the site contained by the hedgerow to the south, the housing on Elizabeth Crescent to the north and the lower woodland block to the west. These roads are positioned on elevated ground which allows expansive views across the valley containing the A595 and A5094, incorporating areas of housing rising up towards the higher fields on Harras Moor (which include the application site). Views are experienced from distances of between circa 500m and 800m (see Viewpoints 7a and 7b).

Miscellaneous Visual Receptors in central Whitehaven

- 3.54 **RG17** - Residents, visitors and people working, shopping or moving around the town centre and harbour area may experience very limited partial and or intermittent views of the application site from distances of between circa 1km and 1.8km. The views of the site comprise very limited, partial views which are restricted by distance and the slightly higher ground to the south of the site.



VP11

View looking north-east towards the application site from the marina/harbour in Whitehaven

4.0 The Development Proposals

- 4.1 The proposed development comprises the construction of a new access off Elizabeth Crescent and up to 50no. market houses within the field beyond.
- 4.2 The indicative layout incorporates a mix of 3, 4 and 5 bedroom detached houses, 3 bedroom semi-detached houses, 3 bedroom detached bungalows and 2 bedroom semi-detached bungalows. These properties will be arranged along a main spine road with four cul-de-sacs projecting towards the southern boundary of the application site.
- 4.3 The scale of the houses and the overall density and grain of the development will be consistent with the existing adjacent and surrounding housing areas.
- 4.4 The presence and proximity of existing properties on Elizabeth Crescent to the north is acknowledged by the absence of any new properties in plots abutting the northern boundary of the application site. An increased offset from the north boundary and the position of the access road within the site has created a significant landscape buffer, where proposed native species tree, shrub and hedgerow planting will be introduced to help maintain the amenity of existing residents and minimise any resulting landscape and visual effects thereon. Furthermore, this space will also accommodate a footpath linking the open central space to the entrance on Elizabeth Crescent along with providing an area that can satisfy any requirements for public open space or areas of play within the development.
- 4.5 The landscape buffer also tracks across the lower, southern extent of the application site, thus culminating at its south-western corner.
- 4.6 The existing defunct hawthorn hedgerow which defines the site's southern boundary will be retained and improved with new planting, as will the gappy hedgerow which separates the eastern boundary from the adjacent public footpath no.431008 (FP1).



5.0 Landscape Effects

- 5.1 Section 5.1 of the GLVIA 3rd Edition states 'An assessment of landscape effects deals with the effects of change and development on landscape as a resource.' Landscape effects can be generated by a development on the character, fabric and quality of the landscape. These could include direct, physical effects upon landscape elements but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.
- 5.2 In order to determine the nature of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude can then be combined to ascertain the anticipated landscape effect which may result from the implementation of the development proposals for each individual landscape receptor.

Sensitivity

- 5.3 Sensitivity determines the degree to which individual landscape receptors will be affected by a development proposal. In order to establish the sensitivity of the landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value (landscape values were considered and ascertained within Section 3 of this Appraisal (Baseline Setting)). Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences and is graded on a scale of high, medium and low.
- 5.4 The resulting sensitivity is graded on a scale of High, Medium, Low and Negligible.
- 5.5 As set out within the Baseline Setting of this LVA, the study area comprises three different zones of landscape value. These values are considered alongside their susceptibility to change in order to establish an overall landscape sensitivity for each of the three identified zones within the study area as follows:

The Application Site and the Wider Agricultural Landscape

- 5.6 The agrarian landscape within the study area to the north, north-east and east of Whitehaven (including the application site) is considered to be of a medium to low value.
- 5.7 With regards to the site, its existing landscape features are limited to the species poor, semi-improved grassland within the field, a defunct hawthorn hedgerow to the southern boundary and a section of hedgerow along the north-eastern boundary with the cul-de-sac on Elizabeth Crescent. Overall these landscape features are considered to be of a low value, however they are highly susceptible to development of the nature proposed.
- 5.8 In terms of landscape character, an agricultural landscape is naturally highly susceptible to development such as housing, however the longer northern boundary of the application site is contiguous with the settlement edge formed by existing residential development (this is reflected by the Cumbria Landscape Character Guidance and Toolkit placing the application site and the adjacent agrarian landscape within Type 5 Lowland and within Sub Type 5d – Urban Fringe). The character of the application site and the wider agricultural landscape is therefore influenced by the proximity and presence of the nearby settlement. This is considered to reduce the susceptibility of the landscape character of the application

5.0 Landscape Effects

site and the wider agricultural landscape, to residential development as proposed. Its character is therefore considered to have a medium to low susceptibility to change.

- 5.9 With an overall medium to low value and a medium to low susceptibility to change, the agrarian landscape within the application site and the wider study area is considered to have a **Medium to Low Sensitivity**.

The North Whitehaven Residential Townscape

- 5.10 The townscape within the study area within the north and north-eastern parts of Whitehaven is considered to be of a medium to low value. This part of Whitehaven's townscape predominantly comprises residential development which has been constructed at various points in time throughout the 20th Century. As a result, these areas are considered to be of a low susceptibility to the type of development proposed in this instance. With a medium to low value and a low susceptibility to change, the north Whitehaven residential townscape is considered to be of a **Low Sensitivity**.

The Central Whitehaven Townscape

- 5.11 The townscape within the central parts of Whitehaven is considered to be of a high to medium value. The qualities of the centre of Whitehaven, particularly its conservation areas, arise from its architecture, the grid arrangement of the streets therein and the harbour. Residential development has occurred around central Whitehaven already without adversely affecting the qualities of the town centre. In the context of the development proposals, the central Whitehaven Townscape is therefore considered to have a low susceptibility. With a high to medium value and a low susceptibility, the central Whitehaven townscape is considered to be of a **Medium Sensitivity**.

Magnitude

- 5.12 Having ascertained the sensitivity of the landscape and townscape within the study area, this LVA now considers the magnitude of effect of the development proposals and the resulting overall landscape effect at Year 1 as follows:

The Application Site and the Wider Agricultural Landscape

- 5.13 The landscape features associated with the application site comprise the boundary hedgerows and the pastoral field. A small section of the boundary hedgerow which separates the north-eastern corner of the application site from Elizabeth Crescent will be lost in order to construct the access road. With the exception of the above mentioned section of hedgerow, all existing hedgerows will be retained and improved with new planting.
- 5.14 The pastoral field of species poor semi-improved grassland within the application site will be lost in its entirety, however as a landscape resource this type of grassland is considered to be of a low value as it is somewhat ubiquitous and would not be particularly onerous to replace.
- 5.15 The development proposals include significant quantities of new hedgerow and tree planting both internally and to the boundaries of the site and some of the tree planting

5.0 Landscape Effects

will comprise larger stock trees, however overall the landscape effect generated by the proposed softworks will be limited in the short term.

- 5.16 The duration of the effects associated with the removal of a section of hedgerow and the loss of the pastoral grassland are considered to be short to long term and irreversible, whereas the duration of the effects associated with proposed new planting are considered to be medium to long term (5 years and beyond) as any new planting will take some time to become effective and prominent within the site (although the use of larger stock trees will give them a level of additional prominence from the day they are planted).
- 5.17 The size, scale and geographical extent of the effects upon the hedgerows will therefore be limited to low to negligible.
- 5.18 The pastoral field within the application site is relatively featureless, although its open, agricultural characteristics contribute to the character of the wider agrarian landscape. The size, scale and geographical extent of the effects associated with the loss of the grassland and the pastoral field within the application site will be high in the context of the application site itself and low in the context of the wider agrarian landscape within the study area.
- 5.19 The Magnitude of Effect of the development proposals upon the existing landscape features of the application site is therefore considered to be **Major to Moderate** and adverse.
- 5.20 The Magnitude of Effect of the development proposals upon the landscape features of the wider agricultural landscape is therefore considered to be **Negligible**.
- 5.21 Within the Cumbria Landscape Character Guidance and Toolkit the site and the wider agricultural landscape lies within Type 5 Lowland and within Sub Type 5d – Urban Fringe.
- 5.22 The current proximity of the settlement edge and the influence it has upon the character of the application site and the wider landscape, is acknowledged by the above mentioned landscape character assessment. The character of the site will inevitably change if it is developed as proposed, however the magnitude of that change will be moderated by its existing urban fringe character.
- 5.23 The duration of the effects generated by the introduction of the proposed housing development onto the application site, is considered to be long term and irreversible.
- 5.24 The size, scale and geographical extent of the effects associated with the development proposals are considered to be medium for the application site and low for the wider agricultural landscape.
- 5.25 The Magnitude of Effect of the development proposals upon the character of the application site is therefore considered to be **Major to Moderate** and adverse.
- 5.26 The Magnitude of Effect of the development proposals upon the character of the wider agricultural landscape is therefore considered to be **Minor** and adverse.

5.0 Landscape Effects

The North Whitehaven Residential Townscape

- 5.27 The townscape within the study area within the north and north-eastern parts of Whitehaven predominantly comprises areas of housing, often located on sloping, elevated ground. For the most part the existing properties include, semi-detached and detached houses, with front and rear gardens and there is nearly always a sense of proximity to the wider rural landscape.
- 5.28 The proposed development will be of a more modern design and appearance than the majority of the existing housing, however, a number of consistencies will prevail through the sloping topography of the site, the type of houses proposed and their associated grain, density and scale.
- 5.29 The duration of the effects generated by the development proposals upon the north Whitehaven residential townscape is considered to be long term and irreversible, whereas the size, scale and geographical extent of the effects associated with the development proposals are considered to be low.
- 5.30 The Magnitude of Effect of the development proposals upon the character of the north Whitehaven residential townscape is therefore considered to be **Minor** and adverse.

The Central Whitehaven Townscape

- 5.31 The townscape within the central parts of Whitehaven is considered to be of a high to medium value. With the exception of the sea to the west, Whitehaven is surrounded by rising ground comprising areas of residential development and areas of pastoral agricultural landscape. The application site is relatively remote from the town centre, through the distance between the two, but also by being positioned beyond a slight rise in the topography just beyond the southern boundary of the application site.
- 5.32 The duration of the effects generated by the development proposals upon the central Whitehaven townscape is considered to be long term and irreversible, whereas the size, scale and geographical extent of the effects associated with the development proposals are considered to be low to negligible.
- 5.33 The Magnitude of Effect of the development proposals upon the character of the central Whitehaven townscape is therefore considered to be **Minor** (adverse) **to Negligible**.

Landscape Effects

- 5.34 Having ascertained the sensitivity of the landscape and townscape within the study area, and the anticipated magnitude of effect associated with the implementation of the development proposals the overall landscape effect at Year 1 is ascertained as follows:

The Application Site

- 5.35 Sensitivity – Medium/Low, Magnitude – Major/Moderate Adverse: Year 1 Landscape Effect: **Moderate Adverse**

5.0

Landscape Effects

The Wider Agricultural Landscape

- 5.36 Sensitivity – Medium/Low, Magnitude – Minor Adverse: Year 1 Landscape Effect: **Minor Adverse**

The North Whitehaven Residential Townscape

- 5.37 Sensitivity – Low, Magnitude – Minor Adverse: Year 1 Landscape Effect: **Minor Adverse/Negligible**

The Central Whitehaven Townscape

- 5.38 Sensitivity – Medium, Magnitude – Minor Adverse/Negligible: Significance of Effect: **Minor Adverse/Negligible**

6.0

Visual Effects

- 6.1 It has been ascertained by this appraisal that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using public footpaths, the residents of properties, road users and people visiting or working within Whitehaven.
- 6.2 The type of visual receptor and the nature of the various current views of the application site, have been considered within the Baseline section 3 of this appraisal.
- 6.3 The objective of this section of the appraisal is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 4), the sensitivity and the magnitude of effect was ascertained for each visual receptor, in order to inform the process of determining the likely significance of any visual effects.
- 6.4 Potential visual effects which may result from the implementation of the development proposals on the application site, have been ascertained for each of the visual receptors (numbered RG1 to RG17) within Table 1 – Visual Effects (see Appendix 1 and summarised in Appendix 2 Table 3).
- 6.5 With regards to determining the sensitivity and magnitude of effect for each individual visual receptor, the application of the methodology can be repetitive when considering groups of similar receptors such as the users of footpaths and the residents of houses etc. Therefore, to avoid repetition within Table 1 - Visual Effects, the sensitivity of the various visual receptors has been considered and ascertained within the text below.

