



## Landscape and Visual Appraisal

Rannerdale Drive,  
Whitehaven

For: John Swift Homes

Ref: M2647-LVA-04.20





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## 1.0 Introduction

- 1.1 Barnes Walker Ltd has prepared this Landscape and Visual Appraisal on behalf of John Swift Homes. The proposals are the result of a concurrent design and assessment process undertaken by the design team which in addition to Barnes Walker, included Alpha Design.
- 1.2 Alpha Design is submitting a full planning application to build a further 8no. market houses within an agricultural field on the north-eastern edge of Whitehaven, Cumbria. This development proposal represents a fourth phase of development in this location as the consented schemes for phases 1, 2 and 3 are currently under construction or are already occupied (application references 4/6/2246/OF1, 4/17/2138/OF1 and 4/18/2118/OF1 respectively).
- 1.3 This Landscape and Visual Appraisal has been undertaken by a Chartered Member of the Landscape Institute and its key objectives are to provide an overview of potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site.
- 1.4 The proposed eight new properties will be located at the western end of the consented and under construction Phase 3 proposals. This appraisal forms an evolution of the Landscape and Visual Appraisal submitted with the third phase application for 28 houses as the study area, baseline and landscape and visual receptors are the same. Furthermore, it assumes the Phase 1, 2 and 3 houses are in place when making judgements upon landscape and visual effects.
- 1.5 In order to prepare this document, a desk top study and a subsequent site based survey and assessment exercise were undertaken. This work informed the preparation of the Baseline Setting which establishes the nature of the site, its features and the surrounding landscape, confirms any relevant landscape character assessments and describes relevant planning policy and heritage assets before ascertaining who currently experiences a view of the site. The appraisal then goes on to describe the development proposals before ascertaining any potential landscape and visual effects which may result from the implementation of the proposals.
- 1.6 Anticipated landscape effects are the effects which may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character.
- 1.7 Visual effects are the predicted changes to a view and the associated effect of those changes on the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way, the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users or rail passengers.
- 1.8 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.
- 1.9 The Location and context of the site is described by Figure 1.



Fig 1

Aerial Photograph - Site Location and Study Area



## 2.0

## Planning Policy

## National Planning Policy Framework

- 2.1 Since March 2012 the National Planning Policy Framework (NPPF) document has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The NPPF distils the content of these documents into a single comprehensive and concise document and now represents relevant planning policy at a national level.
- 2.2 The original version of the 2012 NPPF was revised in July 2018 and revised again in February 2019. The revised Framework contains 17no sub-sections and the following sub-sections are considered to be of particular relevance to this appraisal:
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
  - Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
  - Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 2.3 Subsequent to the Core Principles, the following sections contain further detail to inform how those principles are to be delivered. The following sections are considered to be of particular relevance to this appraisal:
- NPPF Section 12: Achieving Well-Designed Places;
  - NPPF Section 15: Conserving and Enhancing the Natural Environment;
  - NPPF Section 16: Conserving and Enhancing the Historic Environment.

## Local Planning Policy

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

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

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

## 2.0

## Planning Policy

B Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use

C Strengthening the distinctive character of the Borough's settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings

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

## 2.7 Policy ENV5 - Protecting and Enhancing the Boroughs Landscape

A Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area

B Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site

C Supporting proposals which enhance the value of the Borough's landscapes

## 2.8 Policy DM10 - Achieving Quality of Place

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

A Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes

B Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:

i) An appropriate size and arrangement of development plots

ii) The appropriate provision, orientation, proportion, scale and massing of buildings

iii) Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage

iv) Careful selection and use of building materials which reflects local character and vernacular

C Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity

## 2.0

## Planning Policy

D Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:

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

E Create and maintain reasonable standards of general amenity

F Incorporate new works of art as part of development schemes where appropriate

## 2.9 Policy DM26 – Landscaping

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

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

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

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

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

## 2.10 Policy DM27 – Built Heritage and Archaeology

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

- i) Scheduled Ancient Monuments
- ii) Conservation Areas
- iii) Listed Buildings and structures
- iv) Non-listed buildings and structures or landscape features of local heritage and archaeological value
- v) Surface and below ground archaeological deposits

