



Landscape and Visual Appraisal

Land at Harras Road,
Whitehaven

For: John Swift Homes

Ref: M3450-LVA-22.06-V3



CONTENTS:

1.0	Introduction	03
2.0	Planning Policy	05
3.0	Baseline Setting	08
4.0	Design Proposals	33
5.0	Landscape Effects	36
6.0	Visual Effects	39
7.0	Summary and Conclusion	51
A.1	Appendix 1 - Methodology	54
A.2	Appendix 2 - Extract from The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) 2011 – LCT 5 Lowland / 5d – Urban Fringe	63
A.3	Appendix 3 - Extract from Copeland Landscape Settlement Study July 2020	65

Figures

Figure 1 – Aerial View – Site Location

Figure 2 - Study Area and Landscape Character Area Plan

Figure 3 – Visual Receptor Group and Viewpoint Location Plan

Figure 4- Landscape Layout Plan by Barnes Walker

Figure 5- Site Section by Alpha Design

1.0 Introduction

- | | | | | | |
|-----|---|-----|--|-----|--|
| 1.1 | Barnes Walker Ltd has prepared this Landscape and Visual Appraisal (LVA) on behalf of John Swift Homes, to accompany a full planning application for twenty-three dwellings on land to the north of Harras Road, Whitehaven. The design proposals have been prepared by John Swift Homes with landscape and planting design by Barnes Walker Ltd. | | effects associated with this planning application compare to those of the approved application. Some assessment of the effects of the approved scheme has been necessary in order to undertake this exercise. | | 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. |
| 1.2 | The site is the subject of an approved outline planning application for nine self-build dwellings (4/18/2347/001). Subsequently a reserved matters application relating to appearance and landscaping for Plot 1 only and landscaping for boundaries of the entire site (4/21/2268/OR1) was approved. Conditions 4, 5, 6 and 8 from the outline application have been discharged by consent. Development has commenced, securing the planning permission in perpetuity. | 1.5 | In order to prepare this document, desk-top studies were undertaken prior to a site based survey and assessment exercise. This work informed the preparation of the baseline report which confirmed the nature of the site and the surrounding landscape, any relevant landscape character assessments, associated planning policy and heritage assets before ascertaining the key visual receptors. The report 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. | 1.8 | 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. |
| 1.3 | The LVA has been undertaken by a Chartered Member of the Landscape Institute and its key objective is to ascertain potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site. | 1.6 | Anticipated landscape effects 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. | 1.9 | The location and context of the site and the study area associated with this LVA is described by Figure 1. Factors determining the extent of the study area are set out within the methodology in Appendix 1. |
| 1.4 | A Landscape and Visual Impact Assessment/ Landscape and Visual Appraisal was not prepared for the approved scheme, but given its approval the effects are deemed to be acceptable to Copeland Borough Council. This LVA considers how the landscape and visual | 1.7 | Visual effects are the predicted changes to a view and the associated effect of those changes upon the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public | | |



- Application Site Location
- Study Area
- Long Distance Viewpoint
- Site Photos
- Boundary associated with approved planning application ref: 4/18/2347/001



Fig 1

Aerial Photograph - Site Location and Study Area

National Planning Policy Framework		Local Planning Policy	
2.1	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.	<u>Copeland Borough Council</u>	
		2.4	The Core Strategy and Development Management Policies DPD (adopted 5 December 2013) forms the main part of the Development Plan for Copeland Borough. The Council also continue to have regard to the remaining 'saved' policies from the Copeland Local Plan 2001-2016 (adopted 2006). The adopted Proposals Map does not show any landscape quality designations within the site or wider study area.
		2.5	The Council is currently preparing a new Local Plan which will replace the Core Strategy and saved policies. Public consultations on the final draft of the new Copeland Local Plan 2021-2038 have taken place.
2.2	Sections 2 and 3 of the NPPF (2021) sets out the underlying principles of sustainable development that should underpin both plan-making and decision-taking. It sets out 3no. over-arching economic, social and environmental objectives to achieve sustainable development. The environmental objective is considered to be relevant to the potential landscape and visual effects associated with the development proposals.	<u>The Core Strategy and Development Management Policies DPD</u>	
2.3	The following sections are considered to be of relevance and contain further detail to inform how those principles are to be delivered:	2.6	The following key policies of the Core Strategy and Development Management Policies DPD are considered to be of relevance to this LVA and the landscape context of the application site:
		2.7	Policy ENV5 – Protecting and Enhancing the Borough's Landscapes <i>'The Borough's landscapes will be protected and enhanced by:</i>
	<ul style="list-style-type: none"> Section 12: Achieving Well-Designed Places; Section 15: Conserving and Enhancing the Natural Environment; and 		<p><i>A. Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area</i></p> <p><i>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</i></p> <p><i>C. Supporting proposals which enhance the value of the Borough's landscapes'</i></p> <p>2.8 Policy DM10 – Achieving Quality of Place <i>'The Council will expect a high standard of design and the fostering of 'quality places'. Development proposals will be required to:</i></p> <p><i>A. Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes</i></p> <p><i>B. Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:</i></p> <p><i>i) An appropriate size and arrangement of development plots</i></p> <p><i>ii) The appropriate provision, orientation, proportion, scale and massing of buildings</i></p> <p><i>iii) Careful attention to the design of spaces</i></p>

2.0 Planning Policy

	<p><i>between buildings, including provision for efficient and unobtrusive recycling and waste storage</i></p> <p><i>iv) Careful selection and use of building materials which reflects local character and vernacular</i></p> <p><i>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</i></p> <p><i>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></p> <p><i>i) Clear distinctions between public and private spaces</i></p> <p><i>ii) Overlooked routes and spaces within and on the edges of development</i></p> <p><i>E. Create and maintain reasonable standards of general amenity</i></p> <p><i>F. Incorporate new works of art as part of development schemes where appropriate'</i></p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>The Council will require landscaping schemes to be maintained for a minimum of five years.'</i></p>	<p>2.10 Policy DM28 – Protection of Trees</p> <p>A. 'Development proposals which are likely to affect any trees within the Borough will be required to:</p> <p><i>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</i></p> <p><i>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</i></p> <p>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.'</p> <p><u>Local Plan 2021-2038 Publication Draft January 2022</u></p>
2.9	<p>Policy DM26 – Landscaping</p> <p>'All development proposals will be assessed in terms of their potential impact on</p>		<p>2.11 The following policies of the emerging Local Plan are considered to be of relevance to</p>

this LVA and the landscape context of the application site:

- Policy DS6PU: Design and Development Standards
- Policy DS7PU: Hard and Soft Landscaping
- Strategic Policy N6PU: Landscape Protection
- Strategic Policy N9PU: Green Infrastructure
- Strategic Policy N13PU: Woodlands, Trees and Hedgerows

The Application Site		3.6	Vegetation within the site is confined to the semi-improved grassland and some remnant hedgerow along the boundary with Harras Road. This is unmanaged and comprises mainly hawthorn.	3.10	This residential development comprises areas of housing in Bleachgreen and Bransty which for the most part includes terraced, detached and semi-detached houses constructed between the middle and end of the 20th Century. The modern residential development of The Highlands housing estate is located immediately to the south of the site on higher ground to the east of the town centre.
3.1	The application site covers an area of circa 1.2 hectares and is located to the north of Harras Road, within the north-eastern parts of Whitehaven.				
3.2	Figure 1 shows the site and immediate surrounding area.	3.7	The Surrounding Landscape Beyond the application site, the wider study area incorporates areas of settlement associated with Harras, Bransty and Bleachgreen as well as the farmland enclosed by these urban areas.	3.11	Modern residential development positioned on the hillsides around the north, east and southern peripheries of Whitehaven is therefore widespread. 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.
3.3	Photographs A and B, taken within site, illustrate the features and views from the site. The location from which the photographs were taken are shown on Figure 1.				
3.4	The site is delineated by a post and wire fence but is part of a wider, large, irregularly shaped pastoral field. It is broadly rectangular in shape and, to the south, follows the alignment of Harras Road. The boundary with the road is generally defined by a post and wire fence, although there are some sections of remnant hedgerow. To the east, the site partially abuts the garden boundary of a detached house (Casa Mia) with the remaining boundary bordering the open field. The northern and western site boundaries cut across the open field.	3.8	Originally a small fishing village, Whitehaven developed rapidly after the mid-17th century thriving on its shipping and mining industries. The historical parts of the town lie outside of the study area, within two conservation areas (Town Centre and High Street) which incorporate much of the town centre and the adjacent harbour and marina.	3.12	The housing areas wrap around the farmland within which the site lies. Generally, this agricultural landscape comprises a patchwork of regularly shaped, medium sized fields. These fields are enclosed by stone walling or post and wire fencing, with some amalgamation of fields to form larger parcels. Hedgerows are scarce, although there are some remnant sections. Trees are also not abundant within the farmland and confined to linear groups near to the settlement edges.
3.5	The ground levels across the site fall, quite steeply, in a westerly direction towards the coastal areas of Whitehaven. The higher levels within eastern parts of the site, near to the adjoining residential property, lie at around 130m AOD. There is a noticeable dip in the levels to low points of around 100m AOD to the west.	3.9	Since the initial growth period, there has been significant residential development during the 20th century. With an absence of lower lying, flatter areas in and around Whitehaven, the town's unrelenting desire to expand 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.	3.13	Areas to the east of the study area include restored land which were reclaimed following the cessation of open cast mining. The restored



Site Photo
A

View from the north-western corner of the site, looking east



Site Photo
B

View from the eastern part of the site, looking west

	sites incorporate Whitehaven Golf Course and extensive areas of conifer plantation.				Landscape Character Assessments
3.14	The town centre and coastal areas lie at around 10m AOD and there is little to no visual connection between these areas and the site. The ground levels climb eastwards to a localised high point of 157m AOD within the farmland near to Harras Park Farm. The housing areas within The Highlands housing estate is prominent rising up the hill to the east. To the north of the town centre the housing at Bransty sits on a ridgeline, the highest points of which are around 89m AOD. This developed higher land, as well as the rock faces along the coast, provides visual separation between the coastal areas and the higher land to the east within which the site is located. Because some of the housing in Bransty is located on east facing slopes, there are channelled views down some streets (such as Crosfield Road) in which the higher farmland to the east is glimpsed in the distance. The modern housing located on the higher land surrounding this farmland is a common feature of these views.		010 follows the track to Harras Park Farm on a north south alignment. PRoW 431 009 and 431 008 run from Harras Road, to the east of York Terrace, to run in a north-easterly direction across farmland, climbing the hill towards Harras Park Farm. The routes both pass close to the farm and 431 008 continues in an easterly direction to link to PRoW 431 011 at the top of the hill. PRoW 431 011 links back to Harras Road following an access track. The views from these PRoW will be discussed within the following sections of this report.	3.18	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:
		3.16	There is no built development within the site. There are houses to the immediate east of the site which include a mix of styles and ages of houses from traditional single and two storey properties to newer bungalows, detached and semi-detached houses. Materials are also mixed, although render is the most common finish with some stone with the occasional house finished in brick. The housing located to the south of Harras Road is mainly two storey, modern housing which in most cases backs on to the road. In this instance, the building materials include brick and render.	3.19	National The character of the landscape of England has been assessed by Natural England and the resulting National Character Area (NCA) Profiles were published in 2013/14. The site falls within NCA 7 – West Cumbria Coastal Plain. The summary states: ‘The West Cumbria Coastal Plain National Character Area (NCA) forms a plain of varying width between the Cumbrian High Fells NCA in the east and the Irish Sea to the west. Views inland are set against the Lake District mountains, with long-distance views to the Isle of Man and southern Scotland across the sea.’
3.15	The England Coast Path, long distance route, runs along the coast and around the marina. The site is not visible from this route due to the intervening topography and development at Bransty. There are a number of Public Rights of Way (PRoW) running through the farmland within which the site is located. Bridleway 431				
		3.17	Power/utility infrastructure is common and prominent throughout the area; telegraph poles run across the farmland and two telecommunication masts and an above ground reservoir are located on the hill. A row of pylons and overhead electricity cables cross the landscape between Harras and Whitehaven Golf Course.	3.20	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:-
- *The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streambanks, 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**
- 3.21 The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) were produced in 2011 by Cumbria County Council in partnership with the Cumbrian Local Planning Authorities. It describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The Landscape Character Guidance divides the County into broad 'Landscape Types' and these are subdivided into 'Sub Types'.
- 3.22 The application site and the adjacent agrarian landscape lies within Landscape Type '5 Lowland' which includes: 'the ridges and dissecting valleys, lowland and undulating rolling farmland, drained moorlands 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.'
- 3.23 The Sub Type is '5d – Urban Fringe' which is found around the edges of Whitehaven. Extracts of the Landscape Character Guidance are contained within Appendix 2. The key characteristics are identified as:
- *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*
- 3.24 With regard to Land cover and land use the document states: '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.' Whilst this is partially relevant to the site and its surrounding agricultural land, the field pattern is not bounded by strong hedgerows and trees are scarce.
- 3.25 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.'