Sensitivity – People Using Public Rights of Way (PRoW)

- 6.6 There are a number of PRoW located within the study area and views of the application site are experience from three of those routes including footpath no. 431008 (FP1), 431006 (FP2) and 431002 (FP3) as identified within Receptor Groups RG1, RG2 and RG3.
- 6.7 Evidently these footpaths are used for recreational purposes and it is assumed that for the most part, people using these routes will have a focus on the agrarian landscape and where available, the distant views over Whitehaven to the south-west.
- 6.8 People using these Public Rights of Way are therefore considered to have a higher susceptibility to the kind of changes brought about by the development proposals.
- 6.9 With regards to the value of the views experienced from these footpaths, their routes does not track through areas acknowledged for their scenic quality and there are no relevant designations, interpretive provision or identified viewpoints. The views experienced are of a rural nature, however the proximity and presence of residential areas in the northern part of Whitehaven is nearly always apparent. Views of this nature are synonymous with the area and consistent with Type 5 Lowland and Sub Type 5d – Urban Fringe as defined by the Cumbria Landscape Character Guidance and Toolkit.
- 6.10 The overall value of the views experienced from the footpaths is therefore considered to vary between high/medium and medium/low.

6.0

Visual Effects

- 6.11 The susceptibility of these PRow users to the kind of changes associated with the development proposals, is considered to be moderated by the proximity and presence of residential development within the existing views. As a result, the susceptibility of the users of Footpaths FP1, FP2 and FP3 (RG1, RG2 and RG3) is considered to be between high/medium and medium/low.
- 6.12 The Sensitivity of the users of public footpaths FP1, FP2 and FP3 is therefore considered to be between High/Medium and Medium/Low (sensitivity varies between Viewpoints – see Table 1 Visual Effects).

Sensitivity – The Residents of Properties

- 6.13 There are a significant number of properties from which residents experience a view or views of the application site.
- 6.14 The residents of properties located adjacent to the northern boundary of the application site on Elizabeth Crescent (RG4), may experience open views across the site. In some cases these views are likely to culminate on the skyline created by the rise in the ground levels to the south and do not include nearby residential development, whereas other residents (to the western end of Elizabeth Crescent) may experience more distant views to the south-west which include central parts of Whitehaven and the harbour area. These views will likely be highly valued by residents, however the area is not formally acknowledged for its scenic quality. All the residents identified are considered to experience views of a moderate value, however due to the nature of the views experienced by the residents of properties located immediately adjacent to the application site, RG4 residents are considered to have a higher susceptibility to change.
- 6.15 With views of a Medium value and a High/Medium susceptibility to change, the overall sensitivity of the residents of Visual Receptor Groups 4 is considered to be High/Medium.
- 6.16 Other residential receptors identified within RG5 to RG11 are generally located to the north, west and south of the application site often experience more distant views from elevated locations which include open areas comprising pastoral fields and areas of residential development. The permanence and non-transient nature of residents is considered to increase their susceptibility to change, however the proximity and presence of residential development within these views is considered to moderate their susceptibility to the kind of changes brought about by the proposed development of the application site.
- 6.17 With views of a Medium value and a Medium susceptibility to change, the overall sensitivity of the residents of Visual Receptor Groups RG5, RG6, RG7, RG8, RG9, RG10 and RG11 is considered to be Medium.

6.0

Visual Effects

Sensitivity – Road Users

- 6.18 Receptor Groups RG12, RG13, RG14, RG15 and RG16 comprise people using the highway network within the study area, who may experience a view of the application site whilst doing so. The distance of the views experienced varies significantly, however their content is relatively consistent in that they incorporate pastoral fields and areas of residential development on rising ground. The views experienced are considered to be of a medium value. The transient nature of road users is considered to moderate their susceptibility to change as is the proximity and presence of residential development within the views experienced.
- 6.19 With views of a Medium value and a Medium to Low susceptibility to change, the overall sensitivity of road users identified by Visual Receptor Groups RG12, RG13, RG14, RG15 and RG16 is considered to be Medium to Low.

Sensitivity – Miscellaneous Visual Receptors in central Whitehaven

- 6.20 Receptor Group RG17 comprises residents, visitors and people working, shopping or moving around the town centre and harbour area of Whitehaven. The higher quality of the views experienced by these receptors may often be by virtue of the nature of their immediate surroundings in the historic parts of the town, however where more distant views out of the town are experienced, such as the views experienced from the harbour area, the surrounding high ground forms a strong, prominent background that contains and envelops the town. Views from central parts of Whitehaven are therefore considered to be of a higher value however, housing located around the town on the higher ground is very much a prominent element within those views, so these receptors are considered to have a lower susceptibility to the kind of changes generated by the development proposals.
- 6.21 With views of a High to Medium value and a Medium to Low susceptibility to change, the overall sensitivity of Visual Receptor Group RG17 is considered to be Medium.

Magnitude of Effect

- 6.22 In order to prevent further repetition within Table 1 - Visual Effects, some elements of the process of determining the anticipated magnitude of effect for all visual receptors has been considered and ascertained within the text below.
- 6.23 In order to determine the magnitude of change that is likely to be experienced by a visual receptor, the methodology requires the following to be determined:
- Size and scale of the visual effects;
 - The geographical extent of the visual effects; and
 - The reversibility and duration of the effect.
- 6.24 The size, scale and geographical extent of the visual effects are potentially different for each individual receptor so they are considered individually within Table 1 – Visual Effects.
- 6.25 The duration of the visual effects (ie the perceived change generated by the proposed built form on the application site), is considered to be long term (10-25 years) for all visual

6.0

Visual Effects

receptors. In the longer term however, the nature of the visual effect can change as the proposed new planting to the boundaries and within the sites will become established and the tree planting in particular will become increasingly prominent within the views experienced. This assessment only considers Year 1 effects, however longer term changes brought about by the development of trees and or hedgerows are referenced within Table 1 – Visual Effects.

- 6.26 With regard to reversibility, the visual effects of the development are considered to be permanent for all visual receptors.
- 6.27 See Appendix 1 - Table 1 – Visual Effects for details of the anticipated changes to the views experienced by the visual receptors identified within 1.3 of this assessment.

7.0 Summary and Conclusion

Landscape Effects

- 7.1 The landscape features affected by the development of the application site will be limited to the loss of the existing pastoral grassland and the removal of a short section of existing boundary hedgerow to construct the new site access off Elizabeth Crescent. The loss of these features is considered to generate levels of adverse landscape effect that will be in part ameliorated by the proposed tree and hedgerow planting throughout the proposed development (although the effect of new planting will be limited in the short term).
- 7.2 The effects upon the existing landscape features of the site are considered to generate a localised level of adverse effect that contributes to the overall Year 1 Landscape Effect of Moderate Adverse for the Application Site.
- 7.3 The effects upon the existing features on the application site are not however, considered to generate any higher levels of adverse landscape effect upon the wider study area, being The Wider Agricultural Landscape (Minor Adverse), The North Whitehaven Residential Townscape (Minor Adverse/Negligible) and the Central Whitehaven Townscape (Minor Adverse/Negligible).
- 7.4 With regards to landscape character, the character of the application site will inevitably change if developed as proposed, however the magnitude of the change will be moderated by its existing urban fringe character. For similar reasons, the change in the character of the application site is considered to be localised and therefore is not expected to adversely affect (to any great extent) the landscape/townscape character of the wider agricultural landscape (again by virtue of its urban fringe character), the North Whitehaven Residential Townscape or the Central Whitehaven Townscape.

Visual Effects

- 7.5 This appraisal identified a total of 17 visual receptor groups, which primarily included the users of Public Rights of Way, residents and road users. Some higher levels of adverse visual effect are expected to be generated by the development of the application site as proposed, however the number of receptors experiencing higher, adverse levels of visual effect (ie moderate adverse, moderate/major adverse or major adverse) is limited as they predominantly include those located in closer proximity to the site, where clearer, more direct views are experienced (see Summary of Landscape Effects Table in Appendix 2).
- 7.6 The receptors expected to experience higher levels of adverse visual effect resulting from the implementation of the development scheme include the users of footpath no.431008 FP1 (RG1 – Moderate Adverse and Major/Moderate Adverse visual effect at Year 1), which passes along the eastern boundary of the application site, the residents of properties adjacent to the site on Elizabeth Crescent (RG4 – Major/Moderate Adverse Visual Effect at Year 1) and the residents of Rosewayne, Havergath and Harras Park Farm (RG10 – Moderate Adverse Visual Effect at Year 1).
- 7.7 With the exception of RG5 (Moderate/Minor Adverse at Year 1), the anticipated visual effects for all the remaining visual receptors (RG2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16 and 17) are expected to be Minor Adverse, Minor Adverse/Negligible or Negligible. These lower levels of visual effect are due to the following elements (both individually or a combination

7.0

Summary and Conclusion

thereof):- the distance of the views, their expansive nature, their partial nature, the varied topography and/or the existing presence and prominence of other residential development on the hillsides around Whitehaven.

Conclusion

- 7.8 The development of the site as proposed is likely to generate some higher levels of adverse landscape effect, however it is anticipated that these effects will be very much localised, affecting the site and its immediate surroundings rather than affecting the wider agricultural landscape or the townscape of Whitehaven to any great extent.
- 7.9 The site has a visual prominence that is reflected by the higher number of visual receptor groups identified within the baseline section of this appraisal, however despite the high levels of visual prominence associated with the site and the development proposals, only two of the seventeen identified visual receptor groups are expected to experience higher levels of adverse visual effect as a result of the development proposals. In both cases these visual effects are predominantly generated by the close proximity of the visual receptors to the application site.
- 7.10 As a result the landscape and visual effects associated with the development of the application site are considered to be acceptable in the context of this site on the edge of Whitehaven.