## 2.0

## Planning Policy

B Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted

C Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to:

- i) How new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape
- ii) The impact of any proposed works to trees with regard to policy DM28
- iii) The design of any proposals for new or altered shopfronts and / or signage, which should be an integral part of the design and avoid the use of internally illuminated signage

D Development which affects Listed Buildings or their setting will only be permitted where it:

- i) Respects the architectural and historic character of the building
- ii) Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building
- iii) Does not have a significant adverse effect on the setting or important views of the building

#### 2.11 Policy DM28 – Protection of Trees

A Development proposals which are likely to affect any trees within the Borough will be required to:

- i) Include an arboricultural assessment as to whether any of those trees are worthy of retention and protection by means of a Tree Preservation Order
- ii) Submit proposals for the replacement or relocation of any trees removed, with net provision at a minimum ratio of 2:1, with preference for the replacement of trees on site and with native species

B Any proposed works to Trees within Conservation Areas, or protected with Tree Preservation Orders, will be required to include an arboricultural survey to justify why works are necessary and that the works proposed will, where possible, not adversely affect the amenity value of the area. Applicants for development that will result in the loss or deterioration of ancient woodland or veteran trees outside woodland should demonstrate that the need for and benefits of the development will clearly outweigh the loss.



## 3.0

## Baseline Setting

## The Study Area

- 3.1 The study area considered by this LVA is described by Figure 1. Factors determining the extent of the study area are set out within the methodology in Appendix 5.

## The Application Site

- 3.2 The application site comprises a small irregularly shaped pastoral field that also includes an attenuation pond to the west. The attenuation pond formed part of the Phase 3 application, however structural landscape works are proposed around the waterbody



Site Photo 1 - View looking south from the northern boundary of the Phase 3 site - The north-eastern edge of the application site is located to the right hand side of the view

as part of this Phase 4 application so it is included within the red line boundary. The developable area associated with the Phase 4 application includes an area of circa 0.58 hectares. Located on rising ground the application site is located adjacent to the Bleachgreen area, on the north-eastern edge of Whitehaven.



Site Photo 2 - View looking south/south-east across the application site from its north-western corner

## 3.0 Baseline Setting

- 3.3 With a high point of circa 134m AOD at its north-eastern corner and a low point of circa 125m along its southern edge, the application site slopes from the north, down to the south and south-west with an average gradient of between circa 1 in 10 and 1 in 13.
- 3.4 The pastoral field comprises a low, managed sward of species poor, semi-improved grassland, which appears to be used to graze livestock (likely to be sheep).
- 3.5 The boundaries of the application site are defined by sections of low stone walling/mound, topped by a post and wire fence along with sections of hedgerow and post and wire stockproof fencing. To the east a line of overhead power cables and associated pylons track past the site, beyond which, a low stone block wall separates the wider pastoral field and the earlier phases of development from and the adjacent unclassified road, which links Victoria Road to the south, with the small hamlet known as Quality Corner to the north.

### The Surrounding Townscape and Landscape

- 3.6 Beyond the application site, the wider study area incorporates areas of residential settlement associated with the north-eastern edges of Whitehaven and rural agricultural land primarily to the north, north-west and east.
- 3.7 Up to around the middle of the 17th Century, Whitehaven formed a small fishing village. Thereafter the Lowther family were responsible for its rapid development as a port and a planned industrial town, which thrived on its shipping and mining. These industries have since both declined, however Whitehaven remains an attractive, coastal town that benefits from its attractive harbour and the adjacent historic town centre with its numerous colourfully painted Georgian buildings.
- 3.8 This heritage is acknowledged by the existence of two conservation areas (Town Centre and High Street) which incorporate much of the town centre and the adjacent harbour and marina.
- 3.9 The town has developed and expanded incrementally from its initial growth period in the second half of the 17th Century, however since then, the most significant period of the town's development occurred during the 20th Century. For the most part, this comprised residential development which is more often than not, positioned upon sloping, rising, elevated ground on the peripheries of the town. As a result, this development is frequently visually prominent from lower lying locations within the town.
- 3.10 As a result of that later 20th Century development, the application site forms an open area located on the settlement edge, bounded by areas of agricultural land to the north, north-west and east, with areas of residential development to the south and south-west.
- 3.11 This residential development comprises areas of housing in Bleachgreen and Bransty which for the most part, includes detached and semi-detached houses constructed between the middle and end of the 20th Century. The existing development located adjacent to the application site comprises the recent development associated with phases 1, 2 and 3 with estate development immediately beyond on Rannerdale Drive (amongst others), comprising detached houses, built in the 1970's.