- 3.26 In terms of perceptual character the assessment states : *'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 urban influence is a key characteristic of the site and surrounding area and housing has, over time, encroached into the landscape.
- Copeland Landscape Settlement Study (July 2020)- see Appendix 3 for extract.
- 3.27 The Landscape Settlement Study was undertaken by Copeland Borough Council to assist decision makers when considering development applications and allocations. It concentrates on the main areas of search for development and on specific development scenarios (residential, light industrial, green infrastructure). It draws upon the Cumbria Landscape Character Guidance and Toolkit and upon Natural England guidance on landscape sensitivity and landscape character assessment.
- 3.28 The implications for development of the sensitivity study and landscape strategies is considered at a broad scale for the main towns such as Whitehaven. The study recognises that outside of the main settlements, development can have a disproportionately larger impact on the character of villages and on the character and qualities of the surrounding landscapes. As such an additional level of detail is included for the villages. The broad scale town strategies, including the strategy for Whitehaven, are included in part 3 of the study.
- 3.29 The key characteristics and qualities of the Character Type 5d (Urban Fringe) are described on Page 40 of the document. This states *'Harras Moor is a prominent, open hillside that connects residential areas to surrounding countryside and helps to define the edge of Whitehaven'*. The site is located within the agricultural land on the urban fringe, rather than within the moorland but the map on page 41 of the document annotates the agricultural land as *'prominent hillside, visually defines edge of Whitehaven and connects countryside to town'*. Within this parcel of land, the site lies along the southern edge, hugging Harras Road, which is developed to the south and partially developed to the north. The top of the hill is located to the north of the site and is around 27m higher than the highest parts of the site.
- 3.30 In terms of sensitivity the document states that *'Undeveloped areas of ridge tops and valley rims are sensitive to large scale ridge line development'* and *'Open green spaces and fields close to settlement edge are sensitive to unsympathetic development.'* The proposed development would not introduce development on the ridge top and would not be considered as unsympathetic development given the adjoining residential land uses.
- 3.31 The Landscape Strategies are included within Part 1 of the document. With regard to prominent hillsides the document states: *'Prominent, undeveloped hillsides within Whitehaven and to east of the town; Fingers of open space, pasture and woodland run almost from the town centre up to the skyline above Whitehaven. They form a green infrastructure network connecting the town to open countryside beyond. The open skyline is an important element of the rural setting of the town, connecting this green infrastructure and maintaining the focus of development on the harbour and coast.'* The document recommends that: *'Development in these areas should seek to maintain the undeveloped character and open skylines of the hillsides. Development should preserve the hillsides role as setting for settlements.'*
- Heritage Assets**
- 3.32 There are no listed buildings or other heritage assets located within the site or the immediate vicinity. The Town Centre and High Street Conservation Areas are distant from the site, outside of the study area, and there is little to no visual connection between them and the site due to the intervening topography and built form. The historic value of the quay and the associated lighthouse are acknowledged by their status as a Scheduled Ancient Monument.



Cumbria Landscape Character Guidance and Toolkit

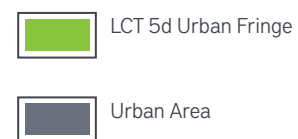


Fig 2

Landscape Character Areas Plan

3.0 Baseline Setting

Landscape Receptors

3.33 The landscape within the study area is located within National Character Area NCA 7 – West Cumbria Coastal Plain. National Character Areas cover vast areas of land including both rural and urban areas. The landscape character of the site and associated study area for this appraisal presents some elements and character that is consistent with the identified key characteristics of the relevant NCA. Given that urban areas form a key characteristic of the NCA, the nature and scale of the proposed development is not expected to affect the inherent characteristics to any great extent. The NCA is therefore not included as a landscape receptor.

3.34 The Landscape Receptors for this assessment comprise the following:

- Cumbria Landscape Type '5d – Urban Fringe'; and
- The landscape features within the site.

Landscape Value

3.35 The Methodology sets out how various factors are considered to help determine and inform judgements associated with landscape value. These factors are consistent with GLVIA3 Box 5.1 and Landscape Institute Technical Guidance Note TGN-02-21 Assessing landscape value

outside national designations. The tables below provide narrative information associated with each individual factor, which when combined, inform an overall judgement regarding the value of the landscape associated with the parts of the study area that fall within land associated with the above landscape receptors. The landscape value of each of the landscape receptors is therefore judged as being Exceptional, High, Medium, Low or Very Low.

Table 1a - Considerations associated with the value of Cumbria Landscape Type '5d – Urban Fringe' within the study area	
Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or study area.
Landscape condition	The overall condition of the landscape is considered to be ordinary. The land use is mixed with some agriculture, residential uses and the golf course. The landscape has an urban fringe character with residential development abutting, overhead cables and telecommunication masts. The farmland comprises medium-large sized fields with a noticeable lack of field boundary hedgerows or hedgerow trees. Tree cover mostly occurs along watercourse and at the edges of the urban development.
Distinctiveness	The landscape within the study area is consistent with some of the key characteristics of the Landscape Type. The study area does include modern development which encroaches into the surrounding landscape. The settlement study describes the hillsides as 'visually defining Whitehaven' and as such the higher agricultural land within the study area helps to bestow a sense of place.
Natural Heritage	The agricultural land and residential land uses have limited wildlife value. Some of the woodland areas are categorised as urban greenspace.
Cultural Heritage	There are no Listed Buildings or other cultural heritage designations within the site or parts of the study area which are included within this landscape type. The Town Centre and High Street Conservation Areas lie within the Urban Area rather than this landscape type and are distant from the site, outside of the study area.
Recreational value	There are several Public Rights of Way that cross the agricultural land to link the urban areas.
Perceptual (scenic)	There are long distance views from the higher land which overlook the settlement of Whitehaven and the coast. The views are panoramic but include existing development. In shorter distance views the presence of overhead cables, telecommunication masts and residential development reduce the perception of a rural landscape.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge, transport infrastructure and the intensively managed nature of the farmland. Levels of tranquillity are generally relatively low, however this increases with distance from the urban edge, with higher levels of tranquillity occurring along some sections of footpaths away from the urban edge and road network.
Associations	There is no evidence that the site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the study area functions primarily as agricultural land and has limited ecological value/natural function. The landscape provides an accessible recreational resource for the surrounding residents. The open skyline and hillsides provide a setting for Whitehaven.
Overall Judgement of Landscape Value	Medium Value – the landscape which falls within the study area, is considered to be of a medium value.

Table 1b - Considerations associated with the value of the landscape features within the site	
Landscape Designations	The landscape within the site is not protected by national or local statutory landscape designations.
Landscape condition	The site is used as pasture and there are few existing features. Fields are generally defined by post and wire fencing or stone walls. Hedgerows and trees are scarce. The landscape is ordinary and is influenced by the urban edge.
Distinctiveness	The site does not include uncommon characteristics or features considered to be rare or distinctive. The site forms part of a 'prominent hillside' as defined by the Copeland Landscape Settlement Study, however, it is linear, small scale, and peripheral and therefore its contribution to the 'prominent hillside' is limited.
Natural Heritage	There are no features designated for their natural heritage value. The grassland is of limited wildlife value. There are some short sections of overgrown hedgerow.
Cultural Heritage	There are no heritage assets within the site.
Recreational value	There is no public access to the site and it does not have recreational value.
Perceptual (scenic)	The perception of a rural landscape is diminished by the presence of urbanising features such as adjacent housing, overhead cables and telecommunication masts.
Perceptual (Wildness and Tranquillity)	Levels of wildness and tranquillity are undermined by the surrounding urban land uses.
Associations	There is no evidence that the site has any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the site functions primarily as agricultural land and has limited ecological value/natural function. The site does not form part of the open skyline which contributes to the setting of Whitehaven.
Overall Judgement of Landscape Value	Low Value – the landscape features within the site are considered to be of low value.

3.0 Baseline Setting

Landscape Sensitivity

- 3.37 As described within the Methodology (Appendix 1), the sensitivity of the landscape is a combined judgement of value (as ascertained within the above tables) and susceptibility to change.
- 3.38 GLVIA3 defines susceptibility to change as *'the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy'*. Susceptibility to change is graded on a scale of high, medium or low and will vary according to the nature of the development proposed, which in this instance, is new residential development and associated green infrastructure.

Table 2 - Landscape Sensitivity			
Receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Cumbria Landscape Type '5d – Urban Fringe'	Medium (Table 1a)	Medium – The prominent hillsides and open skylines are highly sensitive to unsympathetic development. The landscape type includes areas of residential development and housing development within less prominent locations would be consistent with the existing surrounding land use and fit well with landscape character. Appropriate mitigation can be provided to enhance assimilation of new housing into the existing context. Furthermore, the relatively small scale and urban fringe nature of the site, the peripheral nature of its key landscape features and the nature of the proposed development combine to moderate the susceptibility of the landscape character type to the proposed development.	Medium
Landscape features within the site	Low (Table 1b)	Low – There are no landscape features aside from the agricultural field and several peripheral hawthorns. The features are common and provide a limited contribution to the wider area.	Low

3.0 Baseline Setting

<p>3.40 Visual Receptors</p> <p>The following groups or individual visual receptors have been identified as they experience a view of the application site. The receptors identified and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application site. Individual receptors have been grouped where a number of receptors in a similar location experience similar views.</p> <ul style="list-style-type: none"> RG1 - People using Bridleway 431 010 RG2 - People using PRoW FP 431 008 RG3 - People using PRoW FP 431 009 RG4 - People using the informal footpath through the open space to the south of Harras Road RG5 - People using Harras Road RG6 - People using the residential roads in Bransty RG7 - People walking around the harbour RG8 - Residents of Casa Mia RG9 - Residents of houses located on the southern side of Harras Road (The Highlands estate) RG10 – Residents at Harras Park Farm 	<p>3.41 The identification of all potential visual receptors, which in the case of this appraisal, were predominantly people using Public Footpaths and road users, was undertaken by way of a desktop survey, followed by site-based survey work. Their identification was primarily determined by the topography of the surrounding area and the presence of screening trees and built form.</p> <p>3.42 The survey work associated with this appraisal was undertaken during June 2022 when trees were in leaf. However, the site is not well enclosed by vegetation and none of the views of the site identified are filtered by vegetation. As a result the visibility of the application site, and the features contained therein, would be almost identical whatever the season.</p> <p>3.43 Photographs of the application site, the surrounding landscape and specific viewpoints were taken on the day when the survey 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 Canon EOS 6D Mark II Digital SLR camera and specific viewpoints were photographed using a 50mm lens.</p> <p>3.44 The following visual receptors and associated viewpoint photograph locations are described by Figure 3.</p>
---	---