A.1

Appendix 1

Table 1 – Visual Effects

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 Visual Effect
RG1 – People using Public Footpath no. 431008 - FP1 0m to circa 250m	People using the public footpath no.431008 (FP1) which tracks along the eastern boundary of the application site, experience clear views of the site, the adjacent residential properties and in some cases, the open, rural landscape to the north and east.	Viewpoint 1a - Walkers will experience limited views of the new houses located at the north-eastern corner of the application site. The new development will form a small extension to the existing housing on Elizabeth Crescent & will be well assimilated into the view by the existing woodland block at the eastern end of the site. Viewpoint 1b –The current view is limited by the drop in the levels across the site which creates a skyline. As a result, the existing view is relatively featureless. Open views across the higher eastern half of the application site will be curtailed by the new houses. Viewpoint 1c – Open views across the higher eastern half of the application site, the existing housing on Elizabeth Crescent & more distant higher ground to the north will be curtailed by the new houses. Viewpoint 1d – Open views across the field to the south of the site. The new houses will add a new element of built form into the view as there are currently no existing properties within the view. The houses will be set at a lower level so will only be partially visible	Medium Medium/ Low Medium Medium	Viewpoint 1a – Topography, vegetation and the existing residential built form will significantly moderate the size, scale and geographical extent of the effects. Viewpoint 1b – The new housing will be close and will occupy most of the view thus increasing size, scale and geographical extent of the effects. Viewpoint 1c – The new housing will be close and will occupy most of the view thus increasing size, scale and geographical extent of the effects. Viewpoint 1d – The new housing will be lower and more distant and will occupy a proportion of the view thus the size, scale and geographical extent of the effects will be moderated.	Minor Adverse Major Adverse Major Adverse Minor Adverse	Minor Adverse Moderate Adverse Major/ Moderate Adverse Minor Adverse
RG2 – People using public footpath no. 431006 - FP2 circa 410m-450m	Views are restricted by the existing residential development on Elizabeth Crescent and the block of woodland located just beyond the eastern end of the application site. The southern boundary formed by the defunct hawthorn hedgerow is skylined in part in both viewpoints. Views from the western end of the footpath (see Viewpoint 2b) also extend to the coast and include areas of housing on elevated ground at Kells, on the south-western edge of Whitehaven and beyond, the headland known as North Head, some 6.6km from the application site.	Viewpoint 2a - The new housing will form an extension to the existing built form on Elizabeth Cr. New houses will be located behind the existing woodland block at the eastern end of the site & the existin housing. New houses will be skylined, as existing housing on Elizabeth Cres. Viewpoint 2b - The new housing will form an extension above & to the south of the existing housing on Elizabeth Crescent. It will be skylined, whereas the existing housing does not currently project high enough to do so.	High/ Medium High/ Medium	Viewpoint 2a - Topography, vegetation and the existing residential built form will significantly moderate the size, scale and geographical extent of the effects. Viewpoint 2b – The new housing will form a relatively small extension to the existing block of built form on Elizabeth Crescent. The existing built form will therefore moderate the size, scale and geographical extent of the effects.	Minor Adverse Minor Adverse	Minor Adverse Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG3 – People using public footpath no.431002 – FP3 Circa 450m +	People walking downhill, in a southerly direction on public footpath no.431002 (FP3) experience clear and partial views of the application site from distances in excess of circa 450m. Views are extensive; towards the site they extend over existing residential development located on lower ground between this footpath and the application site, whereas to the south-west they extend to include the centre of Whitehaven, the marina/harbour, housing on elevated ground in Kells and the headland known as North Head, some 6.6km from the application site.	Walkers will experience clear views of the new houses, particularly those located within the north-western parts of the application site. The new housing will form a natural extension to the existing housing on Elizabeth Crescent. Some of the new housing at the eastern end of the site will extend above the skyline formed by the defunct hedgerow on the southern boundary. The main focus of the view towards Whitehaven and the adjacent coastline will remain unaffected.	Medium/ High	The size, scale and geographical extent of the visual effects are moderated by the expansive nature of the views experienced, the distance of the views and their partial nature (much of the eastern parts of the site are screened from view by the existing housing on Elizabeth Crescent). Effects are also moderated by the presence of existing residential and other development within the views experienced.	Minor Adverse	Minor Adverse
RG4 – Residents of Elizabeth Crescent Circa <50m	Some of the residents of Elizabeth Crescent may experience a view of the application site from distances of up to circa 50m. Those residing in the properties located adjacent to the north boundary of the site are likely to experience the clearest views, particularly from their rear facing upper storey windows. Residents adjacent to the eastern end of the north boundary experience views of the site and the hawthorn hedgerow forming its southern boundary, whereas the residents of some of the properties positioned to the western end of the site are afforded more expansive views to the south-west which incorporate the town centre, the marina/harbour, housing on elevated ground in Kells and the headland known as North Head, some 6.6km from the application site.	The residents of houses located adjacent to the northern boundary of the site will experience clear views of the new houses. Residents at the eastern end of the site will have their views across the site to the defunct hedgerow on the southern boundary, curtailed. Residents of properties adjacent to the western half of the site may have existing distant views of Whitehaven, the harbour and the coastline beyond. These views are likely to be curtailed by the new houses.	Medium/ High	The size, scale and geographical extent of the visual effects will be increased by the proximity of the housing, the proportion of the existing views affected and the significant reduction in the distance of the views, particularly the distant views experienced by residents adjacent to the western half of the application site.	Major/ Moderate Adverse	Major/ Moderate Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG5 – The residents of properties located on Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close Circa 290m-740m	The residents of houses located to the north and north-west of the application site on Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close may experience a view of the site. For the most part the views experienced are likely to be partial, comprising parts of the field and the hedgerow located on the southern boundary, projecting above the houses located on Elizabeth Crescent and the trees located adjacent to the site's lower, western boundary.	Viewpoint 4a – Some residents will experience clear views of the new houses, particularly those located within the western half of the application site. The new housing will form a natural extension to the existing housing on Elizabeth Crescent. Some of the new housing at the eastern end of the site will extend above the skyline formed by the defunct hedgerow on the southern boundary (in a similar fashion to the existing housing on Elizabeth Crescent). Viewpoint 4b – The angle of the view is similar to 4a, however this viewpoint is closer and from a lower elevation. Some residents will experience clear views of the new houses located within the western half of the application site. The new housing will form a natural extension to the existing housing on Elizabeth Crescent. Some of the new housing at the eastern end of the site will extend above the skyline formed by the defunct hedgerow on the southern boundary (in a similar fashion to the existing housing on Elizabeth Crescent).	Medium Medium	Viewpoint 4a – The size, scale and geographical extent of the visual effect is moderated by the distance of the view and the proportion of the view the development will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced. Viewpoint 4b – The size, scale and geographical extent of the visual effect is moderated to a lesser extent by the closer distance of the view and the proportion of the view the development will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced.	Moderate/ Minor Adverse Minor Adverse	Moderate/ Minor Adverse Minor Adverse
RG6 – The residents of properties located on Read Drive and Coronation Drive Circa 180m – 340m	The residents of properties located on lower ground to the west, on streets such as Coronation Drive, and Read Drive (and possibly amongst other adjoining streets) may experience partial views of the application site. The site is located in an elevated position and is set behind the existing block of trees between the site's western boundary and Victoria Road so the views of the site are very limited.	Viewpoint 5 – Some residents may experience partial views of some of the new houses located at the lower, western end of the application site. Views of the new houses will be restricted by the existing trees positioned on the rising ground between the western boundary of the site and Victoria Road.	Medium	Viewpoint 5 – The size, scale and geographical extent of the visual effect is moderated by the partial nature of the views, the elevated position of the site and the oblique nature of many of the views experienced. Effects are also moderated by the presence of existing residential and other development within the views experienced.	Minor Adverse	Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG7 – The residents of houses located on Bransty Road and Briscoe Crescent Circa 980m	Residents may experience a partial view of the application site from a distance of circa 980m. Views are contained by rising ground to the north and south of the A595 and include the site, the boundary hedgerow to the southern boundary, the woodland beyond the southern boundary and the existing housing on Elizabeth Crescent to the north.	Viewpoint 6 – Some residents may experience views of some of the new houses located within the sloping western end of the application site. The new housing will form an extension of the existing housing on Elizabeth Crescent. Some of the new houses located towards the middle and eastern half of the application site will be skylined, however this is a common feature of the housing in the area (see existing housing to the left and right sides of Viewpoint 6).	Medium	The size, scale and geographical extent of the visual effects are expected to be moderated by the distance and the proportion of the view the new houses will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced.	Minor Adverse	Minor Adverse
RG8 – The residents of houses located on South View Road, Brayton Road, The Close, North Road, Earls Road and Lonsdale Street (and possibly amongst others) Circa 500m to 800m.	Residents may experience a partial view of the application site. Views may include the lower, western half of the site contained by the hedgerow to the south, the housing on Elizabeth Crescent to the north and the lower woodland block to the west. These residents are in some cases in elevated positions which allow expansive views across the valley containing the A595 and A5094, incorporating areas of housing rising up towards the higher fields on Harras Moor (which include the application site).	Viewpoint 7a – Some residents may experience clear views of some of the new houses located within the sloping western end of the application site. The new housing will form an extension of the existing housing on Elizabeth Crescent, although it will be separated from the lower level housing on and to the west of Victoria Road by the block of trees located below the site and adjacent to the western boundary. Some of the new houses located towards the middle and eastern half of the application site will be skylined in a similar fashion to the existing housing on Elizabeth Crescent, however this is a common feature of the housing in the area. Viewpoint 7b – In contrast to the oblique angle of Viewpoint 7a, this viewpoint is perpendicular to the western boundary of the site. The new houses within the lower western half of the application site will be relatively prominent within the view, however the apparent extent of the housing will be moderated by the foreshortened nature of the view, due to the angle of the view and the sloping nature of the site.	Medium Medium	Viewpoint 7a – The size, scale and geographical extent of the visual effects are expected to be moderated by the distance, the proportion of the view the new houses will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced and the partial nature of the views ie the full extent of the development will not be apparent from this viewpoint. Viewpoint 7b – The size, scale & geographical extent of the visual effects are expected to be moderated by distance, the proportion of the view & the new houses will occupy and the perpendicular nature of the view reducing the apparent extent of the development. Effects are also moderated by the presence of existing residential and other development within the views experienced and the partial nature of the views ie the full extent of the development will not be apparent from this viewpoint.	Minor Adverse Minor Adverse	Minor Adverse Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG9 – The residents of houses at Scilly Bank and Tollbar Cottage, Croft Morris Farm, Summerhill Farm and Quality Corner Circa 280m - 540m	The residents of properties located on rising ground to the north and north-east may experience partial views of the application site. Properties include a cluster of houses at Scilly Bank, Tollbar Cottage on Victoria Road, Croft Morris Farm, Summerhill Farm and two properties at the southern edge of Quality Corner. The views experienced include the housing on Elizabeth Crescent and the woodland block at the eastern end of the site, with partial views of the application site beyond. Views are experienced from distances of between circa 430m and 540m (Viewpoints 2a and 2b are representative of the views experienced).	Viewpoint 2a - The new housing development will form an extension to the south of the existing built form on Elizabeth Crescent. The bulk of the new housing will be located behind the existing woodland block at the eastern end of the site & the existing housing. The new houses will be skylined in a similar fashion to the existing housing on Elizabeth Crescent. Viewpoint 2b - The new housing will form an extension above & to the south of the existing housing on Elizabeth Crescent, extending as an apparent thin sliver left to right across the view. It will be skylined, whereas the existing housing does not currently project high enough to do so. Viewpoint 8 – View from Tollbar Cottage on Victoria Road - The new housing development will form an extension to the south of the existing built form on Elizabeth Crescent. The bulk of the new housing will be located behind the existing woodland block at the eastern end of the site & the existing housing. The new houses will be skylined in a similar fashion to the existing housing on Elizabeth Crescent.	Medium Medium Medium	Viewpoint 2a - Topography, vegetation and the existing residential built form will significantly moderate the size, scale and geographical extent of the effects. The full extent of the development will not be apparent from this viewpoint. Viewpoint 2b – The new housing will form a relatively small extension to the existing block of built form on Elizabeth Crescent. The existing residential built form will therefore moderate the size, scale and geographical extent of the effects. The western/eastern extents of the development will be apparent from this viewpoint, however the north and southern extension will be significantly foreshortened. Viewpoint 8 - Topography, vegetation and the existing residential built form will moderate the size, scale and geographical extent of the effects and the full extent of the development will not be apparent from this viewpoint.	Minor Adverse Minor Adverse Minor Adverse	Minor Adverse Minor Adverse Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG10 – The residents of Harras Park Farm, Havergarth and Rosewayne, Circa 125m - 150m	The residents of three properties located to the south may experience partial views of the site incorporating the hedgerow to the southern boundary and possibly partial views of the houses on Elizabeth Crescent. These properties are located between circa 125m and 150m to the south of the site (Viewpoint 1d is representative of the views experienced).	Residents may already experience partial views of the upper sections of the existing properties on Elizabeth Crescent. The new houses will be more prominent as those adjacent to the southern boundary of the site will be positioned at a higher elevation and will be closer by up to circa 110m. Improvements to the defunct hedgerow may in the longer term, provide some amelioration of the year 1 effect.	Medium	The size, scale and geographical extent of the visual effects are expected to be determined by the distance & orientation of these properties to the application site & the proposed development therein. The western/eastern extents of the development could be apparent, particularly from Harras Park Farm, however the north and southern extension will be significantly foreshortened.	Medium	Moderate Adverse
RG11 – The residents of properties on Harbour View and High Road in Arrowthwaite Circa 1.8km - 2km	The residents of properties located on elevated ground to the south-west of the application site, beyond the centre of Whitehaven. Properties include those on Harbour View and High Road in Arrowthwaite and residents experience very limited, partial views of the application site from distances of between circa 1.8km and 2km. Views are restricted by distance and the slightly higher ground to the south of the site.	Viewpoint 9 – Residents with north-east facing windows may experience limited, partial views of the new houses. The development will appear as a thin sliver of housing forming an extension to the existing properties on Elizabeth Crescent. The development will be slightly more prominent than the existing houses, although the prominence will remain low. The new houses maybe skylined but the views are expansive and seen in the context of other significant blocks of housing development often separated by large areas of pastoral farmland.	Medium	Viewpoint 9 - The size, scale and geographical extent of the visual effects associated with the development are expected to be significantly moderated by the distance, the topography & the small proportion of the view occupied by the new housing. There will likely be a discernible change to the views experienced, however the views are expansive and include significant quantities of housing on the hillsides around Whitehaven.	Negligible	Negligible