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## Baseline Setting

- 3.12 Other areas of modern residential development also occur on higher ground to the south at Harras Park, Hensingham and Woodhouse, amongst others. Modern residential development positioned on the hillsides around the north, east and southern peripheries of Whitehaven is therefore widespread.
- 3.13 With an absence of lower lying, flatter areas in and around Whitehaven, the town's unrelenting desire to expand throughout the 20th Century has resulted in residential development extending up and onto the high ground surrounding the town, with areas of development often reflecting previous field patterns and boundaries.
- 3.14 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.
- 3.15 The surrounding agricultural landscape comprises traditional field patterns forming a patchwork of irregularly shaped, medium sized fields. These fields are generally enclosed by managed hedgerows, although hedgerow trees are not particularly abundant.
- 3.16 Areas to the east and south-east of the application site include vast areas of restored land which were reclaimed following the cessation of open cast mining. Restored sites include Whitehaven Golf Course and extensive areas of conifer plantation.
- 3.17 On the whole, the landscape to the east, south-east and north-east of the site is relatively open and undulating and an attractive backdrop is formed by the distant and higher ground associated with the western extremities of the Lake District (in the vicinity of Cogra Moss and Ennerdale amongst others).
- 3.18 At its closest point (to the south-east near Cleator Moor), the boundary of the Lake District National Park is circa 6.6km from the site, whereas parts of the National Park which are located to the east of the site (in the Ennerdale and Lamplugh areas) are approximately 10km away.

## Landscape Character

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

## National

- 3.20 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.
- 3.21 The site falls within Countryside Character Volume 2: North West and is positioned within

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## Baseline Setting

NCA 7 – West Cumbria Coastal Plain.

- 3.22 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 NCA consists of an undulating coastal landscape of varying width with open views to the Cumbria High Fells NCA and across the Irish Sea to Galloway and the Isle of Man;
  - The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streamsides, low-lying land, and localised pockets of arable land...;
  - There are areas of ancient enclosure with medium to large rectilinear fields and few hedgerow trees. They are bounded by hedges (often gappy and augmented by wire fences), stone walls 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.
  - 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

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

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## Baseline Setting

- 3.26 The key characteristics of landscape Sub Type 5a – Ridge and Valley are set out as follows:
- A series of ridges and valleys that rises gently towards the limestone fringes of the Lakeland Fells;
  - Well managed regular shaped medium to large pasture fields;
  - Hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations;
  - Scattered farms and linear villages found along ridges;
  - Large scale structures generally scarce.
- 3.27 With reference to the Land Cover and Land Use section of landscape Sub-Type 5a states that the field pattern reflects the planned enclosure of open common pastures in the 19th Century and that industrial activities have influenced the landscape, with areas of reclaimed open cast land introducing modern field patterns, woodland and plantation features.
- 3.28 The key characteristics of landscape Sub Type 5d – Urban Fringe are set out as follows:
- Long term urban influences on agricultural land;
  - Recreation, large scale buildings and industrial estates are common;
  - Mining and opencast coal workings are found around Keekle and Moor Row;
  - Wooded valleys, restored woodland and some semi urbanised woodland provide interest.
- 3.29 With reference to the historic and cultural character of landscape Sub-Type 5d , the document states ‘Whitehaven was, briefly in the 18th Century, the second Atlantic Coast Port (after Bristol) trading with Ireland and exporting coal, so in West Cumbria the urban fringes contain much evidence of former coal and iron mining. The settlement is generally dispersed and of fairly recent origin. Traditional fields are regular and indicative of late enclosure.’
- 3.30 Although the characteristics of both Sub Types 5a and 5d are evident within the site and the wider study area, the prominence and proximity of the settlement is the predominating influential element upon the character of the landscape therein.
- Historic Landscape Character
- 3.31 In 2009 Cumbria County Council published the Historic Landscape Character Assessment. Based on a Geographical Information System, the Council issued a ‘A Guide to the Cumbria Historic Landscape Characterisation Database’ intended for the use primarily of local authority development control officers, spatial planners and those involved with various aspects of countryside management outside the two national parks.