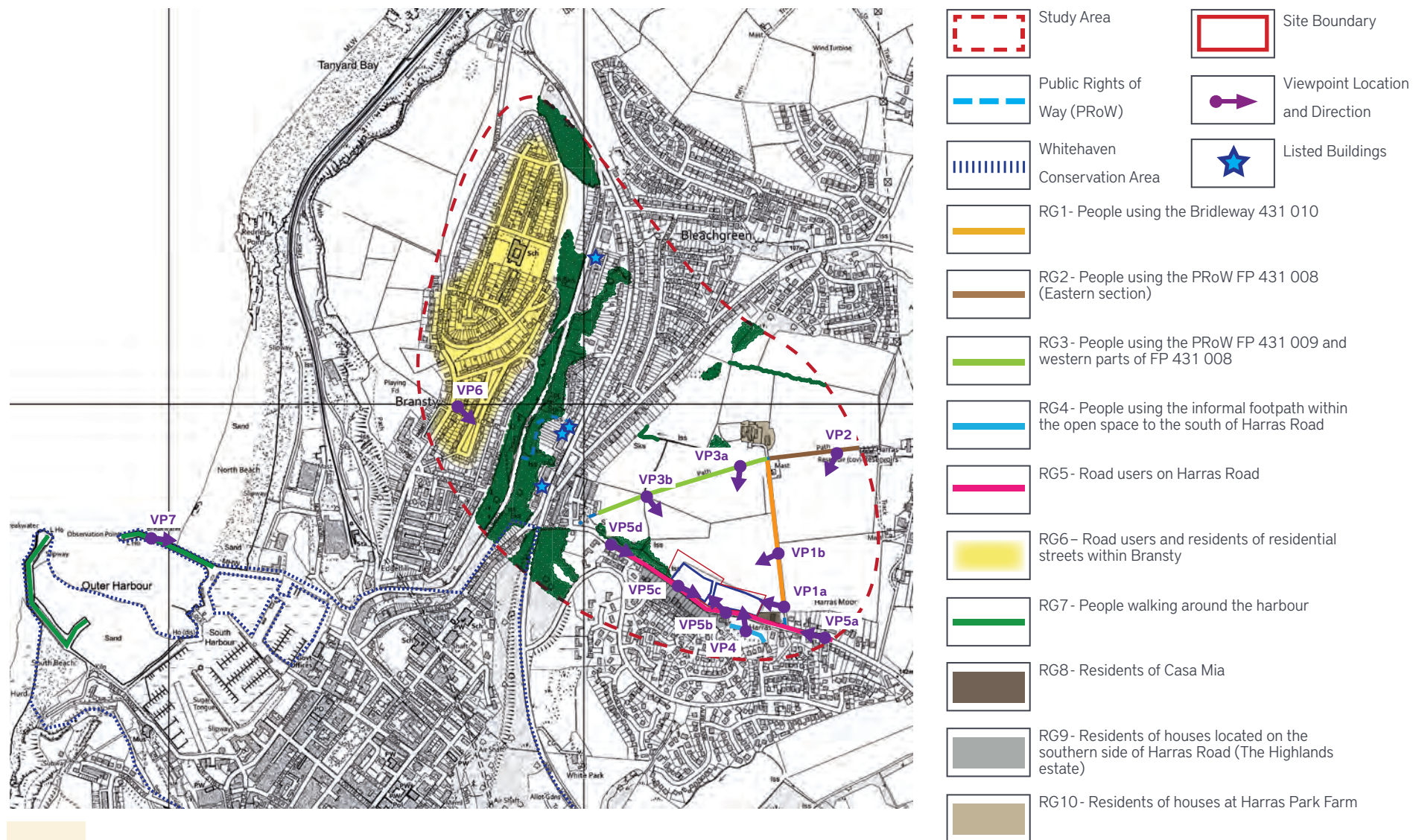


Fig 3

Visual Receptor and Viewpoint Location Plan

3.0 Baseline Setting

People Using Public Rights of Way (PRoW)

- | | | | |
|--|--|--|--|
| <p>3.45 Receptor Group 1 (RG1) - People using the Bridleway 431 010 - Viewpoint 1a and 1b - From Harras Road, the route heads northwards, following the access road to Harras Park Farm. The route is initially enclosed by houses, but from the majority of the route the views are open in all directions.</p> | <p>3.46 Viewpoint 1a is representative of the views experienced from the southern sections of the route looking westwards. The agricultural land surrounding the site comprises the majority of the view with longer views to the sea. The ground levels fall away sharply to the west so that the coastal areas and Whitehaven town are</p> | <p>generally not visible, although the outer harbour and lighthouse are partially visible. The roofs of housing located to the south of Harras Road (The Highlands estate) and the property which lies to the immediate east of the site (Casa Mia) are partially visible. The fencing which delineates the eastern boundary of the site can be seen. The grassland within the site and the western parts of the site are not visible due to the ground levels falling away sharply to the west.</p> | <p>middle distance. The views extend to the coast and development within the southern parts of Whitehaven is visible in the far distance. The grassland within the site is not visible due to the ground levels falling away to the south-west, but the northern perimeter fence can be seen stepping down the hill.</p> |
| <p>3.47 Viewpoint 1b is representative of the views experienced from the central section of the route looking south-west. The foreground comprises the farmland with the roofs of housing located along Harras Road visible in the</p> | | | |



VP1a View from Bridleway 431 010 looking west



VP1b

View from Bridleway 431 010 looking south-west

3.0 Baseline Setting

- 3.48 RG2- People using the PRoW FP 431 008 (Eastern section) - Viewpoint 2 - The eastern part of PRoW 431 008 runs along the northern side of a stone wall field boundary, climbing to the top of the hill.
- 3.49 Viewpoint 2 is representative of the view from the higher parts of the route, looking in a south-westerly direction. The wall and farmland forms the foreground of the views and a telecommunications mast is visible to the west. The housing located along Harras Road is visible in the middle distance. There are distant views to the sea, the higher land, coastal areas and development located to the south of Whitehaven. The location of the site is identifiable as the house on its western boundary (Casa Mia) can be seen, although the grassland within the site is not visible due to the topography.



VP2 View from FP431 008 looking south-west

3.0 Baseline Setting

- 3.50 RG3- People using the PRoW FP 431 009 and western parts of FP 431 008 - Viewpoints 3a and 3b - The PRoW FP431 009 and the western parts of FP 431 008 follow a similar route through fields linking from Harras Road, near to York Terrace, to Harras Park Farm. Generally, there are panoramic views in all directions.
- 3.51 Viewpoint 3a is representative of the views experienced from the eastern parts of FP 431 009, on higher land, looking in a southerly direction. The fields in the foreground slope towards the coast. The housing within The Highlands estate is visible in the middle distance, stepping down the hill. Parts of Whitehaven town centre and harbour are visible on the coast and the far distance includes the higher land, woodland and development to the south of Whitehaven. The fencing along the site's northern boundary is just discernible in the middle distance, set against a backdrop of housing.
- 3.52 Viewpoint 3b is representative of the views experienced from the lower parts of the route, nearer to Harras Road, looking in a north-easterly direction. The photograph is taken from the top of the steps which cross a boundary wall. The ground levels within the field rise steeply and the eastern parts of the field, as well as the housing which lies to the east of the site, is totally screened by the intervening topography. Housing located to the south of Harras Road is visible on the skyline, stepping down the hill. The site and its boundary fencing is not visible, although the telegraph poles which are located near to the site's northern boundary are visible in the distance.



VP3a View from FP431 009 looking south



VP3b

View from FP431 009 looking north-east

3.0 Baseline Setting

- 3.53 RG4- People using the informal footpath within the open space to the south of Harras Road – Viewpoint 4- The higher land to the south of Harras Road, between Holly Bank and Fern Way is an open space with a short, informal footpath running through it. There are open, panoramic views from the higher part of the route.
- 3.54 Viewpoint 4 is taken from the highest part of the route looking north towards the site. The vegetation growing along the northern boundary of the open space is visible in the middle distance and obscures Harras Road, which is set at a slightly lower level. The house and garden located to the east of the site (Casa Mia) is visible and the higher land, telecommunication mast and Harras Park Farm can be seen beyond. The site is obscured by the vegetation and due to the topography which falls away to the west. The telegraph poles located to the north of the site are partially visible.



VP4

View from the informal path located to the south of Harras Road, looking north

3.0 Baseline Setting

Road Users

3.55 RG5 - Road users on Harras Road - Viewpoint 5a – 5d - Harras Road runs along the southern boundary of the site. The route is steeply sloping as it climbs from the lower lying areas on the outskirts of Whitehaven, eastwards to Harras Moor. There is street lighting and a footpath running along the southern side of the road with a grass verge. The grass verge on the northern side of the road slopes up to the site which is fenced with a post and wire fence, with some short sections of remnant hedgerow.

3.56 Viewpoint 5a is taken from the intersection of Harras Road and the Bridleway 431 010. This part of the route has housing on both sides of the road and there is a channelled view down

the road with the sea in the distance. The site largely sits behind the existing housing, but the southern boundary of the site is partially visible in the middle distance.

3.57 Viewpoint 5b is taken from the point at which the informal footpath, which crosses the open space to the south of the site, intersects with Harras Road. Looking west there are views across the road with the middle parts of the site visible behind boundary vegetation. The line of telegraph poles can be seen crossing the fields to the north of the site. The housing within Bransty and the edge of housing with The Highlands estate can be seen within the lower lying areas.

3.58 Viewpoint 5c is representative of the view from locations adjacent to the middle part of

the site looking east up the hill. There are open views into the site with the housing located to the south of Harras Road and to the east visible on the periphery. The telegraph poles and telecommunication masts are prominent features within the farmland.

3.59 Viewpoint 5d is taken from the western parts of the route, looking east up the hill. The fields to the north of the site are separated from the route by a stone wall and there is some existing vegetation which filters views of the farmland. To the north-east, the higher land and Harras Park Farm can be seen. The housing located to the south of Harras Road is prominent in the views. Views of the site are largely filtered by the intervening vegetation.



VP5a

View from Harras Road to the east of the site, looking west

3.0 Baseline Setting



VP5b View from Harras Road, adjacent to the site, looking west



VP5c View from Harras Road, adjacent to the site, looking east



VP5d

View from Harras Road to the west of the site, looking east

3.0 Baseline Setting

3.60 RG6 – Road users and residents of residential streets within Bransty – Viewpoint 6 - To the north of the town centre, the housing areas within Bransty sit on higher land with east facing slopes. There are channelled views down some streets (such as Crosfield Road) in which the higher farmland to the east and housing within The Highlands estate is seen in the distance.

to the immediate east of the site (Casa Mia) is visible on the skyline. The site is partially visible, adjacent to the existing housing, between Casa Mia and the group of vegetation located to the immediate west of the site. Views from some residential properties which are orientated towards the east would have similar views from their upper storey windows.

3.61 Viewpoint 6 is a representative view from the higher parts of Crosfield Road, near to its intersection with Bransty Road. The view is enclosed by housing but there views over the rooftops to the higher land located to the east. The farmland encloses the view with the telegraph poles and masts on the skyline. The housing within The Highlands estate can be seen stepping up the hill and the property located



VP6

View from Crossfield Road in Bransty, looking east

3.0 Baseline Setting

Miscellaneous

3.62 RG7 - People walking around the harbour – Viewpoint 7 – Photograph B, taken within the site, is the view looking westwards from the highest areas of the site. The view illustrates that the areas within the town centre are generally not visible from the site and, vice versa, the site is not visible from the town centre. However, there is some intervisibility between the site and the outer harbour areas.

3.63 Viewpoint 7 is representative of the view from the North Pier looking east. The foreground is occupied by buildings and boats within the marina. The middle distance includes the housing within Bransty and the woodland which

surrounds the route of the A595. The higher slopes can be seen in the distance and these are partially developed with housing located within The Highlands estate and are partially open. The site lies behind the existing housing within The Highlands estate and not on the ridgeline of the open hillside.