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG12 – Road users on Victoria Road and those travelling south from Quality Corner Circa 1.8km - 2km	People travelling in a north-westerly direction along Victoria Road and in a southerly direction from Quality Corner, experience partial views of the application site set behind the woodland block at the eastern end of the site and alongside the housing on Elizabeth Crescent. Views are experienced from distances of between circa 240m and 480m (Viewpoints 2b and 8 are representative of the views experienced).	Viewpoint 2b - The new housing will form an extension above & to the south of the existing housing on Elizabeth Crescent, extending as an apparent thin sliver left to right across the view. It will be skylined, whereas the existing housing does not currently project high enough to do so. Viewpoint 8 – View from Victoria Road - The new housing development will form an extension to the south of the existing built form on Elizabeth Crescent. The bulk of the new housing will be located behind the existing woodland block at the eastern end of the site & the existing housing. The new houses will be skylined in a similar fashion to the existing housing on Elizabeth Crescent.	Medium/ Low Medium/ Low	Viewpoint 2b – The new housing will form a relatively small extension to the existing block of built form on Elizabeth Crescent. The existing residential built form will therefore moderate the size, scale and geographical extent of the effects. The western/eastern extents of the development will be apparent from this viewpoint, however the north and southern extension will be significantly foreshortened. Viewpoint 8 - Topography, vegetation and the existing residential built form will moderate the size, scale and geographical extent of the effects and the full extent of the development will not be apparent from this viewpoint.	Minor Adverse Minor Adverse	Minor Adverse/Negligible Minor Adverse/Negligible
RG13 – Road users on the western edge of Whitehaven Golf Course Circa 410m to 500m	People using the section of unclassified road which runs alongside the western edge of Whitehaven Golf Course, experience partial views of the site located beyond the woodland block adjacent to the eastern boundary and alongside the housing on Elizabeth Crescent.	Viewpoint 10 - The new housing will form an extension to the south of the existing housing on Elizabeth Crescent, although the new houses will be located behind the existing woodland block at the eastern end of the application site. When in leaf, these trees will significantly restrict any views of the new houses and furthermore, the trees will prevent the new houses being skylined.	Medium/ Low	Viewpoint 10 – The new housing will form an extension to the existing built form on Elizabeth Crescent. The existing residential built form, the topography and the screening trees will moderate the size, scale and geographical extent of the effects. Only the eastern end of the development will be seen from this road.	Minor Adverse	Minor Adverse/Negligible

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
<p>RG14 – Road users on Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close</p> <p>Circa 290m - 740m</p>	<p>People using residential roads to the north and north-west of the application site may experience intermittent, partial views of the site from roads such as Alder Close, Ash Grove, Rannerdale Drive, Beech Grove and Sycamore Close. For the most part the views experienced are likely to be partial, comprising parts of the field and the hedgerow located on the southern boundary, projecting above the houses located on Elizabeth Crescent and the trees located adjacent to the site's lower, western boundary. Views are experienced from distances of between circa 290m and 740m.</p>	<p>Viewpoint 4a – Some road users may experience clear views of the new houses, particularly those located within the western half of the application site. The new housing will form a natural extension to the existing housing on Elizabeth Crescent. Some of the new housing at the eastern end of the site will extend above the skyline formed by the defunct hedgerow on the southern boundary (in a similar fashion to the existing housing on Elizabeth Crescent).</p> <p>Viewpoint 4b – The angle of the view is similar to 4a, however this viewpoint is closer and from a lower elevation. Some road users will experience clear views of the new houses located within the western half of the application site. The new housing will form a natural extension to the existing housing on Elizabeth Crescent. Some of the new housing at the eastern end of the site will extend above the skyline formed by the defunct hedgerow on the southern boundary (in a similar fashion to the existing housing on Elizabeth Crescent).</p>	<p>Medium/Low</p> <p>Medium/Low</p>	<p>Viewpoint 4a – The size, scale and geographical extent of the visual effect is moderated by the distance of the view and the proportion of the view the development will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced.</p> <p>Viewpoint 4b – The size, scale and geographical extent of the visual effect is moderated to a lesser extent by the closer distance of the view and the proportion of the view the development will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced.</p>	<p>Moderate/Minor Adverse</p> <p>Minor Adverse</p>	<p>Minor Adverse</p> <p>Minor Adverse/Negligible</p>
<p>RG15 – Road users on the A595 nr Briscoe Bank</p> <p>Circa 980m</p>	<p>People travelling towards Whitehaven on the A595 at the southern edge of Parton, nr Briscoe Bank, may experience a partial view of the application site from a distance of circa 980m. Views are contained by rising ground to the north and south of the A595 and include the site, the boundary hedgerow to the southern boundary, the woodland beyond the southern boundary and the existing housing on Elizabeth Crescent to the north (see Viewpoint 6).</p>	<p>Viewpoint 6 – Some road users may experience views of some of the new houses located within the sloping western end of the application site. The new housing will form an extension of the existing housing on Elizabeth Crescent. Some of the new houses located towards the middle and eastern half of the application site will be skylined, however this is a common feature of the housing in the area (see existing housing to the left and right sides of Viewpoint 6).</p>	<p>Medium/Low</p>	<p>The size, scale and geographical extent of the visual effects are expected to be moderated by the distance and the proportion of the view the new houses will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced.</p>	<p>Minor Adverse</p>	<p>Minor Adverse/Negligible</p>

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG16 – Road users on South View Road, Brayton Road, The Close, North Road, Earls Road and Lonsdale Street (and possibly amongst others) Circa 500m - 800m	People using residential roads in Bransty, such as South View Road, North Road, Mona Road, Earl Road and North Road (and possibly amongst others), may experience intermittent partial views of the application site. Views include the lower, western half of the site contained by the hedgerow to the south, the housing on Elizabeth Crescent to the north and the lower woodland block to the west. These roads are positioned on elevated ground which allows expansive views across the valley containing the A595 and A5094, incorporating areas of housing rising up towards the higher fields on Harras Moor (which include the application site).	Viewpoint 7a – Some road users may experience clear views of some of the new houses located within the sloping western end of the application site. The new housing will form an extension of the existing housing on Elizabeth Crescent, although it will be separated from the lower level housing on and to the west of Victoria Road by the block of trees located below the site and adjacent to the western boundary. Some of the new houses located towards the middle and eastern half of the application site will be skylined in a similar fashion to the existing housing on Elizabeth Crescent, however this is a common feature of the housing in the area. Viewpoint 7b – In contrast to the oblique angle of Viewpoint 7a, this viewpoint is perpendicular to the western boundary of the site. The new houses within the lower western half of the application site will be relatively prominent within the view, however the apparent extent of the housing will be moderated by the foreshortened nature of the view, due to the angle of the view and the sloping nature of the site.	Medium/ Low Medium/ Low	Viewpoint 7a – The size, scale and geographical extent of the visual effects are expected to be moderated by the distance, the proportion of the view the new houses will occupy. Effects are also moderated by the presence of existing residential and other development within the views experienced and the partial nature of the views ie the full extent of the development will not be apparent from this viewpoint. Viewpoint 7b – The size, scale and geographical extent of the visual effects are expected to be moderated by the distance, the proportion of the view the new houses will occupy and the perpendicular nature of the view which reduces the apparent extent of the development. Effects are also moderated by the presence of existing residential and other development within the views experienced and the partial nature of the views ie the full extent of the development will not be apparent from this viewpoint.	Minor Adverse Minor Adverse	Minor Adverse/ Negligible Minor Adverse/ Negligible

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG17 – Residents, visitors and people working, shopping or moving around the town centre and harbour area Circa 1km - 1.8km	People may experience very limited partial and or intermittent views of the application site from distances of between circa 1km and 1.8km. The views of the site comprise very limited, partial views which are restricted by distance and the slightly higher ground to the south of the site.	Viewpoint 11 – People living, working, shopping and moving around the centre of Whitehaven may experience limited, partial views of the new houses. The development will appear as a small, thin sliver of housing forming an extension to the existing properties on Elizabeth Crescent. The development will be slightly more prominent than the existing houses, although the prominence will remain low. The new houses maybe skylined but the views are expansive and seen in the context of other significant blocks of housing development to the north, north-east and east of Whitehaven, often separated by large areas of pastoral farmland.	High	Viewpoint 11 - The size, scale and geographical extent of the visual effects associated with the development are expected to be significantly moderated by the distance, the topography & the small proportion of the view occupied by the new housing. There will likely be a discernible change to the views experienced, however the views are expansive and include significant quantities of housing on the hillsides around Whitehaven.	Negligible	Negligible

A.2 Appendix 2

Appendix 2 – Summary Tables of Landscape and Visual Effects

Table 2 : Summary Table of Landscape/Townscape Effects

Landscape/Townscape Element	Year 1 – Landscape Effect
The Application site	Moderate Adverse
The Wider Agricultural Landscape	Minor Adverse
The North Whitehaven Residential Townscape	Minor Adverse/Negligible
The Central Whitehaven Townscape	Minor Adverse/Negligible
Overall Landscape/Townscape Effect	Minor Adverse

Table 3 : Summary Table of Visual Effects

Visual Receptors	Year 1 – Visual Effect
RG1 - Footpath Users – FP1	Minor Adverse
	Moderate Adverse
	Major/Moderate Adverse
	Minor Adverse
RG2 – Footpath Users – FP2	Minor Adverse
	Minor Adverse
RG3 - Footpath Users – FP3	Minor Adverse
RG4 - Residents	Major/Moderate Adverse
RG5 - Residents	Moderate/Minor Adverse
	Minor Adverse
RG6 - Residents	Minor Adverse
RG7 – Residents	Minor Adverse
RG8 – Residents	Minor Adverse
	Minor Adverse
RG9 – Residents	Minor Adverse
	Minor Adverse
	Minor Adverse

RG10 – Residents	Moderate Adverse
RG11 - Residents	Negligible
RG12 – Road Users	Minor Adverse/Negligible
	Minor Adverse/Negligible
RG13 – Road Users	Minor Adverse/Negligible
RG14 – Road Users	Minor Adverse
	Minor Adverse/Negligible
RG15 – Road Users	Minor Adverse/Negligible
RG16 – Road Users	Minor Adverse/Negligible
	Minor Adverse/Negligible
RG17 - Other	Negligible
Site 1 Overall Visual Effect:	Year 1 Minor Adverse

A.3 Appendix 3

Type 5

Lowland



This landscape type includes extensive areas of lowland agricultural pasture. It has five sub types that reflect topographical and other changes.

These cover the ridges and dissecting valleys, lowland and undulating rolling farmland, drained mosses and agricultural land influenced by urban fringe development. In parts of the sub types traditional development and lowland pasture have been influenced by more recent 20th century development and past mineral workings. It is generally a large scale open landscape with simple farmed uses. However they are sensitive to both incremental and planned development and agricultural change.

Sub types:

5a Ridge and Valley

5b Low Farmland

5c Rolling Lowland

5d Urban Fringe

5e Drained Mosses

Ridge and Valley

Location

This sub type runs in an unbroken band from Carlisle to Workington alongside the Limestone Fringe landscape. It becomes broken up around Workington and continues in this way to Cleator Moor.

Key Characteristics

- A series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells
- Well managed regular shaped medium to large pasture fields
- Hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.
- Scattered farms and linear villages found along ridges
- Large scale structures generally scarce

Physical character

This landscape is found mainly on carboniferous rocks overlain by extensive glacial till and riverine sand and gravels deposited in the glacial outwash plain. The glacial till formed some low subtle drumlins and the sand and gravel formed some long low eskers. These have helped shape the ridges and valley landscape. In some places, kettle holes occupy hollows in the surface of the glacial deposits and in places peat mires have formed. Coal seams can be found throughout the area. The ridges and valleys vary in height between 50-130m AOD.

Land cover and land use

The landscape rises gently to high wide ridges with long views or falls to small, narrow valleys. The Ellen Valley forms a distinctive feature.

The landscape is dominated by improved farmed pasture. Fields are typically regular in shape and are medium to

large in size. Arable fields provide an occasional contrast with the pasture. Field patterns tend to be oblong with straight boundaries enclosed by hedges, hedge banks or fences. These still reflect the planned enclosure of open common pastures in the 19th century.

The patchwork field pattern is interspersed with both native broadleaved and planted coniferous woodlands and some unimproved and features include dense high hedges, woodland, especially along narrow valleys, shelterbelts, remnant parkland and tree clumps. Some hedges are fragmented. Small areas of forestry plantation punctuate the landscape.

Scattered farm buildings are dispersed throughout the area and are often concealed by undulations in the land and woodlands. Villages are linear or nucleated in form, having developed this character largely in the later 19th and 20th centuries, and mainly sited along ridge tops.

Roads that connect the villages along the ridge tops are generally straight. Roads in the valleys tend to wind along contours and are flanked by high hedges or banks.

Industrial activities have influenced the landscape, with areas of reclaimed open cast land introducing modern field patterns, woodland and plantation features. Wind energy schemes are a reoccurring feature, and along with other vertical elements such as pylons, are often sited along ridge tops. They interrupt the skyline and form prominent features in the landscape.

Ecology

Much of the ecological interest of this agriculturally improved landscape lies in species-rich hedgerows and hedge banks, particularly where they are allowed to grow tall. Most woods are plantations, both of native broadleaves and of conifers, but native oak woodland is found along the more deeply incised river and stream valleys. Plantations are often found on Ancient

Woodland sites. The larger conifer plantations are important for red squirrels. Less common habitats include species-rich rush pasture and purple moor-grass wet grasslands and, in a few rare cases, hay meadows. Small patches of species-rich pasture are occasionally present along steep banks. West of Carlisle several small remnant lowland raised bogs are present, now largely covered by woodland. Several important river systems flow through these valleys, including the River Ellen and tributaries of the River Derwent, which are important for Atlantic salmon, otter and freshwater pearl-mussel.