## 3.0

## Baseline Setting

- 3.32 The assessment recognises the historic environment ‘as forming an important component of wider landscape character and the values that are applied to it by owners, users and land managers. Protecting, managing and enhancing the historic environment have also been recognised as important aspects of local authorities’ roles in protecting and enhancing the quality and sustainability of the wider environment.’ (extract from 2.1.1 of ‘A Guide to the Cumbria Historic Landscape Characterisation Database’).
- 3.33 The application site is located within the West Cumberland Plain Character Area No.47 and is specifically located within an area identified as ancient enclosure. The following extracts have been selected from the main document’s text, which can be seen in full in Appendix 4.
- ‘Its dominant character is urban and industrial’;
  - ‘In land, former coal mining characterises much of the area, through restored landscapes...’;
  - ‘In Copeland District...the fieldscape is dominated by ancient enclosures. These distinctions are however subsumed under the general urban and industrial character...’;
  - Overall the area has relatively little woodland...to the south in Copeland, there is hardly any woodland, apart from small areas of ancient woodland in gill locations;

## Heritage Assets

- 3.34 There are no recognised heritage assets within the application site itself, however the wider study area contains numerous listed buildings and two conservation areas. The listed buildings are for the most part contained within the Whitehaven Town Centre Conservation Area and the High Street Conservation Area within the historic core of Whitehaven, so are located at some distance from the site. Furthermore, the historic value of the quay and the associated lighthouse are acknowledged by their designated status as a Scheduled Ancient Monument.
- 3.35 There are a small number of listed buildings located outside the centre of the town and closer to the application site. The closest of these buildings comprise residential terraced properties such as the Grade II Listed 7-19 Lonsdale Place on the A5094 New Road, circa 600m to the south-west of the application site and the Grade II Listed 1-10 Oak Bank on the Loop Road North, circa 890m to the south/south-west.

## Landscape Value

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

The Wider Agricultural Landscape (including the application site), the North Whitehaven Residential Townscape and the Central Whitehaven Townscape

- 3.37 The Wider Agricultural Landscape within the study area to the north, north-east and east

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## Baseline Setting

of Whitehaven (including the application site) is considered to be of a local/community value (low to medium), the North Whitehaven Residential Townscape is considered to be of a local/community value (low to medium) and the Central Whitehaven Townscape is considered to be of a community/national value (medium to high) for the following reasons:

- No part of the Study Area is located within a designated landscape such as a National Park, an Area of Outstanding Natural Beauty or an Area of Special Landscape Value, however parts of central Whitehaven are located within two conservation areas;
- Landscape/Townscape Quality – The agricultural landscape associated with the application site and its immediate environs appears to be reasonably intact, however, to the east in particular, there is evidence of land affected by previous mining activities. The quality of the townscape rises towards the centre of Whitehaven, peaking within the historic areas which are predominantly located within the conservation areas.
- Scenic Quality – The townscape and some parts of the surrounding landscape are relatively unremarkable, yet views which include the higher fells of the Lake District and Whitehaven Harbour and adjacent coastline are particularly attractive.
- Rarity – Generally the landscape features within the landscape and townscape are common to the area, the landscape character type and the historic landscape character type;
- Representativeness – The wider agricultural landscape and the North Whitehaven Residential Townscape in general, does not incorporate any particular characteristics or features which are considered particularly significant or important in defining the landscape/townscape. By contrast, the historic core of Whitehaven comprises a historically diverse harbour and centre within one of the most intact planned Georgian townscapes in Europe. Its grid arrangement and the presence of many notable historic buildings are particularly noteworthy;
- Conservation Interests – The centre of Whitehaven contains the two conservation areas the harbour Scheduled Monument and a plethora of Listed Buildings forming a high level of conservation interest, which contrasts with much lower levels of conservation interest associated with the wider agricultural landscape and the North Whitehaven Residential Townscape;
- Recreation Value – There is no public access to the site, however the wider agricultural landscape and townscape contains a number of public open spaces, numerous public footpaths and other Public Rights of Way;
- Perceptual Aspects - Levels of tranquillity are moderate within the application site and higher within the wider agricultural landscape, particularly in locations away from the settlement edge, however in most cases areas are affected to a varying degree by the audible and sometimes visual presence of moving vehicles. The application site offers a perception of 'edge of settlement' in that it is farmland that is heavily influenced by the adjacent settlement. This attribute is exacerbated by the elevation of the application site and the resulting presence and prominence of the wider townscape of Whitehaven;
- Associations – Whitehaven itself has a rich and varied history associated with the presence of the harbour (since circa 16th Century) and the associated shipping activities, the railways and past mining activities.

## 3.0 Baseline Setting

### Visual Receptors

- 3.38 The following groups or individual visual receptors have been identified as they experience a view of the application site. The receptors identified do not form an exhaustive list, however for the purposes of this appraisal, they are considered to be representative of the current visual prominence of the application site.
- 3.39 In some instances a representative viewpoint photograph has been taken in order to clarify the nature of the existing view and to help consider the likely effects of the development proposals upon that view. The Visual Receptors and associated Viewpoint Photograph locations are described graphically by Figure 2.

### People Using Public Rights of Way

- 3.40 Receptor Group 1 (RG1) - Public footpath no.431006 (FP1) links the road to the east of the application site with a small cluster of properties at Scilly Bank, some 530m to the south-east. People walking towards the site in a north-westerly direction experience limited views of the site, beyond the adjacent residential phase 1, 2 and 3 properties, with housing to the south on Elizabeth Crescent, the electricity pylons and associated cabling and larger areas of housing on elevated ground at Bransty, circa 500m beyond the site to the west/south-west. Views are experienced from distances of between circa 350m and 720m (see Viewpoints 1 & 2).

3.41



VP1

View looking in a north-westerly direction from Footpath FP1



VP2

View looking towards the application site from footpath FP1

This footpath tracks uphill to the south of Elizabeth Crescent before turning a right angle at a covered reservoir, which is located at a local peak in the landscape (157m AOD). From this elevated section of footpath FP2, walkers experience limited views of the application site on the opposite side of a localised dip (or valley) from a distance of circa 750m. Views incorporate Phase 1, 2 and 3 housing, intervening housing on Elizabeth Crescent, the electricity pylons

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and the existing properties at Quality Corner (see Viewpoint 4).



VP3

View of the application site from footpath FP2

- 3.42 RG3 – Footpath no.431009 (FP3) links Harras Park Farm with Park View and the A595 and connects with the abovementioned FP2 on elevated ground adjacent to the farm. From the farm, footpath FP3 tracks downhill to the west towards Whitehaven. Walkers on this section of the footpath experience limited views of the application site from a distance of circa 775m. Views include Phase 1, 2 and 3 houses and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent



VP4

View looking north towards the application site from footpath FP2

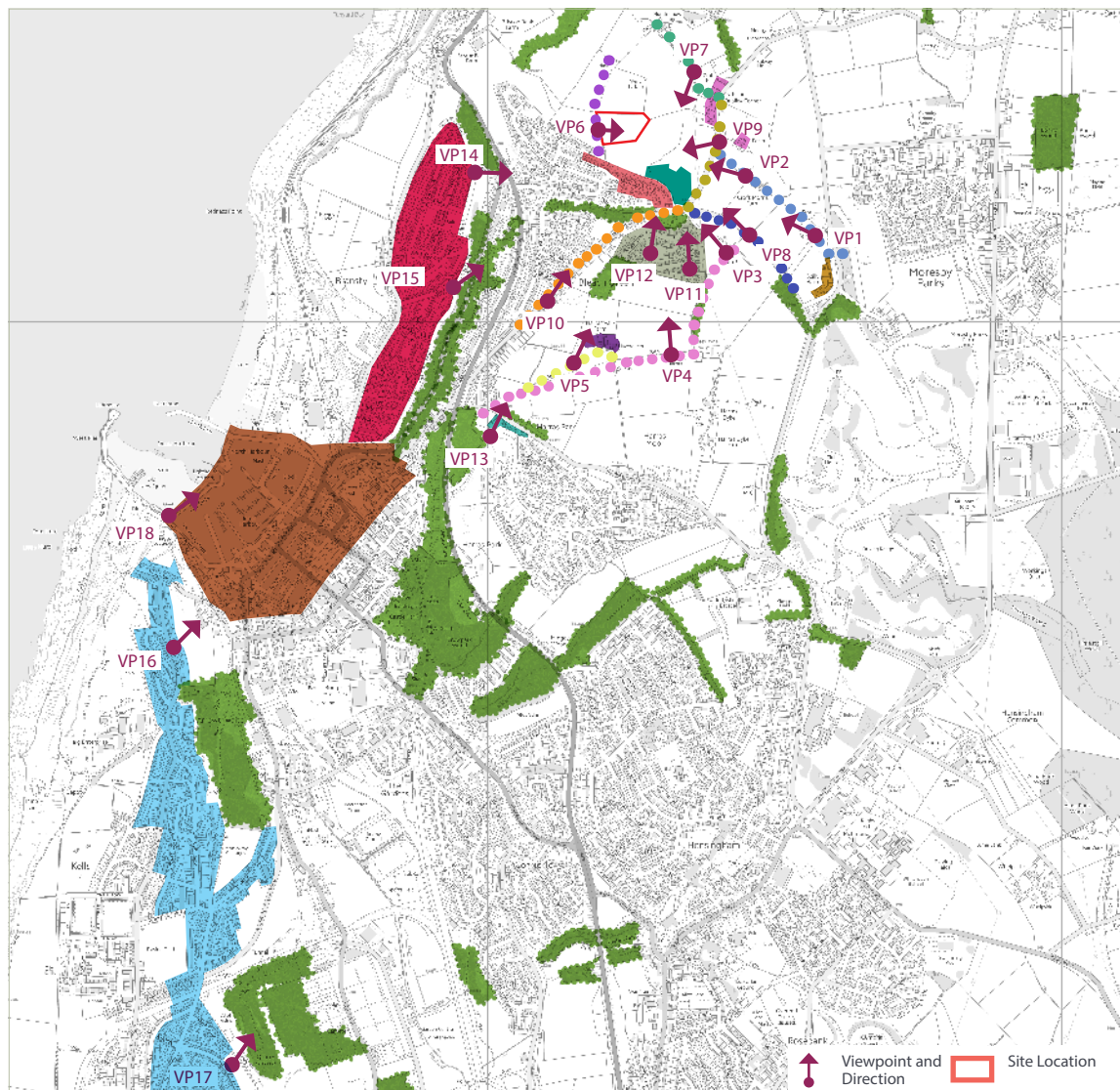
feature on the skyline (see Viewpoint 5).

- 3.43 RG4 – People using public footpath no.431002 connecting with footpath no.417007 (FP4) may experience clear views of the application site from a distance of circa 5m+. Views incorporate the sloping field of the site, the existing properties beyond to the south-east at Scilly Bank and partial views of the phase 1, 2 and 3 houses beyond the application site (see Viewpoint 6).