VP7

View from the North Pier, looking east

Private Residents

Private Residents						
3.64	RG8- Residents of Casa Mia – Casa Mia is a large dwelling in a large plot, orientated on a north to south alignment, and located to the immediate east of the site. From its elevated location, it has windows which overlook the sea and some of the housing areas within Bransty to the west. There is a boundary hedgerow separating the garden from the site and views from the house and garden overlook the site. The views are expected to be similar to that of site photograph B, although partially filtered by the boundary vegetation.		to south alignment, with windows generally facing westwards towards the coast rather than southwards towards the site. The views from any windows which do face the site would be similar to those experienced from the eastern parts of PRoW FP431 009 (viewpoint 3a).			a main road and has some scenic qualities. However, it has a semi-urban character due to the street lighting and presence of adjacent housing. The residential streets in Bransty are urban and used for accessing properties. The roads are not recognised through planning designation or in relation to heritage assets and are not scenic trails.
			Sensitivity - Public Views			
		3.67	As set out within the Methodology (Appendix 1) and in GLVIA3, the sensitivity of visual receptors is derived from judgements made regarding the value attached to the view as indicated by planning designations, relationships to heritage assets, associations with art, recognition in guide books/tourist maps or the provision of facilities for their enjoyment (such as parking, sign boards, interpretive material etc), and the susceptibility of the visual receptor to change, which is indicated by their occupation or activity and the extent to which their attention is focussed on the view.	3.70		The value of the views experienced by visual receptors walking around the harbour are considered to be high given the conservation area status.
3.65	RG9- Residents of houses located on the southern side of Harras Road (The Highlands estate)- There are approximately twelve properties located to the south of Harras Road, on Holly Bank and Burton High Close, the residents of which would potentially have views of the site, largely from the upper storey windows. These houses generally back on to Harras Road with garden boundary fences and vegetation providing low level filtering of long distance views. Views are expected to be similar to those from Harras Road (Viewpoints 5b and 5c), although the site would be slightly more distant in the views and partially filtered by intervening vegetation.			3.71		As stated within the Methodology (Appendix 1), this assessment acknowledges the presence of residents experiencing a view of the site, however it generally does not specifically or fully assess any effects the proposed development may have on these private views. The change to the views from residential receptors within Bransty, as a result of the development would be similar to those assessed for receptor group RG6. The change to the views from residential properties located to the south of Harras Road would be similar to those assessed for receptor group RG5 Harras Road. The change to the views from the properties located at Harras Park Farm would be similar to those assessed for receptor group RG3 PRoW 431 009. That said, the views from the house located to the immediate east of the site (Casa Mia) are assessed, as none of the other viewpoints or
3.66	RG10- Residents of houses at Harras Park Farm – The houses located on the high ground at Harras Park Farm are orientated on a north	3.68	The value of the views experienced by visual receptors using the Public Footpath network surrounding the site are considered to be medium. The views are not recognised through any planning designations or in relation to heritage assets and they do not appear to be acknowledged by any guides or mapping.			
		3.69	The value of the views experienced by visual receptors using the road network are considered to be medium. Harras Road is not			

receptor groups would be representative of the changes experienced in the view as a result of the development.

- 3.72 The susceptibility of a viewer to change in the landscape will vary according to their location and occupation. Table 3 below, sets out the susceptibility to change and sensitivity of the identified visual receptor types.

Table 3 - Summary of Visual Receptor Sensitivity			
Visual Receptor	Value of the View	Susceptibility to Change	Resulting Sensitivity
People using Public Footpaths – RG1 – RG4	Medium	High – People using the footpaths are engaged in outdoor recreation with a focus upon the enjoyment of the landscape	Medium-High
Road Users – RG5 and RG6	Medium	Low –The road corridors are dominated by vehicles with people using the routes for access, rather than for their enjoyment of the views/landscape.	Low-Medium
People walking around the harbour – RG7	High	High - People using the public open space are engaged in outdoor recreation with a focus upon the enjoyment of the landscape	High
Residents of Casa Mia – RG8	High	High – residents are generally susceptible to change	High

4.0 Development Proposals

4.1	The development proposals are shown on the Landscape Masterplan - see Figure 4 below.	4.6	A group of seven detached houses which includes four two storey properties, a bungalow and two bungalows with rooms in the roof space, would be positioned within the central part of the site. There would be a strip of planting between this group of houses and the housing located to the west to separate the mass of the development and to filter views of the built form.		been selected for their seasonal interest and tolerance of the local conditions. Timber post and stock proof fence is proposed where the boundary abuts the adjacent agricultural land to reflect the rural character.
4.2	The planning application is in full and seeks approval for the construction of 23 no. residential dwellings with associated access roads, driveways and gardens.			4.11	High quality hardworks are proposed including reclaimed gritstone sett kerbs, gritstone sett thresholds and natural stone flags. Brick walls with stone copings would be used to enclose gardens where these boundaries are particularly visible, and these would be fronted by hedging or shrub planting where possible. Proposed walls along the roadside would be constructed from red sandstone of local vernacular and these would be positioned at the access road entrances.
4.3	The housing would be arranged in three clusters, each accessed individually from Harras Road. There would be a fourth access from Harras Road into the field which lies to the north of the site. The dwellings would be orientated on a broadly east west alignment with access roads running south to north.	4.7	Within the western part of the site there would be a further eight dwellings. Bungalows would be positioned along the western boundary with the remaining dwellings comprising two storey houses and single storey properties with rooms in the roof.		
4.4	Within the eastern parts of the site there would be a cluster of eight dwellings comprising all single storey houses. This would include detached bungalows and two pairs of semi-detached bungalows. Single storey buildings would be located in front of the house located immediately to the east of the site (Casa Mia) so that some open views from the property towards the sea can be retained. This is illustrated on the section Fig. 5.	4.8	A landscape strip along the western boundary will include some underground service infrastructure but would be predominantly laid to grass with individual tree planting. This planting would help to soften views of the housing from Harras Road to the west of the site.		Comparison with the Approved Scheme
4.5	A field access would be positioned to the west of this cluster of houses and this would be lined by a proposed hedgerow and trees. This would help to filter views of the housing by improving their assimilation into the views.	4.9	The new houses will be finished in brick with red natural stone details and clay tiled roofs or render with wood grain effect facias, buff natural stone details and dark grey natural slate roofs.	4.12	The approved scheme (4/18/2347/001) is for nine houses rather than twenty three. The site area of the approved scheme is slightly smaller than the application site (see Figure 1), which extends further north and west, although these western areas would remain as open space rather than being developed for housing.
		4.10	The landscape proposals include the planting of boundaries with hedgerows and trees which are predominantly native species and have	4.13	The proposal would create an arrangement of three groups of dwellings off Harras Road together with a field access. This reduces the number of accesses onto Harras Road from five to four in comparison to the approved scheme.

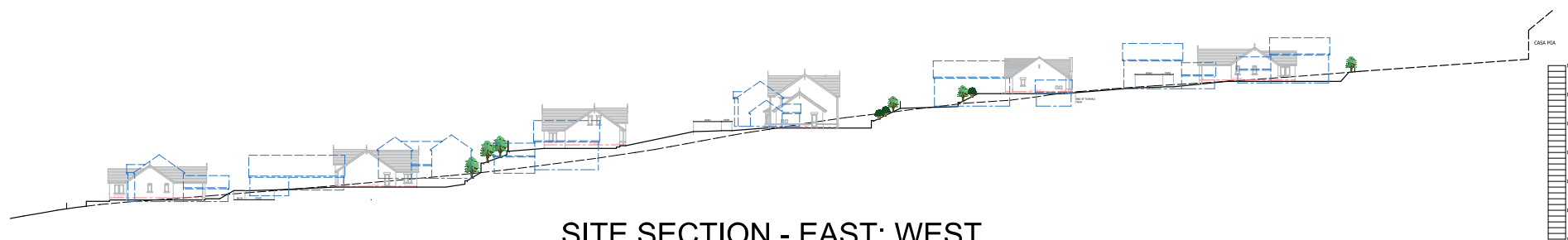
4.0 Development Proposals

- 4.14 The self-build houses shown for the approved scheme are generally two storey with one bungalow and one house up to 2.5 storeys high. The application is for single storey dwellings within the eastern parts of the site which lie at a higher elevation. This would limit the visibility of the proposals and mean that some views from Casa Mia would extend over the rooftops of the proposed housing to maintain the views towards the coast. See Fig 5. The application scheme also proposes single storey dwellings along the western boundary, rather than 2.5 storeys proposed within this area for the approved scheme.
- 4.15 The application drawings include a comprehensive landscape scheme which includes vegetated boundaries and linear groups of tree planting which would separate the mass of the development and help to filter views of the built form.
- 4.16 The approved scheme includes self-build plots and it is reasonably expected that there would be a variation in design and it would prove more difficult to achieve a holistic, comprehensive landscape scheme and boundary treatments.

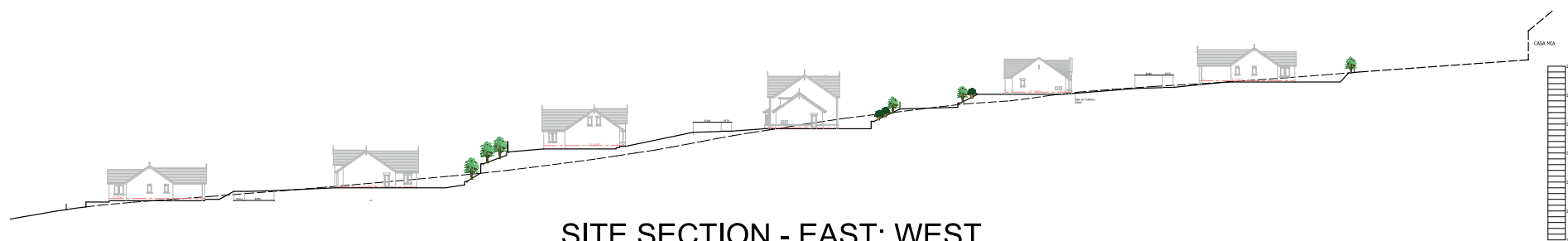


Fig 4

M3450-SD-01-V7 Landscape Layout by Barnes Walker



SITE SECTION - EAST: WEST
WITH APPROVED SCHEME
OVERLAID IN BLUE



SITE SECTION - EAST: WEST

Fig 5

Section Drawing 18/03/926-07a by Alpha Design

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.'*
- 5.2 In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established within the baseline of this appraisal. Table 4 below considers the magnitude of effect upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.
- 5.3 As there is an approved scheme (4/18/2347/001), which would have resulted in landscape and visual effects, Table 4 below compares the effects of the approved scheme with the application scheme. The narrative within the section relating to the size and scale of change provides an explanation of the effects and the differences in these between the two schemes.

5.0 Landscape Effects

Table 4 - Landscape Effects						
Receptor	Sensitivity (Table 2)	Magnitude of Effect - Size and scale/geographic extent and associated narrative	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
Cumbria Landscape Type '5d - Urban Fringe'	Medium	<p>The proposals are broadly consistent with the Urban Fringe Landscape Character Type. The proposed development would result in the loss of the agricultural land within the site, resulting in some localised loss of openness and a change in character from pastoral land to residential built form. However, the immediate context includes residential land use and the effects are considered to be localised. This landscape has been subjected to urban influences with the presence of telecommunication masts, overhead cables, the reservoir and modern housing. Modern residential development positioned on the higher land around Whitehaven is widespread and a characteristic feature of the landscape. There would be the introduction of natural elements such as trees, hedgerows, and grassland which are broadly consistent with the area, and which would increase biodiversity. The effects on the landscape character as a result of the application scheme are deemed to be the same as those of the approved scheme. Whilst there are more dwellings, there are a greater number of single storey houses, the proposals would follow the contours and there would be more consistency with landscape and boundary treatments. With regard to the Copeland Landscape Settlement Study, the application site is located within the 'prominent hillside', however its relatively small scale, its linear arrangement and its peripheral location will moderate any material adverse effect upon the 'prominent hillside'.</p> <p>Effects would be long term (over 15 years) and permanent, however the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its urban fringe setting and the wider landscape.</p>	Low Adverse	Minor-Moderate Adverse	Low Adverse	Minor-Moderate Adverse

5.0 Landscape Effects

Table 4 - Landscape Effects						
Receptor	Sensitivity (Table 2)	Magnitude of Effect - Size and scale/geographic extent and associated narrative	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
Landscape features within the site	Low	<p>There are few existing landscape features. There would be the loss of grassland within the site and the short sections of remnant hedgerow along the boundary with Harras Road.</p> <p>There would be native tree and hedgerow planting along the boundaries and linear belts of vegetation running through the development. The landscape proposals would help to soften the appearance of the proposed built form and would enhance biodiversity. Proposed planting would be native, characteristic of the locality and the quantum proposed would exceed that which would be lost.</p> <p>The vegetation losses would be virtually the same for both the approved and application scheme's. The landscape proposals for the application scheme are more comprehensive than the approved scheme and would result in a more consistent approach.</p> <p>Effects upon the landscape features would be long term and irreversible, however the establishment of the proposed planting would, as it becomes established, become increasingly effective in mitigating effects. At Year 1 effects would be adverse but upon maturity of the proposed vegetation, the effects upon landscape features is likely to be beneficial. Upon maturity of the planting, the landscape proposals associated with the application scheme are deemed to be more effective at mitigating effects than that of the approved scheme, due to the greater amount of proposed planting.</p>	Low Adverse	Minor Adverse	Low Adverse	<p>Minor Adverse</p> <p>Minor Beneficial upon maturity of the planting</p>

6.0 Visual Effects

- 6.1 It has been ascertained that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using public footpaths (public views), road users (public views) and the residents of properties (private views).
- 6.2 The type of visual receptor, the nature of the various existing views of the application site and the sensitivity of the visual receptors have been considered and ascertained within 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 1), 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 at Year 1.
- 6.4 The assessment of the potential visual effects which may result from the implementation of the development proposals on the application site, has been ascertained for each of the visual receptors (numbered RG1 to RG8) within Table 5 – Visual Effects.