Historic and cultural character

This sub type is culturally very varied. Fields are often planned enclosure of former arable common fields and common grazing land. In general nucleated villages developed late in a historically dispersed settlement pattern. It features ancient market centres such as Aspatria, Wigton and Dalston. Settlements are often surrounded by traditional field systems with some fossilised strips. On the outskirts of many settlements are the remains of former industries including iron mining and working, coal mining, quarrying and lime burning. Evidence of Roman occupation is prolific in places and includes Roman roads and settlements like Papcastle. More recent military sites are a feature as at Great Broughton and Great Orton.

Perceptual character

These are medium scale landscapes generally enclosed in valleys and around woodlands with a more open feel along the ridge tops. Here the experience of the landscape can be influenced by changes in the seasons and weather and there can be a more elemental experience on exposed ridge tops. There are strong associations both with the nearby limestone fringe and coast due to the long views from the ridge tops. In particular there are attractive views over the Solway Firth and to the Lakeland Fells. Despite the concentration of large scale wind energy schemes that dominate the landscape around Workington, many parts remain intact and retain the sense of a pleasant, peaceful working farmed landscape.

Sensitive characteristics or features

The peaceful pastoral atmosphere away from busier parts is sensitive to large scale development. Native broadleaved woodlands, shelterbelts and remnant parklands, species rich hedges and hedge banks, and the interest they provide to the farmed landscape, are sensitive to changes in land management. Discrete and dispersed farmsteads are sensitive to unsympathetic expansion. Ridge top locations of settlements are sensitive to village expansion. Undeveloped areas of ridge tops and valley rims are sensitive to large scale ridge line development where significant contrast could arise between small scale settlements and large scale features such as large scale wind turbines and pylons. Open and uninterrupted views from ridge tops to the Solway Firth and Lakeland Fells are sensitive to large scale infrastructure development.

Vision

This pleasant working farmed landscape will be enhanced and restored. This landscape will accommodate further agricultural intensification and limited field enlargement and removal of hedges but this will be balanced with the improved management of retained hedgerows and woodlands and traditional field patterns. Bold new woodland planting will provide visual contrast. In addition, harsh development edges will be softened and existing and new, peripheral development will be integrated within a stronger landscape framework. Ridge top clutter will be restricted to strengthen the rural environment and minimise the effects of urban influences.

Changes in the Landscape

Over the next 10 – 20 years this landscape could be subject to the following changes or issues:

Climate Change

- An increase in short rotation coppice, biomass or other woodland planting could help mitigate against climate change and support renewable energy production.
- An increase in rainfall and extreme weather events could result in an increase in flash flooding. Flood

risk management may result in man made mitigation measures such as strengthened river defences, re-engineered bridges and access routes.

Management Practices

- Changes in agricultural practices could lead to the loss of traditional boundaries and field enlargement.
- Implementation of the Water Framework Directive could result in changes to water abstraction, pollution control, and changes in flood risk and river basin management. This could provide opportunities for enhancement and restoration of streamside features and river catchment areas.

Development

- There could be a trend towards the development of urban fringe characteristics where the sub type abuts towns and villages.
- Farm diversification could lead to an increase in the use of farm land for horse grazing and equestrian uses could result in changes to field patterns and boundaries. An introduction of stables and ménages could cause incremental change the character of the farmed areas.
- The continued need to support renewable energy schemes is likely to result in an increase in large scale wind energy schemes, energy crops and biomass planting. Large scale wind energy schemes have already changed the character of the sub type, particularly around Workington. Without careful control parts of this sub type could become defined by wind energy development. This could have knock on effects on the character of adjacent landscape types due to the far reaching visual effects of such development.
- Upgrades to the national grid to provide energy security and support new power generation could result in larger pylons and sub stations.
- There could be pressure to accommodate other large scale infrastructure development including, industrial buildings, roads, masts, and opencast coal mining. The latter could take place as markets for coal change. The exposed and open character of the ridgelines makes them sensitive to such development.
- Existing mineral sites could extend in the future which, if well planned, could provide opportunities for ecological enhancement during restoration.

Access and Recreation

- Public rights of way provide a network of routes that enable quiet appreciation and enjoyment of the countryside. Ongoing maintenance is needed to support this network in the future.
- Current farm stewardship grants provide the opportunity to develop more public access in the countryside. Future grant or other programmes may continue to support this.

Guidelines

Climate Change

- Encourage energy crops along valleys and away from ridge tops. These should avoid areas of sensitive habitat and seek to enhance hedge boundaries around fields. Planting should respect the scale of the local landscape features. The edges of short rotation forestry should be soft and follow the grain of the topography.
- Encourage appropriate woodland or other planting in landscapes higher up the river catchment areas to help provide natural alleviation to extreme weather events and reduce the amount of hard engineered solutions needed alongside rivers and close to settlements.

Natural Features

- Maintain and enhance the aquatic interest of rivers and floodplain environments.
- Use appropriate large scale new planting to integrate settlements and associated industrial development with the surrounding countryside and provide landscape frameworks for development expansion.
- Manage existing Plantation and Ancient Woodland sites to allow regeneration of broadleaved woodland.
- Undertake environmental improvement within villages and built up areas to complement planting proposals within the surrounding farmland areas: to include roadside tree planting and within public open spaces to create a more established appearance and a stronger identity to individual settlements.

Cultural Features

- Discourage the further nucleation of the settlement pattern.
- Manage and restock maturing hedgerow trees and woodlands.

- Reintroduce locally native hedges to enhance the strong matrix of field boundaries.
- Enrich depleted hedgerows following the pattern of the strong and dense hedgerows in certain areas while linking to woodland planting where possible.
- Enhance/restore hedgerows and encourage traditional management and maintenance.
- Discourage the permanent introduction of fences to replace or 'gap up' hedgerows.
- Large scale wind energy schemes should follow the guidance and capacity assessments of the Cumbria Wind Energy Supplementary Planning Document. Wind turbines and other energy infrastructure should be carefully sited and designed to prevent this sub type becoming an energy landscape.
- Encourage mineral sites to develop restoration schemes that reinforce the landscape features and provide ecological enhancement.

Development

- Discourage the further nucleation of the settlement pattern.
- Improve visual awareness of the individual settlement, land uses, and cultural landmarks along each road and provide locations for stopping, viewing and picnicking.
- Introduce appropriate roadside planting to frame long distance views of fells and estuary and relieve bland farmland views and reduce the detrimental impact of straight major roads on ridge tops through the open countryside.
- Undertake environmental improvements within the settlements including traffic calming, crossing points, roadside tree planting and strong definition of the gateway entrance and exit from the individual settlement.
- Ensure that the capacity for tall and vertical development such as pylons and turbines is agreed and not exceeded to maintain views, particularly in area surrounding Workington.
- Ensure new development makes a contribution to the character of the area by respecting the form of villages e.g. linear along ridge lines, creates new focal spaces and takes advantage of attractive long views.
- Carry out village enhancement schemes including townscape environmental improvements, tree planting and establishment of attractive green spaces.
- Reduce the impact of large scale new buildings by careful location away from ridge tops and subservient to traditional farm and landscape proposals, and using a choice of sympathetic colours and non-reflective finishes.
- Conserve and enhance the traditional farm buildings and features within their own setting.
- Encourage horse grazing and equestrian uses to respect field boundaries and field patterns. Stables and other facilities should be sited sensitively with appropriate landscape mitigation to prevent the erosion of the pastoral farmland character.

Access and Recreation

- Public rights of way should be well maintained and quiet recreational areas and facilities should be improved and developed to be compatible with the pastoral character of this sub type.
- Seek opportunities to enhance access to farmland through farm stewardship or other schemes.
- Disused railway lines could provide opportunities for discrete recreational routes and the enhancement of landscape features and ecological corridors.

Sub type 5b

Low Farmland

Location

This sub type can be found in several parts of the county – north, east and west of Carlisle, south of Whitehaven and north of Barrow. The sub type continues into the Lake District national park east of Seascale and is classified as Type D1 – Low Farmland in the Lake District National Park Landscape Character Assessment.

Key Characteristics

- Undulating and rolling topography
- Intensely farmed agricultural pasture dominates
- Patchy areas of woodland provide contrast to the pasture
- Woodland is uncommon west towards the coast
- Fields are large and rectangular
- Hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape

Physical character

Permo Triassic bedrock is overlain by thick glacial drift deposits forming sand and gravel eskers, low drumlins and a variety of undulations and topographical variations in the landscape. The rolling topography is dissected by small and larger meandering river valleys, with the latter being found through the lower plain around Carlisle. The land is low lying, usually below 100m AOD.

Land cover and land use

Much of this type is intensively farmed agricultural land. The predominant land cover is pasture. This is interspersed with arable land. Fields tend to be fairly large and bounded by hedges with hedgerow trees, or replacement fences. The hedges form an interlocking matrix across the undulating land.

Tree clumps, riverside and hedgerow trees are notable features. Woodland is uncommon particularly close to the coast in the west. It increases as you move inland but is often found as patchy woodland. The valley of the River Lyne runs from Kirklington north eastwards forming an important linear feature east of Carlisle. It includes hanging and ancient semi-natural woodlands. Areas of wet pasture are found in low lying areas and near watercourses.

The settlement pattern is varied, with large and small nucleated traditional settlements intermixed with many discrete farms dispersed across the landscape. Buildings are often rendered with rich red sandstone buildings dominant along the west coast, and lighter sandstone buildings around Carlisle. Straight roads are common.

Pylons and telegraph poles are generally subtle elements, but pylons can sometimes dominate, especially where there is more than one line of them.

Ecology

This is an intensely, agricultural landscape where semi-natural vegetation is scarce. There are areas of grazing marsh and floodplain habitat north west of Wigton and north east of Carlisle. This supports a range of plants including creeping bent and marsh foxtail. In wetter field margins greater reed mace, reed canary grass, water plantain and sedges are supported. Hedgerows are common, but often species-poor and woodland is scarce west of Carlisle. Significant woodland cover is however present along the River Lyne, supporting a range of upland oak and wet woodland communities. Small and medium sized rivers are a common feature of the landscape, supporting small ribbons of woodland and otters. Several small remnant lowland raised bogs are present around the Carlisle area and these support areas of birch and pine woodland, rush pasture and purple moor-grass and small areas of raised mire vegetation. One has a colony of the uncommon white-

faced darter dragonfly. This landscape is important for farmland birds, including yellowhammer, linnet and tree sparrow. This landscape is also important for barn owl to the north and east.

Historic and cultural character

In the north of the county this landscape type is greatly influenced by the presence of the Anglo Scottish border and contains a number of medieval fortified sites including tower houses. Cropmark sites of prehistoric and Romano-British settlements are found. Other archaeological and historical interest in the landscape includes Hadrian's Wall and sites as diverse as Egremont Castle, the former Royal Ordnance Factory at Gretna and stretched across the Scottish border; Britain's earliest operational nuclear power station at Calder Hall. The settlement pattern is varied. To the west of Carlisle areas of medieval influenced nucleated settlements around former common arable fields and more dispersed farmsteads developed around the time of planned field enclosure. To the north and east of Carlisle and around Millom field patterns are dominated by planned enclosures and ancient enclosures. South of Whitehaven more traditional settlements are dominated by modern settlements and development associated with Sellafield. In general the field pattern is very regular with the area to the north of Carlisle characterised by late enclosure.

The Charles Dickens and Wilkie Collins collaboration 'The Lazy Tour of Idle Apprentices' describes a journey from Corrode Fell to Allonby.

Perceptual character

This is a traditional working farmed landscape, interspersed with large scale industrial developments in the countryside. It is generally large scale and open. Views can be wide and long distance to the Fells and sea and have an expansive feeling, or small and contained giving a more intimate feel. Wind sculpted trees and hedges give a feeling of exposure and connections with the windswept coastline. Here the experience of the landscape can be more readily influenced by changes in the seasons and weather and there can be a more elemental experience close to the coastline. Woodlands,

and traditional scale farms and associated tree clumps provide distinctive punctuation and interest in the landscape.