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RG1	People walking towards the site in a north-westerly direction on Public footpath no.431006 (FP1)	RG7	People travelling along the unclassified road between Quality Corner and Victoria Road	RG13	The residents of a cluster of houses at Scilly Bank, Tollbar Cottage on Victoria Road and Croft Morris Farm
RG2	People walking in a northerly direction towards Victoria Road on public footpath no.431008 (FP2)	RG8	People travelling in a northerly direction on Victoria Road	RG14	The residents of Harras Park Farm
RG3	People using Public Footpath no.431009 (FP3)	RG9	The residents of houses located on the adjacent Phase 1, 2 and 3 development	RG15	The residents of properties located off The Highlands on Heather Close and Burton High Close
RG4	People using public footpath no.431002 connecting with footpath no.417007 (FP4)	RG10	The residents of properties on Elizabeth Crescent and Rosemary Close	RG16	The residents of properties on South View Road, North Road, Mona Road, Earl Road and North Road
RG5	People walking in a southerly direction towards Quality Corner on public footpath no.417008 (FP5)	RG11	The residents of properties located on the north side of Rannerdale Drive and Ashton Grove	RG17	The residents of properties on Harbour View and High Road in Arrowthwaite, Brakeside Gardens and Fell View Avenue in Kells
RG6	People travelling in a north-westerly direction along Victoria Road	RG12	The residents of properties on the southern edge of Quality Corner and the residents of Summerhill Farm	RG18	Residents, visitors and people working, shopping or moving around the town centre and harbour area

Fig 2

Visual Receptor and Viewpoint Location Plan



## 3.0

## Baseline Setting



VP5

View looking north towards the application site from footpath FP3

- 3.44 RG5 – People walking in a southerly direction towards Quality Corner on public footpath no.417008 (FP5) are located circa 190m to the north of the application site, however the intervening rise in the ground levels prevent walkers experiencing any views of the site. Walkers experience a skyline view where an electricity pylon and an adjacent domestic rear garden area are prominent features therein (see Viewpoint 7).



VP6

View looking eastwards towards the application site from footpath FP4

## Road Users

- 3.45 RG6 - People travelling in a north-westerly direction along Victoria Road experience intermittent and partial views of the phase 1, 2 and 3 houses and the application site, which is located beyond to the west. The views are experienced from distances of between circa 320m



VP7

View looking south towards the application site from footpath FP5

## 3.0

## Baseline Setting

and 620m and the electricity pylons are particularly prominent therein (see Viewpoint 8).

- 3.46 RG7 - People travelling along the unclassified road between Quality Corner and Victoria Road experience partial views of the phase 1, 2 and 3 houses, however views of the application site are not experienced from this road (see Viewpoint 9).



VP8

View looking south towards the application site from footpath FP5

- 3.47 RG8 - People travelling in a northerly direction on Victoria Road experience partial views of the application site set beyond intervening mature trees and houses located in the vicinity of Rannerdale Drive. The application site forms part of the skyline and there is also a prominent



VP9

View looking south-west towards the application site from the adjacent unclassified road

electricity pylon within the views which are for the most part framed by the adjacent housing along Victoria Road. The views are experienced from distances of between circa 300m and 900m (see Viewpoint 10).

### Residents

- 3.48 RG9 – Some of the residents of houses located on the adjacent Phase 3 development may

## 3.0

## Baseline Setting



VP10

View looking north along Victoria Road towards the application site

experience a view of the application site. The clearest views are likely to be experienced by the residents of properties located along the northern/western boundary of the Phase 3 site. The views will be, in some cases, direct and clear, although the local topography and the position of adjacent houses may restrict views.