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG1 People using the Bridleway 431 010	Medium - High	From Harras Road, the route heads northwards, following the access road to Harras Park Farm. The route is initially enclosed by houses, but from the majority of the route the views are open in all directions.				
		VP1a - Viewpoint 1a comprises the view experienced from the southern section of the route looking westwards. The views of the agricultural land surrounding the site, with longer views to the sea would largely remain unchanged. There would be more housing visible in the context of the roofs of housing located to the south of Harras Road (The Highlands estate) and the property which lies to the immediate east of the site (Casa Mia). The proposed housing within the eastern part of the site would be single storey and noticeable as it would sit on the horizon when looking directly westwards. Proposed houses within the western parts of the site would only be partially visible due to the ground levels falling away sharply to the west. The proposals would be seen at distances of over 50m and would be peripheral in the view, and experienced from a short section of the route. The change to the view as a result of the application scheme would be similar to that of the approved scheme, although the single storey housing proposed within the application scheme would be less dominant. In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly filtered.	VP1a – Medium Adverse	VP1a – Moderate Adverse	VP1a – Medium Adverse	VP1a – Moderate Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG1 People using the Bridleway 431 010	Medium - High	<p>VP1b - Viewpoint 1b comprises the view experienced from the central section of the route looking south-west. The foreground would remain open. The proposed housing within the eastern part of the site would be seen in the middle distance, in front of the existing roof tops, stepping down the hill. The housing adjacent to the eastern boundary comprises bungalows which would sit low in the landscape . Whilst the roofs are expected to extend slightly higher than the roofs of the existing housing, due to their closer proximity, the roofs would not obscure the long distance views which extend to the coast and to the southern parts of Whitehaven. The proposed housing would be seen against a backdrop of existing housing, albeit at slightly closer proximity but would not be seen on the skyline. The proposals would be seen at distances of around 100m away and would form a small part of a wider view which includes housing.</p> <p>The change to the view as a result of the application scheme would be similar to that of the approved scheme. For the approved scheme, fewer houses would be visible but they would be taller.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP1b – Low- Medium Adverse	VP1b – Moderate Adverse	VP1b – Low- Medium Adverse	VP1b – Moderate Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG2 People using the Public Footpath PRoW FP 431 008	Medium - High	The eastern part of PRoW 431 008 runs along the northern side of a stone wall field boundary, climbing to the top of the hill.				
		<p>VP2 – Viewpoint 2 comprises the view experienced from the higher parts of the route, looking in a south-westerly direction. The wall and farmland would continue to form the foreground of the views. The proposed housing would be seen in the middle distance, against the backdrop of existing housing located along Harras Road. The distant views to the sea, the higher land, coastal areas and development located to the south of Whitehaven would remain unchanged. The proposals would be seen from a distance of over 425m, and would be peripheral in the view and glimpsed from a short section of the route.</p> <p>The change to the view as a result of the application scheme would be similar to that of the approved scheme. For the approved scheme, fewer houses would be visible but they would be taller.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP2 – Low Adverse- Negligible	VP2 – Minor Adverse	VP2 – Low Adverse- Negligible	VP2 – Minor Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG3 People using the Public Footpath PRoW FP 431 009	Medium - High	The PRoW FP431 009 and the western parts of FP 431 008 follow a similar route through fields linking from Harras Road, near to York Terrace, to Harras Park Farm. Generally, there are panoramic views in all directions.				
		<p>VP3a- Viewpoint 3a comprises the view experienced from the eastern parts of FP 431 009, on higher land, looking in a southerly direction. The foreground and views of the coast would remain unchanged. The housing within The Highlands estate, stepping down the hill, would remain prominent in the middle distance. The proposed housing would form a minor addition to the existing built form in the middle distance, and would be seen against a backdrop of the housing. The views of the town centre, harbour and long distance views to the south of Whitehaven would not be affected. The proposals would be seen at around 300m away and would be peripheral in the view which is generally focused to the west to take in the coast and harbour.</p> <p>The change to the view as a result of the application scheme would be similar to that of the approved scheme.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP3a – Low- Adverse- Negligible	VP3a – Minor Adverse	VP3a – Low- Adverse- Negligible	VP3a – Minor Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG3 People using the Public Footpath PRoW FP 431 009	Medium - High	<p>VP3b – Viewpoint 3b is the view from the lower parts of the route, nearer to Harras Road, looking in a north-easterly direction. The photograph is taken from the top of the steps which cross a boundary wall. The grassland within the foreground, rising steeply up the hill, would remain but there would be additional housing visible in the middle distance. The proposed bungalows within the western parts of the site would be a noticeable addition to the view. These houses would be seen in the context of the existing housing but would be visible on the skyline, stepping up the hill and seen at distances of around 200m away.</p> <p>The change to the view as a result of the application scheme would be similar to that of the approved scheme. The approved scheme includes a 2.5 storey building on the western edge of the site which would be more prominent. The application scheme includes more dwellings but the lower roofs and varying roofscape would blend well with the surrounding existing housing.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP3b- Medium Adverse	VP3b- Moderate Adverse	VP3b- Medium Adverse	VP3b- Moderate Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG4 People using the informal footpath through the open space to the south of Harras Road	Medium - High	The higher land to the south of Harras Road, between Holly Bank and Fern Way is an open space with a short, informal footpath running through it. There are open, panoramic views from the higher part of the route.				
		VP4 – Viewpoint 4 is taken from the highest part of the route looking north towards the site. Roofs of the single storey houses located within the eastern part of the site would be partially visible, stepping down the hill. This built form would be seen in the context of the existing house and garden located to the east of the site (Casa Mia) and the higher land, telecommunication mast and Harras Park Farm visible in the distance. The vegetation growing along the northern boundary of the open space would obscure the lower parts of the proposed dwellings. The central and western parts of the proposed scheme are likely to be entirely screened by intervening vegetation and landform as the topography falls away to the west. The views would be experienced from a short section of the route at distances of around 40m. The change to the view as a result of the application scheme would be similar to that of the approved scheme. The approved scheme includes two storey buildings within the eastern part of the site which would be more prominent. The application scheme includes more dwellings but the lower roofs and varying roofscape would sit lower in the landscape.	VP4- Low- Medium Adverse	VP4- Moderate Adverse	VP4- Low- Medium Adverse	VP4- Moderate Adverse
		In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.				

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG5 People using Harras Road	Low- Medium	Harras Road runs along the southern boundary of the site. The route is steeply sloping as it climbs from the lower lying areas on the outskirts of Whitehaven, eastwards to Harras Moor. There is street lighting and a footpath running along the southern side of the road with a grass verge. The grass verge on the northern side of the road slopes up to the site which is enclosed by a post and wire fence, with some short sections of remnant hedgerow.				
		VP5a - Viewpoint 5a is taken from the intersection of Harras Road and the Bridleway 431 010. This part of the route is flanked by housing on both sides of the road and there is a channelled view down the road with the sea in the distance. The proposed housing would largely sit behind the existing housing, but some roofs may be partially visible stepping down the hill. The proposals would not obscure views of the sea and would form a very minor part of the view which includes existing built form. The change to the view as a result of the application scheme would be similar to that of the approved scheme. In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.	VP5a- Low- Adverse- Negligible	VP5a- Minor Adverse- Negligible	VP5a- Low- Adverse- Negligible	VP5a- Minor Adverse- Negligible
		VP5b - Viewpoint 5b is taken from the point at which the informal footpath, which crosses the open space to the south of the site, intersects with Harras Road. Looking west there would be views across the road with the middle part of the proposed development visible at distances of around 30m. The housing would be prominent in the views and seen within close proximity. There are existing views of development in the distance and views to the sea would be retained. The change to the view as a result of the application scheme would be similar to that of the approved scheme. In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.	VP5b- Medium- High Adverse	VP5b- Moderate Adverse	VP5b- Medium- High Adverse	VP5b- Moderate Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG5 People using Harras Road	Low- Medium	<p>VP5c - Viewpoint 5c is the view adjacent to the middle part of the site looking east up the hill. There would be the loss of the open views into the site and more visible housing, which would be seen within close proximity. The housing would be seen in the context of existing housing located to the south of Harras Road.</p> <p>The change to the view as a result of the application scheme would be similar to that of the approved scheme, although the application scheme includes single storey houses with a dormer adjacent to the road, rather than 2 storey (approved scheme).</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP5c- Medium- High Adverse	VP5c- Moderate Adverse	VP5c- Medium- High Adverse	VP5c- Moderate Adverse
		<p>Viewpoint 5d is taken from the western parts of the route, looking east up the hill. The fields within the site are separated from the route by a stone wall and there is some existing vegetation which would filter views of the proposed development. Views to the higher land around Harras Park Farm would be retained. The proposed housing along the western edge of the development is single storey and would be partially obscured by vegetation. The housing would be seen in the context of existing housing located to the south of Harras Road.</p> <p>The change to the view as a result of the application scheme would be slightly less adverse than that of the approved scheme, because the application scheme includes single storey houses on the western edge, rather than 2.5 storey (approved scheme).</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP5d- Medium- High Adverse	VP5d- Moderate Adverse	VP5d- Low- Medium Adverse	VP5d- Minor- Moderate Adverse

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG6 - People using the residential roads in Bransty	Low-Medium	To the north of the town centre, the housing areas within Bransty sit on higher land with east facing slopes. There are channelled views down some streets (such as Crosfield Road) in which the higher farmland to the east and housing within The Highlands estate is seen in the distance.				
		<p>VP6 - Viewpoint 6 is a representative view from the higher parts of Crosfield Road, near to its intersection with Bransty Road. The view is enclosed by housing but there views over the rooftops to the higher land located to the east which encloses the view. The proposed houses would be seen in the far distance (over 800m away), stepping down the hill from the existing property which lies to the immediate east of the site (Casa Mia). The houses would be seen in the context of existing housing within The Highlands estate and Casa Mia, which is visible on the skyline. The proposed housing would generally not broach the skyline as single storey houses are located on the higher land and the houses would have a backdrop of existing housing. Modern residential development positioned on the higher land around Whitehaven is widespread and a characteristic feature of the landscape. Views from some residential properties which are orientated towards the east would have similar views from their upper storey windows. The change to the view as a result of the application scheme would be similar to that of the approved scheme. The approved scheme includes 2 and 2.5 storey buildings which would be more prominent. The application scheme includes more dwellings but the lower roofs and varying roofscape would sit lower in the landscape.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP6- Low- Adverse- Negligible	VP6- Minor Adverse- Negligible	VP6- Low- Adverse- Negligible	VP6- Minor Adverse- Negligible