Sensitive characteristics or features

The matrix of interlocking hedges, woodlands, trees along rivers and fields and wind sculpted trees in hedges in coastal areas are sensitive to changes in land management. The ecological value associated with grazing marsh, wetlands and floodplains are also sensitive to changes in land management. Frontiers of the Roman Empire: Hadrian's Wall and associated Romano British settlements are sensitive to infrastructure and other development. The traditional feel of villages and farms can provide a sense of stepping back in time in places and is sensitive to unsympathetic village expansion. The open and uninterrupted views to the Solway Firth and Lakeland Fells are sensitive to tall infrastructure development.

Vision

The key features of this well maintained working landscape will be conserved and enhanced.

Further agricultural change and development will be absorbed and combined with measures to conserve and enhance landscape, wildlife features and minimise urban intrusions. Limited field enlargement and the removal of hedges will take place but the management of retained hedges will be a key priority to maintain traditional boundary features. Trees and woodland will be managed, restored and enhanced and will be used to integrate urban intrusions into the landscape.

Changes in the Landscape

Over the next 10 – 20 years this landscape could be subject to the following changes or issues:

Climate Change

- An increase in short rotation coppice, biomass or other woodland planting could help mitigate against climate change and support renewable energy production.

- An increase in rainfall and extreme weather events could result in an increase in flash flooding. Flood risk management may result in man made mitigation measures such as strengthened river defences, re-engineered bridges and access routes.

Management Practices

- Further intensification could result in a depletion of traditional field boundary patterns and the replacement of hedges with wire fences.
- Loss and neglect of features such as hedgerow trees, copses and wetland.
- There could be damage to lowland raised bogs and wetlands due to agricultural pollution, and changes to drainage that cause drying out.
- There has been an increase in the number of invasive species along watercourses, including Himalayan Balsam and Japanese Knotweed.

Development

- Green infrastructure provides an opportunity to seek enhancements to the landscape, biodiversity and cultural heritages adjacent to urban areas and to create green corridors between settlements.
- Creeping urbanisation includes airport, warehouse, garden centre and large car park development which can degrade the traditional landscape characteristics.
- Large scale farm development sited away from the traditional farmstead can erode the pastoral character.
- Farm diversification could lead to an increase in the use of farm land for horse grazing and equestrian uses could result in changes to field patterns and boundaries. An introduction of stables and ménages could cause incremental change the character of the farmed areas.
- New nuclear power generation adjacent to Sellafield could come forward towards the end of the decade along with associated infrastructure which could change the character of the landscape.
- Upgrades to the national grid to provide energy security and support new power generation could result in larger pylons and sub stations.
- The continued need to support renewable energy schemes could likely result in an increase in large scale wind energy schemes. Wind energy schemes have already changed the character of the adjacent Ridge and Valley sub type and without careful control this could be replicated here.

- New large scale energy Infrastructure and the impact of the transportation of the infrastructure for potential large scale wind turbines could affect small country roads which may not have the capacity for such large loads.
- Coal extraction and the re-working of previous coal sites could become prevalent in these areas, specifically in areas around Flimby and Workington, which could impact upon local character.

Access and Recreation

- New recreation facilities close to towns and cities, such as golf courses could lead to pressures in these landscapes.
- Public rights of way provide a network of routes that enable quiet appreciation and enjoyment of the countryside. Ongoing maintenance is needed to support this network in the future.
- Current farm stewardship grants provide the opportunity to develop more public access in the countryside. Future grant or other programmes may continue to support this.

Guidelines

Climate Change

- Encourage biomass, short rotation coppice and energy crops that avoid areas of sensitive habitat, such as grazing marsh habitat and that seek to enhance hedge boundaries around fields. Planting should respect the scale of the local landscape features. The edges of short rotation forestry should be soft and follow the grain of the topography.
- Encourage appropriate woodland or other planting in landscapes higher up the river catchment areas to help provide natural alleviation to extreme weather events and reduce the amount of hard engineered solutions needed alongside rivers and close to settlements.

Natural Features

- Manage and restock hedgerow trees, parkland trees and copses round farms and villages.
- Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour
- Manage and enhance areas of semi natural and ancient woodland.

- Create 'linked networks' of vegetation using native trees and shrubs to form 'ecological corridors' as well as emphasise valleys.
- Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.
- Use woodland planting particularly along the M6 corridor, east of Carlisle, where strong landscape features are needed to compete with this divisive element.
- Manage raised bogs, wetlands and grazing marsh to improve wildlife diversity and provide contrasts in texture and colour to improved farmland.
- Restore wetland or unimproved grassland in particular around existing areas of moss. This may include 'blocking' of drainage systems, restricting grazing, appropriate wetland planting or seeding, removal of hedgerows, scrub and woodland.
- Plant deciduous tree groups and lines on garths, around farm buildings, along farm access roads and main entrances.
- Reduce the impact of large-scale new farm buildings by locating them in a non-prominent position subservient to traditional farm buildings, broken down in mass, softened by landscape proposals using a choice of sympathetic colours and non-reflective finishes.
- Encourage retention of traditional stone gateposts and features.
- Encourage horse grazing and equestrian uses to respect field boundaries and field patterns. Stables and other facilities should be sited sensitively with appropriate landscape mitigation to prevent the erosion of the pastoral farmland character.
- Ensure new development respects the historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character.
- Improve visual awareness of the individual settlement, land uses and cultural landmarks along each road and provide locations for stopping, viewing and picnicking.
- Encourage environmental improvements along roadside settlements to include traffic calming, planting and stronger definition of gateway entrances and exits. Introduce roadside planting of deciduous and mixed species to enrich views from the road.

Cultural Features

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

Development

- Energy infrastructure including nuclear and large scale wind energy generation, pylons and substations should be carefully sited and designed to prevent this sub type becoming an energy landscape. Prominent locations should be avoided and appropriate mitigation should be included to minimise adverse affects.
- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.

Access and Recreation

- Integrate new recreation development, such as golf courses, into the countryside by careful siting, appropriate ground modelling and planting and exploit opportunities these developments provide to improve visual and wildlife diversity.
- Small scale sensitive farm based tourism/recreational businesses should be well sited close to or within existing farm buildings and appropriate landscaping should be included to integrate new facilities into the landscape.
- Public rights of way should be well maintained and quiet recreational areas and facilities should be improved and developed to be compatible with the pastoral character of this sub type.
- Seek opportunities to enhance public access to farmland through farm stewardship or other schemes.

Rolling Lowland

Location

This sub type is found in 3 parts of the county - east of Wetheral, west of Cockermouth and north east of Barrow. The sub type continues into the Lake District national park east of Seascale and is classified as Type D2– Rolling Lowland in the Lake District National Park Landscape Character Assessment.

Key Characteristics

- Open undulating and rolling topography
- Lowland agricultural landscape dominated by pasture
- Hedges and hedgerows trees are common on lower ground and sparse on higher ground
- Some scrub woodland

Physical character

The geology of these areas varies. Carboniferous rock is found around Workington and Barrow, with Triassic mudstones or sandstones found east of Carlisle. Both are overlain by fluvial glacial drift. The topography is generally rolling with some low summits and dissected in some parts by steep sided valleys. Land rises from 25 – 125m AOD.

Land cover and land use

This is a lowland agricultural landscape dominated by pasture with some woodland, scrub and other marginal land. Field patterns are variable relating to topography and are generally regular at lower levels, but irregular around Barrow. In lower lying areas the landscape is generally undulating and fields bounded by a strong matrix of hedgerows and hedgerows trees are dominant. On higher ground land is more rolling and open and the topography is the distinctive characteristic. Hedges and other vegetation are sparse.

Parkland can be found around Greysouthen and along the River Eden. Plantations, scattered woodland and shelterbelts punctuate the pastoral fields and are found along the valley sides, such as the River Marron and Goldmire Beck. These often form linear features.

Villages are generally nucleated and some retain a strong vernacular character and are built in local stone. The traditional character of some is weakened by an increase in modern 20th century development. Farms are dispersed and large modern farm buildings near to the traditional farmsteads are common. Rural roads criss cross between villages and farmsteads. In parts quarrying, sand extraction and waste landfill sites inject a developed and industrial character.

Ecology

This is largely an agricultural landscape with only isolated areas of semi-natural vegetation. Hedgerows and small semi natural woodlands are the most widespread features of ecological interest; however a feature of note in this landscape is the presence of a number of basin mires to the south-east of Carlisle. These support a range of mire and fen communities, together with a rich invertebrate fauna and breeding sites for birds such as reed bunting, reed warbler and sedge warbler. The Rivers Eden and Cocker flow through sections of this landscape and are important for otter and aquatic plants such as water crowfoots.

Historic and cultural character

The settlement pattern is predominantly dispersed but there are some nucleations surrounded by traditional field systems including some fossilised strips. The domination of red sandstone as the main building material gives a distinctive local character to the villages. The fields are defined by the often ancient hedgerows.

There are some stately homes with surrounding parklands as at Corby Castle. Formal parkland boundaries are surrounded by stone built walls of 19th century date which form the park pale.

Eaglesfield was the birthplace of John Dalton, 1766-1844, who established the Atomic Theory in 1803 with paper on the relative weights of the ultimate particles of bodies'. In 1794, he published the first description of colour blindness. George Graham born 1673 at Kirklington was apprenticed to Thomas Tempion, and made various clocks and scientific instruments for the Royal Observatory at Greenwich.

Perceptual character

This is a typical working farmed landscape punctuated by quarrying activities. Views are limited by undulating topography.

Sensitive characteristics or features

The matrix of hedges and hedgerow trees that form and shape strong field pattern are sensitive to changes in land management. Rolling, open and undeveloped higher ground is sensitive to tall infrastructure or large scale development. Parkland and woodland in the farmland and alongside rivers are sensitive to changes in farming practices. Tranquility is greatest along rivers and is sensitive to development or farming intensification. The strong red sandstone vernacular of small nucleated villages is sensitive to changes from unsympathetic village expansion.

Vision

This working landscape will be enhanced and restored through the improved management of key features and the integration of development. A prosperous farming economy will be created and programmes will lead to the strengthening of traditional field patterns, hedgerows, trees and woodland cover. However, limited field enlargements and hedge removal could be supported and any modern farm buildings will be sited unobtrusively. Unsympathetic development edges will be softened and peripheral

development will be integrated within a stronger woodland landscape framework while the identity of existing buildings and villages will also be enhanced.

Changes in the Landscape

Over the next 10 – 20 years this landscape could be subject to the following changes or issues:

Climate Change

- An increase in short rotation coppice, biomass or other woodland planting could help mitigate against climate change and support renewable energy production.
- An increase in short rotation coppice or other woodland planting could help mitigate against climate change and support renewable energy production.
- An increase in rainfall and extreme weather events could result in an increase in flash flooding. Flood risk management may result in man made mitigation measures such as strengthened river defences, re-engineered bridges and access routes.

Management Practices

- These areas have been subjected to agricultural intensification and there has been a neglect of traditional boundary features and particularly the loss of hedgerow trees from modern hedge pruning and flailing techniques.

Development

- These areas are subject to pressures for urban development due to their proximity to key towns and cities in Cumbria. Without careful management planned and incremental expansion could erode the landscape character. The Green Infrastructure approach provides an opportunity to seek landscape and biodiversity enhancements as new development is planned on the edges of settlement. Green infrastructure and the development of green corridors can help connect the settlements with the wider countryside and other settlements.
- Upgrades to the national grid to provide energy security and support new power generation could result in larger pylons and sub stations.
- The continued need to support renewable energy schemes could likely result in an increase in large scale wind energy schemes. Wind energy schemes have

already changed the character of the adjacent Ridge and Valley sub type and without careful control this could be replicated here.

- Farm diversification could lead to an increase in the use of farm land for horse grazing and equestrian uses could result in changes to field patterns and boundaries. An introduction of stables and ménages could cause incremental change the character of the farmed areas.
- New roads, housing, recreational facilities and quarrying have led to loss of landscape features.

Access and Recreation

- Public rights of way provide a network of routes that enable quiet appreciation and enjoyment of the countryside. Ongoing maintenance is needed to support this network in the future.
- Current farm stewardship grants provide the opportunity to develop more public access in the countryside. Future grant or other programmes may continue to support this.

Guidelines

Climate Change

- Encourage biomass, short rotation coppice and energy crops that avoid areas of sensitive habitat, such as grazing marsh habitat and that seek to enhance hedge boundaries around fields. Planting should respect the scale of the local landscape features. The edges of short rotation forestry should be soft and follow the grain of the topography.
- Encourage appropriate woodland or other planting in landscapes higher up the river catchment areas to help provide natural alleviation to extreme weather events and reduce the amount of hard engineered solutions needed alongside rivers and close to settlements.