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG7 People walking around the harbour	High	The areas within the town centre are generally not visible from the site and, vice versa, the site is not visible from the town centre. However, there is some intervisibility between the site and the outer harbour areas.				
		<p>VP7 - Viewpoint 7 is the view from the North Pier looking east, over 1.2km away from the site. The foreground is occupied by buildings and boats within the marina. The middle distance includes the housing within Bransty and the woodland which surrounds the route of the A595. The higher slopes can be seen in the distance and these are partially developed with housing located within The Highlands estate and are partially open. The proposed housing would largely sit behind the existing housing within The Highlands estate and not on the ridgeline of the open hillside. There would be some roofs of proposed housing partially visible but this would be indistinguishable from the existing roofscape and would be barely discernible. Modern residential development positioned on the higher land around Whitehaven is widespread and a characteristic feature of the landscape.</p> <p>The change to the view as a result of the application scheme would be similar or less adverse to that of the approved scheme. The approved scheme includes 2 and 2.5 storey buildings which would be more prominent. The application scheme includes more dwellings but the lower roofs and varying roofscape would sit lower in the landscape.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP7- Negligible	VP7- Negligible	VP7- Negligible	VP7- Negligible

Table 5 – Visual Effect						
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Approved Scheme		Application Scheme	
			Magnitude	Significance of Effect	Magnitude	Significance of Effect
RG8 Residents of Casa Mia	High	Casa Mia is a large dwelling in a large plot, orientated on a north to south alignment, and located to the immediate east of the site.				
		<p>VP8 - From its elevated location the property has windows which overlook the sea and some of the housing areas within Bransty to the west. The garden boundary hedgerow would provide some separation but the proposed bungalows would be partially visible down the slope. Some longer views over the proposed housing would be retained, particularly from from the upper storey windows.</p> <p>The change to the view as a result of the application scheme would be slightly less adverse than that of the approved scheme, because the application scheme includes single storey houses on the eastern edge, rather than 2 storey (approved scheme).</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>	VP8- Medium- High Adverse	VP8- Major Adverse	VP8- Medium Adverse	VP8- Moderate- Major Adverse
Private Residential Receptors		<p>RG9 - Residents of houses located on the southern side of Harras Road (The Highlands estate) would have views of the proposed houses, largely from their upper storey windows. These houses generally back on to Harras Road with garden boundary fences and vegetation providing low level filtering of long distance views. Views are expected to be similar to those from Harras Road (Viewpoints 5b and 5c), although the site would be slightly more distant in the views and partially filtered by intervening vegetation.</p>				
		<p>RG10 – Residents at Harras Park Farm located on the high ground are orientated on a north to south alignment, with their windows generally facing westwards towards the coast rather than southwards towards the site. The views from any windows which do face the proposed development would be similar to those experienced from the eastern parts of PRoW FP431 009 (viewpoint 3a). The proposed housing would form a minor addition to the existing built form in the middle distance, and would be seen against a backdrop of the existing housing.</p> <p>Changes to residents views which may result from the implementation of the application scheme would be similar to that of the approved scheme. In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>				

	Landscape Effects		Landscape Features		Visual Effects
	Landscape Character	7.3	There are few existing site features due to its agricultural nature. The proposed development would result in the loss of the grassland and a small number of hawthorns/remnant hedgerow along Harras Road.	7.7	A total of ten visual receptor groups were identified comprising individuals, or groups of individuals, who experience views of the application site. These included the views for those using Public Rights of Way and informal footpaths (RG1 – RG4), those using Harras Road (RG5), elevated roads within Bransty (RG6), those walking around the outer harbour areas (RG7) and private residents (RG8 – RG10).
7.1	The proposals are broadly consistent with the Urban Fringe Landscape Character Type. Housing is a characteristic feature of the landscape and there are urban influences and visual detractors such as telecommunication masts and overhead cables. The proposed development would result in the loss of the agricultural land within the site, resulting in some localised loss of openness. Whilst the undulating landform allows some longer views, modern residential development positioned on the higher land around Whitehaven is widespread and the proposals would not be widely visible. The introduction of natural elements such as trees, hedgerows, and grassland which are broadly consistent with the area, would increase biodiversity and would help to assimilate the proposals into the landscape.	7.4	Proposals include native tree planting, shrubs and hedgerows planted along the boundaries and within the open spaces. Proposed planting would be native, characteristic of the locality and the quantum proposed would exceed that which would be lost. The landscape proposals would help to soften the appearance of the proposed built form and would enhance biodiversity.	7.8	The visual effects for those using the Public Rights of Way and footpaths within the vicinity would be moderate or minor adverse for both the approved scheme and application scheme.
		7.5	The development proposals are expected to generate a minor adverse effect on the landscape features in the short term (Yr1). In the longer term however, the extensive landscape proposals would have become established and in doing so, would be expected to generate a low level of beneficial landscape effect upon the landscape features of the site.	7.9	Views experienced by people using the roads are considered to be less sensitive as the road corridors are dominated by vehicles with people using the routes for access, rather than for their enjoyment of the views/landscape. The effects on the views from Harras Road would be moderate adverse where the route runs alongside the proposed scheme, as there would be some loss of open views. To the east and west of the site, the presence of existing housing and distance from the scheme reduces the visual effects. On the western boundary, the application scheme proposes single storey dwellings rather than houses up to 2.5 storeys high as proposed within the approved scheme. The effects on the views looking eastwards, as
7.2	Given the site's urban fringe character and the nature of the development proposals and landscape scheme, the proposed development is expected to generate a minor-moderate adverse effect upon the local landscape character which the Landscape Character Assessment describes as 'Urban Fringe'. These effects would be the same for both the application scheme and the approved scheme.	7.6	The effects on the landscape features for the application scheme and approved scheme are expected to be similar. However, the landscape proposals which are part of the application scheme would provide a more comprehensive landscape structure than the approved scheme, which would be carried out incrementally by individual home owners.		

7.0 Summary and Conclusion

	Harras Road climbs towards the western site boundary, are expected to be more adverse for the approved scheme than the application scheme.	
7.10	The effects on the distant views from roads within Bransty and the areas around the outer harbour would be minor adverse to negligible and negligible respectively, as the proposals would be barely perceptible at such distances and housing located on the land surrounding Whitehaven is a common characteristic. These visual effects would be the same for both the approved and application schemes.	
7.11	The visual effects for residents of Casa Mia would be slightly less adverse as a result of the application scheme than the approved scheme, given the reduced height of the properties proposed along the eastern boundary.	
7.12	The visual effects of the application scheme would be similar or slightly less adverse than the approved scheme. In all instances, the establishment of the comprehensive landscape proposals, particularly the tree planting, would in the medium to longer term, become increasingly prominent within the views experienced and in doing so would become increasingly effective at integrating and assimilating the development into its setting. As a result, by Year 15 the establishment of the landscape proposals would have, to some extent, ameliorated the assessed levels of short term, adverse visual effect.	
		<p>Conclusion</p> <p>7.13 This Landscape and Visual Appraisal has ascertained that the implementation of the application scheme would not result in any levels of adverse landscape or visual effects greater than those associated with the approved scheme.</p>



Appendices

Introduction

The assessment of landscape and visual effects will be 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 (termed GLVIA3 hereafter).

As stated within GLVIA3 paragraph 1.20, the guidelines are not prescriptive and the approach and methodology has been tailored to the specific requirements of the proposals.

GLVIA3 recommends the following five key stages in the assessment of landscape and visual effects:-

- Scope;
- Establishing the landscape and visual baseline;
- Describing the landscape and visual effects;
- Assessing the significance of the landscape and visual effects;
- Ascertaining the overall significance of landscape and visual effects

These five stages are applied separately to the landscape assessment and the subsequent visual assessment. GLVIA3 recognises that landscape and visual assessments are separate, although linked procedures.

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a developments 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). The various visual receptor groups comprise individuals or groups of people that experience a view of the application site from a publicly accessible location. They will typically include 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, cyclists or rail passengers.

With regards to the visual amenity of the residents of private properties, GLVIA3 recommends that private views can be dealt with by a separate 'residential amenity assessment' as in planning terms, residents are not entitled to a view. The presence of residents experiencing a view of the application site and the nature of the views experienced will be acknowledged and considered within the baseline. The LVA will only fully assess the visual effects upon the receptors that experience publicly accessible views.

Study Area

The overall study area for the landscape and visual assessment will be established by undertaking a desk-based survey and refined by subsequent site-based survey work.

The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area around the site, in order to inform and confirm the extent of the study area.

The study area will therefore include 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.

This desk and subsequent site-based work will also establish the representative viewpoints for the visual appraisal.

Landscape Effects

GLVIA3 paragraph 5.1 states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'

The Landscape Baseline - Desk Based Assessment

The assessment will include a review of the relevant planning policy and other guidance and relevant information including:

A.1

Appendix 1 - Methodology

- National Planning Policy Framework (NPPF 2012) and subsequent revision (July 2021);
- Copeland Borough Council Core Strategy and Development Management Policies DPD (adopted 5 December 2013);
- Copeland Borough Council Local Plan 2021-2038 Publication Draft January 2022;
- Natural England National Character Area 7: West Cumbria Coastal Plain;
- The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) 2011;
- Copeland Landscape Settlement Study 2020;
- Supplementary Planning Documents;
- Ordnance Survey mapping;
- Historic Mapping;
- Defra (MAGIC) website;
- Online aerial mapping;
- Sustrans website; and
- Published walking or cycling routes.

The Landscape Baseline – Site Based Assessment

Site assessment work will initially entail travelling around the confirmed study area by car/cycle and by foot to understand the landscape features within the site and the surrounding area and to confirm the accuracy of the relevant published character assessments.

The landscape baseline will incorporate descriptions

of the application site and the surrounding landscape, before referencing all published landscape character assessments and ascertaining the presence of any designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

GLVIA3 paragraph 5.33 states that the landscape baseline should map describe and illustrate the character of the landscape and its individual elements and aesthetic and perceptual aspects, emphasising any key characteristics that contribute to the distinctive character of the landscape. It also states that the condition of the landscape should be indicated with reference to elements therein, such as buildings, hedgerows or woodland.

Landscape Value

In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline will also consider the value of the landscape resource within the study area.

GLVIA3 paragraph 5.45 states 'the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.'

The fact a landscape is not subject to a designation, does not mean that it does not have any value. Where there is no evidence to indicate landscape value, the assessment will utilise an approach akin to the Box 5.1 assessment as set out within GLVIA3 paragraph 5.28 and Landscape Institute Technical Guidance Note TGN-02-21, Assessing landscape value outside

national designations, which draw on the factors that are generally agreed to influence value, which can be Exceptional (International/National), High (National/Regional), Medium (Regional/Community), Low (Community/Local) or Very Low (Local). In addition to acknowledging the presence of any landscape designations, these factors comprise the following:

- Landscape Condition (Table 1 below to be utilised to assist judgements on condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Distinctiveness: Consideration as to whether the landscape has a strong sense of identity through reference to relevant Landscape Character Assessments.
- Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
- Recreational Value: Landscape offering recreational opportunities where experience of landscape is important.
- Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense.
- Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.

A.1

Appendix 1 - Methodology

- Associations: Landscape which is connected with notable people, events or the arts.
- Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

Assessment of Landscape Effects

Having established the landscape baseline, the relevant landscape components or 'receptors' are identified and will normally comprise physical landscape features, such as trees, hedgerows, dry-stone walls etc and identified landscape character areas within the study area.

Having ascertained the landscape receptors, the assessment will then identify interactions between those receptors and the development proposals at Year 1.

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 of effect can then be combined to ascertain the significance of effect for the landscape receptors – see Table 4.

Landscape Sensitivity

Sensitivity determines the degree to which individual landscape receptors may be affected by a development proposal. In order to establish the sensitivity of the relevant landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value (the value,

susceptibility and associated sensitivity of the landscape resource is established within the Landscape Baseline).

Susceptibility to change means the ability of the landscape receptor to accommodate the type of the proposed development (whether it be housing, warehouses, a wind farm etc), without undue consequences for the maintenance of the baseline and/or the achievement of landscape planning policies and strategies and with reference to Table 2 below, is graded on a scale of High, Medium or Low.

Combining the value and susceptibility judgements attributed to each landscape receptor then informs a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

GLVIA3 recommends that the magnitude of effect upon landscape receptors is assessed using three considerations as follows:

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of 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 of the area influenced by

the development proposals - this 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, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced;

- The duration of the effect is judged on a scale of short term (0-6 years), medium term (7-15 years) and long term (15 years and beyond). 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. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 3 below describes the magnitude of effect criteria for the landscape assessment.

Landscape Effects

In order to draw conclusions about the nature of landscape effects, the separate judgements about 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 4 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

A.1

Appendix 1 - Methodology

Condition	Criteria
Exceptional	<ul style="list-style-type: none"> • Strong landscape structure, characteristics, patterns, balanced combination of landform and landcover; • Appropriate management for land use and landcover; • Distinct features worthy of conservation; • Strong sense of place; and • No detracting features.
High	<ul style="list-style-type: none"> • Robust landscape structure, characteristics, patterns and balanced combination of landform and landcover; • Appropriate management for land use and landcover with potential scope to improve; • Distinct features worthy of conservation; • Sense of place; and • Occasional detracting features;
Good	<ul style="list-style-type: none"> • Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; • Scope to improve management for land use and land cover; • Some features worthy of conservation; and • Some detracting features.
Ordinary	<ul style="list-style-type: none"> • Distinguishable landscape structure, characteristic patterns of landform and landcover; • Scope to improve management of vegetation; • Some features worthy of conservation; and • Some detracting features.
Low	<ul style="list-style-type: none"> • Weak landscape structures, characteristic patterns of landform and landcover are often masked by land use; • Mixed land use evident; • Lack of management and intervention has resulted in degradation; and • Frequent detracting features.
Very Low	<ul style="list-style-type: none"> • Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; • Mixed land use dominates; • Lack of management/intervention has resulted in degradation; and • Extensive detracting features.
Damaged	<ul style="list-style-type: none"> • Damaged landscape structure; • Single land use dominates; • Disturbed or derelict land requires treatment; and • Detracting features dominate.

Table 1 – Landscape Condition

A.1

Appendix 1 - Methodology

Level of Susceptibility	Definition
Higher Susceptibility	<ul style="list-style-type: none"> The landscape is of an open nature/ is large scale/has natural topographical variations and/or there is a negligible/low level of containment so is susceptible to the introduction of uncharacteristic elements/features; The landscape is of a small, intimate scale that is susceptible to the introduction of uncharacteristic elements/features; There are historic assets/features present, such as remnant parkland and semi-natural woodland; There is an overriding rural character; Many of the valued existing landscape characteristics and features would be difficult to replace or mitigate, although it may be possible to enhance/mitigate to some extent; There are higher levels of wildness and tranquillity.
Lower Susceptibility	<ul style="list-style-type: none"> There are limited variations in the topography; There is a limited presence of natural landform; The landscape is of a more enclosed nature that results from a strong woodland structure; Predominantly agricultural land which is intensively farmed, leaving limited semi-natural habitat; There is a perceived prominence and presence of human activity.

Table 2 – Indicators of Landscape Susceptibility Change

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 4.

Landscape Assessment Timeframes

The landscape effects are considered at one point in time as follows:

Year 1 – Operational

Visual Effects

GLVIA3 paragraph 6.1 states '*An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.*'

The Visual Baseline - Desk and Site Based Assessment

The desktop studies undertaken, combined with site-based analysis will inform the visual baseline for the appraisal. The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area surrounding the site in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area, the key relevant visual receptors (individuals

A.1

Appendix 1 - Methodology

or groups of people who experience a view of the application site) and the associated representative viewpoints. This information will be set out within the appraisal with descriptions of the views experienced.

Viewpoint photography will be undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital single lens reflex camera (Nikon D80) with a 50mm F/1.4 USM lens (guidance recommends the use of a 50mm lens as it provides imagery akin to that of the human eye).

It is important to note that the visual receptors and in particular, the representative viewpoints are representative of the visual prominence of the application site and will not necessarily form an exhaustive list of all receptors and associated viewpoints.

Assessment of Visual Effects

In order to determine the significance of the potential visual effects which may result from the development, the sensitivity and the magnitude of effect associated with each of the visual receptors 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.

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

Magnitude of Effect	Typical Criteria
Higher (adverse or beneficial)	Major alteration to key features or characteristics in the existing landscape and or the introduction of elements considered totally uncharacteristic/ characteristic. Typically, this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.
Medium (adverse or beneficial)	Partial alteration to key features or characteristics of the existing landscape and or the introduction of prominent elements. Typically, this would be where there would be a notable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term.
Low (adverse or beneficial)	Minor alteration to key features and characteristics of the existing landscape and or the introduction of features which may already be present in the landscape. Typically, this would be where there is a notable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term.
Negligible (adverse or beneficial)	A very minor alteration to key features or characteristics of the existing landscape. Typically, this would be where in the short, medium or long term the scale of change on landscape character would be barely perceptible.

Table 3 – Criteria for the Assessment of the Magnitude of Effect of Landscape Character

A.1

Appendix 1 - Methodology

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.

Susceptibility – The susceptibility of different visual receptors to potential changes in views and visual amenity is subject to the occupation or activity of people experiencing a view and the extent to which their attention is focussed on the views (see Table 5).

GLVIA3 paragraphs 6.32 to 6.35 provides general guidance upon the levels of susceptibility associated with different, yet common types of visual receptor. A level of Susceptibility to Change of High, Medium or Low will be attributed to each of the visual receptors.

Judgements associated with assigning a level of susceptibility to the visual receptors will not necessarily always accord with Table 5. As indicated with Road Users, the susceptibility may vary up or down from the values set out within Table 5 and instances where such variations occur, the basis for the judgement will be set out within the assessment.

Value of the View – The value of the views experienced is determined as High, Medium or Low, with reference to GLVIA3 paragraph 6.37, which states that the following should be taken account of:

- *recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *Indicators of the value attached to views by visitors, for example through reference to a view in a*

guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.

Receptor Sensitivity – The sensitivity of the visual receptors is ascertained by combining the judgements associated with their susceptibility and the value of the views they experience, to inform a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

Each of the visual effects identified will be evaluated in terms of its size or scale, its geographical extent of the area influenced and its duration and reversibility. The resulting magnitude of effect is graded on a scale of High, Medium, Low or Negligible.

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 eg introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- the degree of contrast or integration of any new

Sensitivity	Magnitude				
		High	Medium	Low	Negligible
	Low	Moderate	Minor/ Moderate	Minor	Negligible
	Medium	Major/ Moderate	Moderate	Minor/ Moderate	Negligible
	High	Major	Major/ Moderate	Moderate	Negligible

Table 4 – Landscape Effects - Method for Assisting Decision Making When Determining Landscape Effects

Visual Receptor	Susceptibility to Change
Users of Public Rights of Way and other recreational routes	High
Public Open Space and visitor attractions where views contribute to the experience	High
Road Users (drivers and passengers of vehicles, cyclists and pedestrians) – Susceptibility could be lower from main roads or higher from rural lanes/tourist routes	Varies
Rail Passengers	Medium/ Low
Golfers	Medium/ Low
Users of sports pitches	Low
Employees/workers in their workplace	Low

Table 5 – Susceptibility to Change

features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, 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 – changes to direct views will generally be considered to be of greater importance than changes to oblique views;
- 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 (0-6 years) to long term (15 years and beyond), taking account of the establishment of proposed planting. 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. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 6 below describes the magnitude of effect criteria for the visual appraisal.

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 7). 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 7.

GLVIA3 paragraph 6.44 states '*In making a judgement about the significance of the visual effects, the following points should be noted:*

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;*

- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'*

Visual Appraisal Timeframes

The visual effects are considered at one point in time as follows:

Year 1 – Operational (additional narrative regarding longer term visual effects will be provided within the visual tables where appropriate).

This appraisal does not specifically assess landscape and visual effects for Year 15, however where relevant the longer term effects of the development proposals are considered within the narrative associated with the magnitude of effect.

A.1

Appendix 1 - Methodology

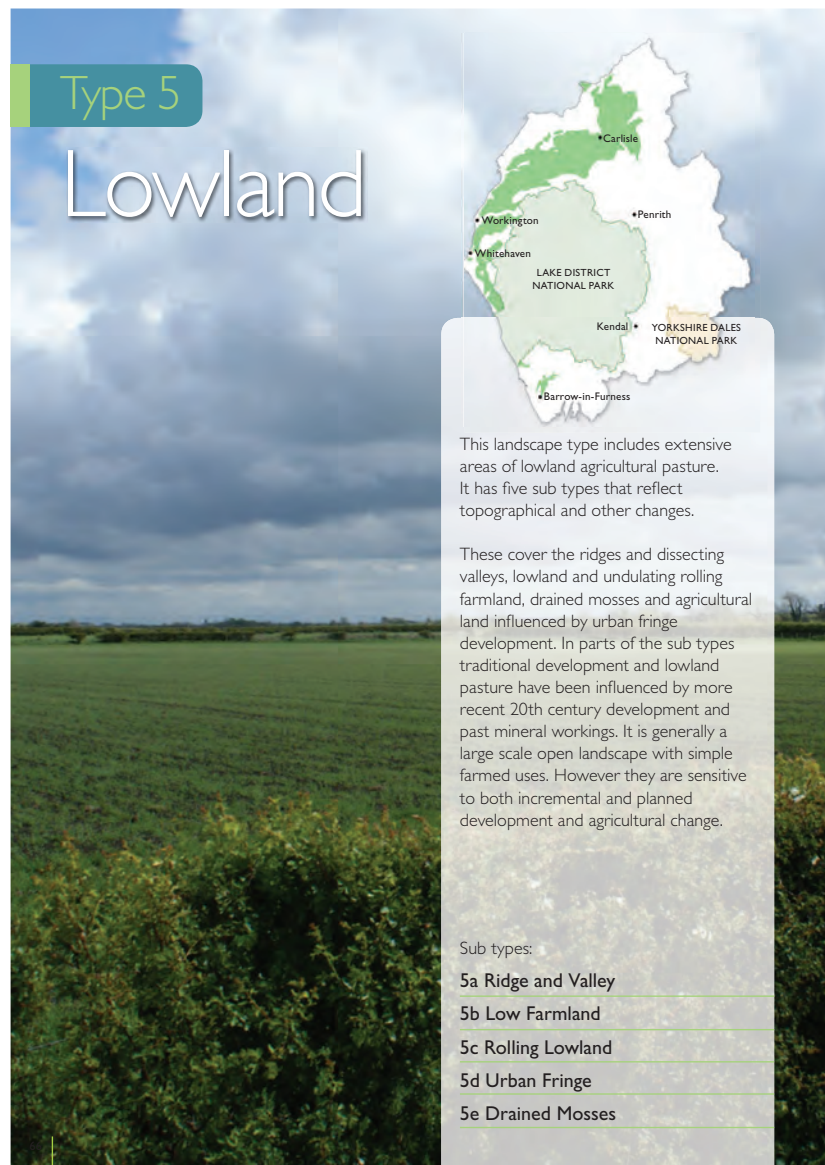
Magnitude of Effect	Typical Criteria
High (adverse or beneficial)	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic/characteristic. Typically, the development will be in close proximity to the receptor, with a large proportion of the view affected with little or no filtering. The scale of change would be great and would exist from the medium-term and beyond.
Medium (adverse or beneficial)	Partial alteration to the existing view and or the introduction of prominent elements in the view. Typically, the development would affect a moderate proportion of the view up to and beyond the medium term or the development would be seen in close proximity, with a large proportion of the view affected in the short term.
Low (adverse or beneficial)	Minor changes to the existing view and or the introduction of features that are already present within the view. Typically, this would result from a low scale of change to the existing view; where a moderate to low proportion of the view would be affected in the short term; where the development would be visible in distant views beyond the medium term; where only a small proportion of the view is affected beyond the medium term; or, where high degrees of screening/filtering reduce the effect beyond the medium term.
Negligible (adverse or beneficial)	A very minor alteration to the existing view. Typically, this would result where a development is barely perceptible at any point in time; where the change would be barely perceptible within a longer distance view; where a small proportion of the view is affected; or, where the scale of change from the existing view would be barely perceptible.