Natural Features

- Planting of mixed shelterbelts in the more exposed areas with tree groups, woodlands and feature trees throughout the landscape and particularly along watercourses.
- Plant small mixed woodlands to enrich landscape pattern and to visually contain village expansion, existing quarries and recreational facilities.
- Improve the management, maintenance of existing

mature woodlands and carry out supplementary planting of woodlands, tree groups and copses within this area.

- Encourage management and enhancement of parklands to include programmes of amenity management and replacement planting in sympathy with the historic significance.

Cultural Features

- Encourage retention, restoration and traditional management of hedgerows.
- Increase planting of deciduous trees as feature trees, within hedgerows.
- Ensure where possible that 'linked networks' of vegetation are created using native trees and shrubs to enhance their nature conservation value and their use as 'ecological corridors'.
- Encourage retention and restoration of stone walls, traditional gate posts and features on a whole farm basis.

Development

- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.
- Energy infrastructure including large scale wind energy generation, pylons and substations should be carefully sited and designed to prevent this sub type becoming a wind energy landscape. Prominent locations should be avoided and appropriate mitigation should be included to minimise adverse affects.
- Encourage retention of existing traditional stone buildings, gate posts, planting on garths, around buildings, along farm access roads and main entrances.
- Reduce the impact of any large scale new farm buildings by sensitive siting, breaking down mass, choice of sympathetic colours and non-reflective finishes and landscaping using traditional hedgerows and woodland screen planting.
- Encourage horse grazing and equestrian uses to respect field boundaries and field patterns. Stables and other facilities should be sited sensitively with appropriate landscape mitigation to prevent the

erosion of the pastoral farmland character.

- Encourage environmental improvements within settlements including traffic calming measures that reflect the character of the rural roads. Use planting to strengthen the definition of 'gateways' and enhance the identity.
- Soften the impact of unsympathetic development edges and integrate peripheral development within a stronger landscape framework.
- Integrate new recreation development such as golf courses into the countryside by careful siting, appropriate ground modelling and planting and exploit opportunities these developments provide to improve visual and wildlife diversity.
- Ensure mineral extraction is carried out in a manner that does minimal damage to distinctive landscape features.

Access and Recreation

- Public rights of way should be well maintained and quiet recreational areas and facilities should be improved and developed to be compatible with the pastoral character of this sub type.
- Seek opportunities to enhance access to farmland through farm stewardship or other schemes.

Urban Fringe

Location

This landscape sub type is found around the edges of Carlisle, Workington and Whitehaven.

Key Characteristics

- Long term urban influences on agricultural land
- Recreation, large scale buildings and industrial estates are common
- Mining and opencast coal workings are found around Keekle and Moor Row
- Wooded valleys, restored woodland and some semi-urbanised woodland provide interest

Physical character

The geology of these areas varies. Carboniferous rock is found around Workington and Barrow, with Triassic mudstones or sandstones found east of Carlisle. Both are overlain by fluvial glacial drift.

Land cover and land use

These agricultural landscapes have been subjected to urban and industrial influences for a long time and in many parts maintain a rural character. Field patterns remain distinct in the largely pastoral areas, often bounded by strong hedges and hedgerow trees. The urban influences vary.

In West Cumbria small settlements associated with former mining and associated activities spread over a ridge and valley landscape. While deep mining of iron ore has largely gone, agricultural areas on restored opencast coal sites introduce modern 20th century field patterns amongst more regular field patterns associated with parliamentary enclosure. Woodland, wetland and scrub has been reintroduced through

restoration schemes. Derelict land is dotted throughout the landscape. Despite the scars of former industries, much of the countryside character is still intact with wooded valleys retained along valleys that cut across the landscape.

In Carlisle there is a ring of semi-urbanised low farmland around the city. Large development such as large industrial estates, the racecourse and golf courses sit alongside small modern settlements linked to traditional farmsteads. Large modern agricultural buildings are also common.

Ecology

Largely an urban influenced landscape with mainly species-poor hedgerows and occasional small areas of woodland. There are isolated areas of coastal grazing marsh around Carlisle and hay meadows in West Cumbria. In addition to this, derelict former industrial or other previously developed sites have the potential to support a range of habitats and species which may have colonised the site since the previous uses ended.

Historic and cultural character

On the outskirts of Carlisle there is buried evidence of prehistoric settlement including burnt mounds, Neolithic activity and one of the largest Mesolithic sites found in North West England. Whitehaven was, briefly in the 18th century, the second Atlantic coast port (after Bristol) trading with Ireland, and exporting coal, so in West Cumbria the urban fringes contain much evidence of former coal and iron mining. The settlement pattern is generally dispersed and of fairly recent origin. Traditional fields are regular and indicative of late enclosure.

Perceptual character

This is a busy area where modern development dominates the pastoral character. The towns can be seen as progressively encroaching and areas have an air of neglect. The more agricultural areas and parts where woodland and open green spaces remain are important green lungs close to the towns and cities which provide respite from the busy areas and a connection to the wider countryside.

Sensitive characteristics or features

Wooded valleys, restored woodland, some semi urbanised woodland, and the intact field patterns of farmland reinforced by hedges and hedgerow trees are sensitive to changes in land management and settlement expansion. Open green spaces and fields close to settlement edges are sensitive to unsympathetic development.

Vision

This changing landscape will be enhanced through restoration. Management practices will create a stronger definition between town and country areas integrating adjacent discordant land uses into the landscape. Woodland areas and traditional field boundaries will be managed and enhanced. New woodland planting will be used strategically to create a bold landscape structure unifying disparate uses in developing areas while the reinforcement of rural 'green' qualities will help maintain rural character and provide visual relief. Access through the public rights of way network from towns and cities into the countryside will be enhanced.

Changes in the Landscape

Over the next 10 – 20 years this landscape could be subject to the following changes or issues:

Climate Change

- An increase in rainfall and extreme weather events could result in an increase in flash flooding. Flood risk management may result in man made mitigation

measures such as strengthened river defences, re-engineered bridges and access routes.

Management Practices

- Urban encroachment and changes in land use can lead to declining patterns of field boundaries.
- Areas of despoiled and unused derelict land can detract from the local character.

Development

- The tendencies for urban development to further encroach on the countryside and for agriculture to suffer from vandalism and pressures for access.
- Housing development on sensitive ridges can often lack the soft landscaping needed to help integrate it into the wider landscape.
- Expansion of villages can lead to a lack of identity and poor definition between town and country.
- Green infrastructure provides an opportunity to seek enhancements to the landscape, biodiversity and cultural heritages adjacent to urban areas and to create green corridors between settlements.
- Farm diversification could lead to an increase in the use of farm land for horse grazing and equestrian uses could result in changes to field patterns and boundaries. An introduction of stables and ménages could cause incremental change the character of the farmed areas.

Access and Recreation

- Public rights of way provide a network of routes from towns and cities that enable quiet appreciation and enjoyment of the countryside. Ongoing maintenance is needed to support this network in the future.
- Current farm stewardship grants provide the opportunity to develop more public access in the countryside. Future grant or other programmes may continue to support this.

Guidelines

Climate Change

- Encourage appropriate woodland or other planting in landscapes higher up the river catchment areas to help provide natural alleviation to extreme weather events and reduce the amount of hard engineered solutions needed alongside rivers and close to settlements.

Natural Features

- Establish new woodlands or tree groups on prominent skylines in order to soften their windswept appearance and provide screening where climatic conditions allow.
- Manage and restore existing semi-natural woodlands.
- Carry out schemes of structural planting to contain settlements, punctuate and reinforce the identity of each settlement and contain urban edges.
- Use planting and general environmental improvements to frame views and define open spaces and recreational links along river valleys.
- Schemes for the management of riverbanks should be carried out sympathetically.
- Unimproved grassland or wetlands should be restored where possible.
- Seek opportunities to restore piped watercourses to enhance ecological corridors.
- distinctive, undeveloped characteristics.
- Protect countryside areas from sporadic and peripheral development through the local plans.
- Careful siting of any new development in non-prominent locations.
- Strengthen undeveloped areas of land with mixed woodland and hedgerow planting and restoration of natural landscape features.
- Encourage horse grazing and equestrian uses to respect field boundaries and field patterns. Stables and other facilities should be sited sensitively with appropriate landscape mitigation to prevent the erosion of the pastoral farmland character.
- Along major roads, develop schemes to improve visual awareness of the individual settlements, land uses and cultural landmarks.
- Conserve and maintain traditional farm buildings within their own setting.
- Reduce the impact of large scale new farm buildings by careful location so as not to dominate the traditional farm buildings on a plot adequate to accommodate circulation, storage and landscape proposals using a choice of sympathetic colours and non-reflective finishes.

Cultural Features

- Restore and develop the pattern of hedgerows with additional planting and supplementary planting of scanty hedgerows.
- Increase planting of deciduous trees as feature trees, within hedgerows, along watercourses and in tree groups to enrich the general landscape.
- Ensure, where possible, that linked networks of vegetation are created using native trees and shrubs to enhance their nature conservation value and their use as 'ecological corridors'.
- Discourage the replacement or sole use of fences and encourage planting and traditional management of hedgerows.
- Develop whole farm environmental schemes.

Development

- When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.
- Protect 'green' areas from sporadic and peripheral development. Support the retention and development of 'green gaps', green infrastructure and ecosystem services approaches in Local Development Frameworks where they would help maintain

Access and Recreation

- Public rights of way should be well maintained and quiet recreational areas and facilities should be improved and developed to be compatible and reinforce the remaining pastoral characteristics of this sub type.
- Seek opportunities to enhance access to farmland through farm stewardship or other schemes.

Drained Mosses

Location

This sub type is found around Bolton Fell to the east of Carlisle.

Key Characteristics

- Mainly flat open landscape
- Extensive areas of lowland raised bog
- Distinctive geometric field patterns
- Low ridges with linear woodland planting
- Mossy fields, sparse hedges and relict woodlands
- Areas of peat extraction

Physical character

Triassic sandstone is overlain by fluvio-glacial deposits. Peat has accumulated in low lying areas developing a raised dome. It is similar to the coastal mosses, but found further inland.

Land cover and land use

This is a mainly flat, open landscape of drained mossy fields bounded by sparse hedges and relict woodlands. There are significant areas of lowland raised bog and fen with some active peat extraction.

Between the areas of raised bog a series of low ridges have been planted with avenues and shelterbelts that bound large scale pasture fields and create an unusual grid pattern in the landscape. Drainage ditches and roads tend to be straight.

The area is sparsely populated with few settlements, dispersed farmsteads and hamlets. This is an unusual, if simple landscape with some incongruous features linked to industrial yards, buildings, pylons and the peat extraction.

Ecology

This landscape is dominated by two extensive raised mires. Whilst Bolton Fell has been subject to extensive peat extraction the centre of the mire still retains characteristic raised mire vegetation with abundant Sphagnum mosses and species like bog rosemary and cranberry. Walton Moss supports areas of raised mire vegetation, together with areas of wet heath and birch woodland. There are extensive areas of rush and purple moor-grass on drained mossland around both mires.

Historic and cultural character

The drained mosses may have some potential for studying past landscapes through analysis of plant remains in preserved peat. However, it is likely that survival or remains would be variable across the mosses. They also contain evidence of former peat extraction. There are surviving areas of unenclosed low fell and moss.

Perceptual character

This is a large scale, mainly open landscape. The changes in land cover from raised bog, to pasture and woodland provide variety and support wildlife interest. There are open views, particularly southwards from the low ridges. This is a peaceful landscape with a feeling of remoteness due to the lack of settlement. The feeling of remoteness can increase with seasonal and weather change.

Sensitive characteristics or features

The distinctive geometric field patterns reinforced by woodland planting are sensitive to changes in land management. The relict woodlands, raised mire, bog and fen areas are sensitive ecological areas that could be affected by changes to drainage and other land

management. The lack of settlements and openness of the mosses provides a sense of remoteness and tranquility that is sensitive to land management changes and medium to large scale development.

Vision

The raised bog will be managed and drained and worked mossland will be restored. The potential to recreate a more natural landscape and increase wildlife interest will be encouraged through the restoration of the worked mosses. An active programme will be embarked upon to plant and improve maintain the distinctive field patterns and the management of hedges, woodland and tree belts. Unsympathetic buildings and structures found around the periphery will be screened to enhance this landscape.

Changes in the Landscape

Over the next 10 – 20 years this landscape could be subject to the following changes or issues:

Climate Change

- Raised bog has a high carbon sequestration potential. Good condition bog can help mitigate against adverse effects of climate change. Management practices might need to change to improve the condition of bog and enhance its carbon sequestration potential.

Management Practices

- Continued peat extraction can threaten the landscape and nature conservation interest and carbon capture potential of the area.
- Agricultural improvements can lead to the neglect of existing landscape features.