Table 6 – Criteria for the Assessment of the Magnitude of Effect on Views

Sensitivity	Magnitude				
		High	Medium	Low	Negligible
	Low	Moderate	Minor/ Moderate	Minor	Negligible
	Medium	Major/ Moderate	Moderate	Minor/ Moderate	Negligible
	High	Major	Major/ Moderate	Moderate	Negligible

Table 7 – Visual Effects - Method for Assisting Decision Making When Determining Visual Effects

A.2 Appendix 2- Extract from The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) 2011 – LCT Lowland / 5d Urban Fringe



Sub type 5d

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 Keele 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.

A.2 Appendix 2- Extract from The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) 2011 – LCT Lowland / 5d Urban Fringe

Cumbria Landscape Character Guidance – Sub type 5d: Urban Fringe

Cumbria Landscape Character Guidance – Sub type 5d: Urban Fringe

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.

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

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.

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.

Copland Landscape Settlement Study

Part 1: Introduction and Methodology

V3 July 2020



Landscape Strategies

Landscape scale attributes and features most sensitive to unsympathetic development are prominent hillsides, strategic green infrastructure and the green open spaces between settlements. These attributes have been identified in the maps that accompany this report. Development proposals that take account of the function that these features and attributes play in defining landscape character would contribute towards meeting the environmental objectives of sustainable development¹.

Prominent Hillsides

Open, undeveloped hillsides and open skylines contribute to the landscape character of towns and villages. In many cases the surrounding hillsides are an important part of the setting of settlements and are an attribute in the individual identity of villages. Prominent hillsides which make an important contribution to landscape character have been identified as:

- PH1: Prominent, undeveloped hill sides north of Whitehaven; Hillsides below Bransty and to the north of the town act as a landscape gateway to Whitehaven, marking the perceptual edge of the town, its separation from the Lowca valley and reinforcing the separate identities of Parton, heritage assets around Moresby Hall and Lowca.
- PH2: Prominent, undeveloped hillsides within Whitehaven and to east of the town; Fingers of open space, pasture and woodland run almost from the town centre up to the skyline above Whitehaven. They form a green infrastructure network connecting the town to open countryside beyond. The open skyline is an important element of the rural setting of the town, connecting this green infrastructure and maintaining the focus of development on the harbour and coast.
- PH3: The slopes that separate Whitehaven from the Keekle Valley; High ground to the north west of the Keekle valley provides a setting for the former industrial settlements. The slopes help to preserve the separate identity of these settlements from being subsumed into the larger settlement of Whitehaven. Development at Whitehaven appears on the skyline, but tends not to descend south eastwards – thus maintaining Whitehaven's focus on the harbor and the coast.
- PH4: The foothills above Millom: The upland setting of Millom defines the edge of a strip of lowland coastal pasture between the Duddon Estuary and the fells. The hillside setting is ubiquitous in views from the town and is an important contributor to Millom's character.

Development in these areas should seek to maintain the undeveloped character and open skylines of the hillsides. Development should preserve the hillsides role as setting for settlements.

¹ National Planning Policy Framework para 8

Summary of Results

Table 2 summarises the sensitivity to development for the Areas of Landscape Character identified:

Table 2: Summary of Sensitivity Study

	H	H-M	M	M-L	L	Note
2Di Coastal Pasture Urban Fringe						The views to open sea and expansive skies are sensitive to development that would enclose or interrupt these views.
2Dii Coastal Derelict ex Industrial Urban Fringe						The views to open sea and expansive skies are sensitive to development that would enclose or interrupt these views. The high ecological value of former industrial sites is sensitive to changes in land management and development.
2Diii / 5Ci Millom Rural Fringe						Rolling, open and undeveloped higher ground is sensitive to large scale development. The views across adjacent landscapes to open sea and expansive skies are sensitive to development that would enclose or interrupt these views. Traditional rural character towards foothills sensitive to development. Upper slopes sensitive to development encroaching on wild landscape of Lakeland foothills.
4i Coastal Urban Fringe Cliffs						The high ecological value of former industrial sites is sensitive to changes in land management and development. The views across the landscape to open sea and expansive skies are sensitive to development that would enclose or interrupt these views. Recreational use of the area is sensitive to development that encroaches on the coastal margin.
4ii Sandstone Coastal Downs						The dramatic cliffs of St Bees Heritage Coast, their colonies of breeding sea birds and sense of remoteness and tranquillity are all sensitive to development. Isolated settlements, the distinctive sandstone of traditional buildings and historic field pattern based on medieval strip fields are sensitive to village expansion.
4iii Pow Beck Valley						Peaceful quality of the valley is sensitive to development within it or on the upper slopes. The role of the valley in connecting inland areas to the sea is sensitive to expansion of St Bees into the green gap between the two parts of the settlement. Important green infrastructure links are sensitive to unsympathetic encroaching development.
5A Ridge and Valley						Peaceful pastoral atmosphere sensitive to large scale development. 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.
5Ai Lowca Ridge and Coast						Open, coastal ridge sensitive to development.
5Aii Lowca Valley						Discrete and dispersed farmsteads are sensitive to unsympathetic expansion. Ridge top locations of settlements are sensitive to village expansion.
5Aiii Whitehaven and Moresby Hillsides						Peaceful pastoral atmosphere away from settlements is sensitive to large scale development. Maintain separation between existing, distinct settlements and resist further linear development outwards from Howgate to prevent urban sprawl. Undeveloped areas of valley rim are sensitive to large scale ridge line development.

	H	H-M	M	M-L	L	Note
5Av Cleator Moor Slopes						Peaceful pastoral atmosphere sensitive to large scale development. 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.
5Avi Mid Ehen Valley						Peaceful pastoral atmosphere sensitive to large scale development. Discrete and dispersed farmsteads are sensitive to unsympathetic expansion.
5B Low Farmland						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.
5Bi Egremont Low Farmland						Openness sensitive to skyline development. Traditional, sparsely settled farming character sensitive to unsympathetic settlement expansion.
5Bii / 4v Lower Ehern Valley						Intimate valley bottom sensitive to development. More open coastal area sensitive to development.
5Dii Distington Valley Sides						Wooded valley and the intact field patterns of farmland reinforced by hedges and hedgerow trees are sensitive to settlement expansion. Fields close to settlement edge are sensitive to unsympathetic development.
5Diii Coastal Urban Fringe Cliffs						The coastal landscape and it's sense of openness are sensitive to development.
5Div Whitehaven Hillsides						Openness and skyline sensitive to development. Separate identity of Moresby Parks and individual urban fringe farmsteads sensitive to encroachment by development. Open green spaces and fields close to settlement edge are sensitive to unsympathetic development.
5Dv Plantation/ Recreation						Remote, natural qualities sensitive to unsympathetic development and expansion of Whitehaven.
5Dvi Keekle Hillsides						Discrete identity of settlements sensitive to expansion, particularly from Whitehaven skyline. Intact field patterns of farmland reinforced by hedges and hedgerow trees are sensitive to settlement expansion. Open green spaces and fields close to settlement edges are sensitive to unsympathetic development.
5Dvii Keekle Valley						Identity of discrete settlements sensitive to large scale development on their edges. Green infrastructure links between urban areas and open countryside sensitive to over development. Open green spaces and fields close to settlement edges are sensitive to unsympathetic development.
11a: Foothills						Dispersed, discrete settlement pattern sensitive to unsympathetic expansion and redevelopment.

Copeland Landscape Settlement Study
 July 2020
 Part 3: Settlement Studies
 V4



Copeland Landscape Settlement Study

Part 3: Settlement Studies

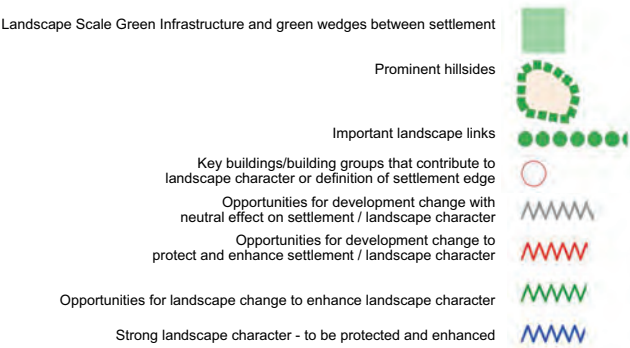
The studies illustrate how landscape character assessment and sensitivity assessment can be used to help develop development plans for individual settlements. The studies are intended to be read in conjunction with the relevant character assessments

Settlement study maps: indicative only, see key below.

Photographs:

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

Key to Settlement Study Diagrams:



North and East of Whitehaven: Character Types 5A (Ridge and Valley) and 5D (Urban Fringe)

Key Characteristics and Qualities

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

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

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

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

Sensitivity

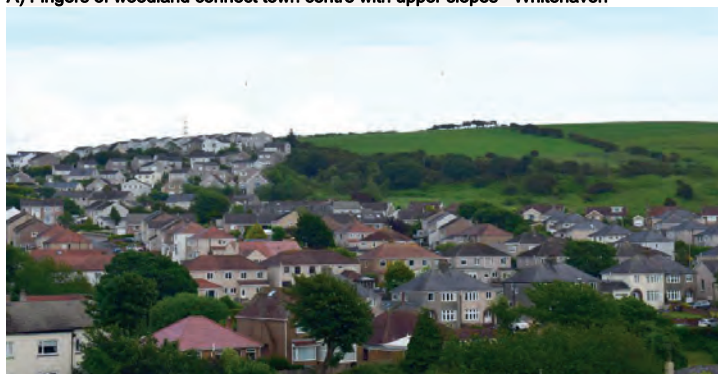
The wild, remote and natural qualities of the moorland landscape character types are sensitive to encroaching development and to poor management practices on the urban fringe.

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

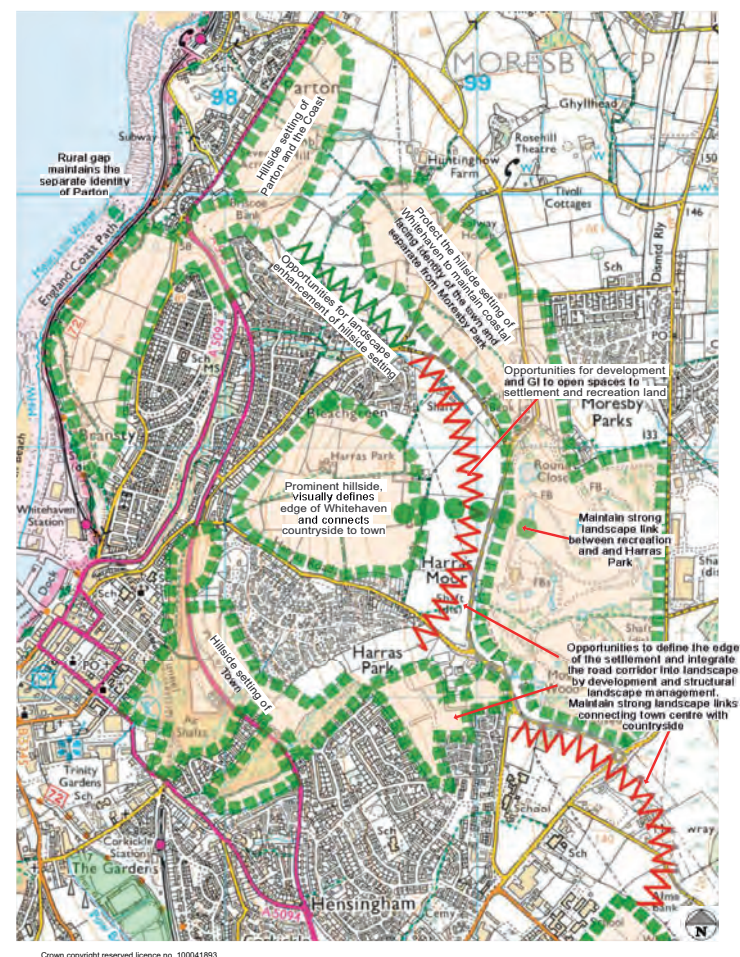
Separate identity of Moresby Parks and individual urban fringe farmsteads sensitive to encroachment by development.

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

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



North and East of Whitehaven



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



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



E) Moresby Parks: Development abuts edge of moorland.