Development

- Pylons can be found in the area, and there is interest in large scale wind energy development in the area. This could lead to dominant man made features and create visual clutter in the simple landscape.

Guidelines

Climate Change

- Restore drained mossland back to wetland. This may include 'blocking' of drainage systems, restricting grazing, and removal of invasive scrub and woodland.
- Manage and enhance raised bog through appropriate management including lowering stocking levels, ditch blocking and reviewing any burning practices.

Natural Features

- Plant woodland clumps in association with groups of farm buildings.
- Plant additional small scale mixed woodlands to create all year interest.
- Undertake improved management and supplementary planting of tree clumps and belts.
- Encourage schemes for the sensitive management of the mosses and surrounding agricultural land including maintenance of a high water table, phased cutting of heather, preventing damage to moss growth by overgrazing and poaching, control of scrub encroachment, restricting liming, fertiliser herbicide and pesticide treatments.
- Consider the potential for interpretation, controlled access and additional facilities in consultation with Natural England.

Cultural Features

- Undertake additional planting of hedgerows along ditches, road sides and accesses to farms, to create new features in the landscape on a whole farm basis.
- Undertake supplementary planting and management of neglected hedgerows and traditional maintenance of all hedgerows.
- Maintain tree lines as key features.
- Plant a variety of indigenous species and sizes of trees within the hedgerows to create an enriched environment of natural appearance.

Development

- Protect the mosses from further commercial peat cutting and agree schemes to ensure worked areas revert to a natural condition.
- Ensure that any proposals within existing peat working areas are carefully sited and designed to retain the unspoilt open character of this landscape.
- Resist any infrastructure development that undermines the remote and peaceful character or significantly changes views to the Lakeland fells.

A.4 Appendix 4

Appendix 4 – Landscape and Visual Assessment Methodology

This assessment of landscape and visual effects has been undertaken with reference to and using aspects of the guidance found within ‘Guidelines for Landscape and Visual Impact Assessment’ 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013.

These guidelines are not prescriptive and the assessment has been tailored to the specific requirements of the proposals.

The objectives of this assessment are to:-

- Ascertain all relevant landscape and visual receptors;
- Assess the sensitivity of receptors;
- Assess the magnitude of effects;
- Ascertain the likely landscape and visual effects associated with the development.

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a development's effect upon the physical landscape and or upon its character, fabric and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.

Visual effects are the predicted changes to a view and the related impact on the general visual amenity experienced by people (visual receptors). Typically, the various visual receptor groups may comprise the users of Public Rights of Way, users of recreational facilities, pedestrians and users of a variety of forms of transport such as the drivers and passengers of vehicles or rail passengers.

With regards to the visual amenity of the residents of private properties, the guidance recommends that this can be dealt with by a separate ‘residential amenity assessment’ as in planning terms, residents are not entitled to a view. However, for the purposes of this assessment, the visual amenity of the residents of private properties has been considered as an integral part of this assessment.

Study Area

The overall study area for the assessment comprises the area identified within Figure 1. This study area was established by undertaking a desk based survey prior to a site based survey and includes the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible.

Landscape Effects

Section 5.1 of the guidance states 'An assessment of landscape effects deals with the effects of change and development on landscape as a resource.'

In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude can then be combined to ascertain the significance of effect for the landscape receptors.

Sensitivity

Sensitivity determines the degree to which individual landscape receptors will be affected by a development proposal. In order to establish the sensitivity of the relevant individual landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value. The resulting sensitivity is graded on a scale of high, medium and low.

Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences and is graded on a scale of high, medium and low.

In order to ascertain the value of a landscape, a number of factors can be considered. These include designations such as National Parks, AONB's, Conservation Areas, Scenic Areas, TPO's, historic landscapes and where sites are undesignated, existing landscape character assessments and associated planning policies/strategies may give an indication of what types of landscape, elements within it or aesthetic and perceptual qualities are particularly valued. The value of a landscape is graded on a scale of high, medium and low.

Magnitude

The magnitude of effect on landscape receptors needs to be assessed in terms of size or scale of the development, its geographical extent and its duration and reversibility.

With regard to size or scale, the effects resulting from the development are judged as major, moderate, minor or negligible, and take into account landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape.

The geographical extent is the area over which the landscape effects will be felt and could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is located.

The duration of landscape effects is judged on a scale of short term (0-5 years), medium term (5-10 years) and long term (10 to 25 years). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent.

The resulting magnitude of effect is graded on a scale of major, moderate, minor and negligible and may be beneficial or adverse.

- **Major beneficial effect** – a substantial enhancement in landscape character, the development fitting very well with the scale, landform and pattern of the landscape, complete restoration of characteristic features and landscape assets that have been lost or severely degraded.
- **Moderate beneficial effect** – a moderate enhancement of landscape character, fitting well with the scale, landform and pattern of the landscape, enabling the restoration of many characteristic features and landscape assets that have been lost or severely degraded.
- **Minor beneficial effect** – a limited enhancement of landscape character fitting with the scale, landform and pattern of the landscape; incorporating mitigation measures to ensure the proposal blends in well with the surrounding landscape.
- **Negligible effect** – the development will have no noticeable effect on landscape character as the development will be barely discernible as a change in character; the development will largely complement the scale, landform and pattern of the landscape, the development will incorporate mitigation measures that enable the proposals to largely blend with the surrounding landscape features and elements.
- **Minor adverse effect** – a minor but discernible change to landscape character causing only limited damage, the development not quite fitting with the scale, landform and pattern of the landscape, the limited damage cannot be completely mitigated due to the nature of the proposals, a minor intrusive alteration or influence on the quality of a statutory designated landscape or a landscape particularly vulnerable to change.
- **Moderate adverse effect** – in landscape terms; the development would be damaging to the landscape character due to it being a clearly identifiable change, at odds with the scale, landform and pattern within the landscape; the change is not possible to mitigate for resulting in a permanent effect on the landscape or it is not possible to mitigate for the loss of features important to the setting; a noticeably intrusive alteration or influence on the quality of a statutory designated landscape or to a landscape that is particularly vulnerable to change.
- **Major adverse effect** – the development would be very damaging to the landscape character through the introduction of dominant and intrusive features, being at considerable variance with the scale, landform and pattern within the landscape; the degrading, diminishing or even destruction of the integrity of a range of characteristic features and elements within their setting; a very intrusive alteration or influence on the quality of a statutory designated landscape or a landscape particularly vulnerable to change; or there is little scope for adequate mitigation, where there is a major change to landscape character.

Landscape Effects

In order to draw conclusions about the nature of landscape effects, the separate judgements regarding the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made (see table 1a below). The resulting effect may be major, moderate, minor or negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in Table 1a.

Table 1a : Landscape Effects - Method for Assisting Decision Making When Determining Landscape Effects

Sensitivity	Magnitude				
		<i>Major (Beneficial or Adverse)</i>	<i>Moderate (Beneficial or Adverse)</i>	<i>Minor (Beneficial or Adverse)</i>	<i>Negligible</i>
	<i>Low</i>	Moderate/ Minor	Minor	Negligible	Negligible
	<i>Medium</i>	Major/ Moderate	Moderate	Minor	Negligible
	<i>High</i>	Major	Major/ Moderate	Moderate/ Minor	Negligible

Visual Effects

Section 6.1 of the guidance states 'An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.'

In order to determine the significance of the potential visual effects which may result from the development, the sensitivity and the magnitude of effect of each of the visual receptors (people ie individuals and groups) must be established. The sensitivity and magnitude can then be combined to ascertain the nature of the anticipated visual effect for each individual visual receptor.

Sensitivity

Sensitivity determines the degree to which visual receptors will be affected by a development proposal. In order to establish the sensitivity of the visual receptors, their susceptibility to specific change in the views experienced, must be considered alongside a judgement on the respective value of those views. The resulting sensitivity is graded on a scale of high, medium and low.

Magnitude

Each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.

When considering the size or scale of the change in the view the following criteria are considered:

- loss or addition of features within the view including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, line, height and colour; and
- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

The geographical extent of a visual effect will vary with different viewpoints and is likely to be reflected by the following:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

The duration of visual effects is judged on a scale of short term (0-5 years), medium term (5-10 years) and long term (10 to 25 years). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent.

The resulting magnitude of effect is graded on a scale of major, moderate, minor and negligible and may be beneficial or adverse.

- **Major beneficial effect** – In visual terms a major improvement to the main focus of the view, created by the introduction of features that enhance the quality of the view, particularly through the removal of existing features which currently have a negative effect.
- **Moderate beneficial effect** – In visual terms a notable and evident improvement in the view, created by the introduction of features that enhance the quality of the view, where this is likely to also involve the removal of existing features which currently have a negative effect; or a major improvement of a view but where this is experienced obliquely by the receptor or where this is not the main focus of the view.
- **Minor beneficial effect** – In visual terms a perceptible improvement to the view, created by the introduction of features that enhance the quality of the view and/or remove existing features which have a negative effect; or a clearly notable and evident improvement to a view, but where this is experienced obliquely by the receptor or where this is not the main focus of the view.

- **Negligible effect** – In visual terms there is little perceptible change to the views or where there is change to the view but there is little deterioration or improvement to the view.
- **Minor adverse effect** – In visual terms a perceptible deterioration in the view where the proposals form a relatively small part of the view; or where existing or proposed features provide a relatively good level of screening; or where there is a clearly notable and evident deterioration in a view, but where this is experienced obliquely by the receptor or where this is not the main focus of the view.
- **Moderate adverse effect** – In visual terms a clearly notable and evident deterioration in the view where the proposals form a prominent component in the view; or existing or proposed features provide some screening to dominant proposals; or a substantial deterioration in a view but where this is experienced obliquely by the receptor or where this is not the main focus of the view.
- **Major adverse effect** – In visual terms a substantial deterioration in the view where the proposals introduce a dominant element in the main focus of the view or the proposals obstruct elements which are a significant part of the view.

Visual Effects

In order to draw conclusions about the anticipated levels of visual effect, separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined to allow a final judgement to be made (see table 1a above). The resulting significance of effect may be major, moderate, minor or negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision making process, therefore in some instances, the ascertained level of visual effect may not be consistent with the sensitivity/magnitude combinations given in Table 1a.

The Appraisal Process

In order for the landscape and visual effects which may be generated by the development proposals to be evaluated objectively, the existing landscape context, or baseline conditions, were established. Establishment of the baseline conditions included the and/or identification of the following:-

- the site;
- the surrounding landscape;
- landscape character;
- access and circulation;
- visual receptors/views*.

* The assessment of landscape and visual effects requires a structured identification of all receptors in order to present a systematic and structured assessment. Landscape and visual receptors were ascertained and evaluated by undertaking a desktop study followed by a site survey.

Having established the baseline conditions, the development proposals were evaluated against the baseline in order to ascertain any potential landscape and visual effects.

By combining the assessment of magnitude and sensitivity, it is possible to make judgements in respect of the anticipated nature of potential landscape and visual effects. As previously stated, Table 1a is a guide to aid the assessor in the decision making process, therefore in some instances, the ascertained level/nature of an effect may not be consistent with the sensitivity/magnitude combinations given in Table 1a.

The broad definitions of the terms used for the level of effect are in line with the following:

- **Major:** These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.
- **Moderate:** These beneficial or adverse effects may be important, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
- **Minor:** These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process.
- **Negligible:** No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Landscape and visual effects (both adverse and beneficial) were considered and ascertained for Year 1 following the implementation of the proposals and associated landscape works.

Longer term landscape and visual effects (eg. for Year 10 or 15) were not considered formally within this appraisal, however the text includes comment on how the Year 1 visual effects may be affected in the longer term, primarily through the development of new planting works.

The application site and surrounding area were visited during June 2017. The weather conditions at the time of undertaking the site survey work were a little overcast and visibility was considered to be adequate.

Photographs of the site, the surrounding landscape and specific viewpoints were taken on the day the survey work was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together

to produce panoramic views. All photographs were taken using a Nikon D40 Digital SLR camera and specific viewpoints were photographed using the equivalent of a 50mm lens.

In assessing the landscape and visual effects of the proposed development, no particular technical difficulties were experienced.

In assessing existing and predicted views, access to private properties and land was for the most part not possible. The residents of certain properties may experience a view of the site from their private garden areas and/or from within their property, so access to experience those individual views first hand and record them photographically, was not possible. Nonetheless, it is considered that the inability to experience the actual view and thus record it photographically from within each individual private property, has not prevented a sufficiently accurate assessment of potential landscape and visual effects or the concurrent identification and provision of landscape mitigation.