- 3.49 RG10 – Some of the residents of Elizabeth Crescent and Rosemary Close may experience a view of the application site from distances of between circa 370m to 500m (see viewpoints 11 and 12). Those residing in the properties located closer to the site are less likely to experience a view due to their lower elevation and the presence of intervening mature trees. Those residents that can see the site from their properties experience a variety of clear, partial and oblique views, the electricity pylons and cables and the houses at Quality Corner beyond. The new houses within the phases 1, 2 and 3 will also be visible within the views of some of the residents in the more elevated locations on Elizabeth Crescent.



VP11

View looking north towards the application site from Elizabeth Crescent

- 3.50 RG11 – The residents of some of the houses located on the north side of Rannerdale Drive and Ash Grove may experience partial views of the application site, particularly from their



## 3.0

## Baseline Setting



VP12

View looking north towards the application site from Rosemary Close

rear facing upper storey windows. The residents of houses at the eastern half of Rannerdale Drive are likely to experience limited views (or possibly no view) of the application site due to the presence of the new houses on Phases 1, 2 and 3. In some instances, trees and other vegetation along the rear boundary of these properties restricts the views of the application site. Views are experienced from distances of between circa 100m and 200m.

- 3.51 RG12 – The residents of properties located on the southern edge of Quality Corner and the residents of Summerhill Farm experience clear views of the electricity pylons, existing housing on Elizabeth Crescent, residential areas on elevated ground at Arrowthwaite on the south-western edge of Whitehaven, the coastline to the south-west of Whitehaven and the sea. These residents are unlikely to experience a view of the application site.
- 3.52 RG13 – The residents of properties located on rising ground to the east may experience partial and oblique views of the application site, located beyond the Phase 1, 2 and 3 houses. Properties include a cluster of houses at Scilly Bank, Tollbar Cottage on Victoria Road and Croft Morris Farm. Residents may experience limited partial and/or oblique views of the site, adjacent residential phase 1, 2 and 3 properties, electricity pylons and associated cabling and in some cases, larger areas of housing on elevated ground on Elizabeth Crescent. Views are experienced from distances of between circa 770m and 830m (Viewpoint 2 is representative of the view from Croft Morris Farm and Viewpoint 1 is representative of the views from properties at Scilly Bank).
- 3.53 RG14 – The residents of Harras Park Farm experience partial views of the western half of the application site from a distance of circa 700m. Views include Phase 1, 2 and 3 housing, the application site and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent feature on the skyline (Viewpoint 5 is representative of the view from Harras Park Farm).
- 3.54 RG15 – The residents of properties located off The Highlands on Heather Close and Burton High Close (adjacent to Harras Road, Harras Park) experience partial views of the western half of the application site from a distance of just over 1km. Views include the application site, the Phase 1, 2 and 3 houses and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent feature on the skyline (see Viewpoint 13).
- 3.55 RG16 – Some of the residents of properties in Bransty, such as some of those located on

## 3.0

## Baseline Setting

South View Road, North Road, Mona Road, Earl Road and North Road (and possibly amongst others), may experience partial views of the application site from distances of between circa



VP13

View looking north/north-west from properties on Harras Park

460m and 710m. The elevated position of these properties and the intervening lower ground provides expansive views, within which the application site forms a small element of a wider view that is, from some locations, already dominated by houses and the electricity pylons (see Viewpoints 14 and 15).

- 3.56 RG17 – The residents of properties located on elevated ground to the south-west of the centre of Whitehaven experience very limited, partial views of the application site from



VP14

View looking east towards the application site from South View Road, Bransty



VP15

View looking north-east from housing area in Bransty



## 3.0

## Baseline Setting

distances of between circa 2.2km and 2.5km. Properties include those on Harbour View and High Road in Arrowthwaite and those on Brakeside Gardens and Fell View Avenue in Kells (possibly amongst others). Views are restricted by distance and the slightly higher ground to the south of the application site (see Viewpoints 16 and 17).

## Miscellaneous Visual Receptors



VP16

View looking north-east from housing area in Arrowthwaite



VP17

View looking north-east towards the application site from housing area in Kells

- 3.57 RG18 – Residents, visitors and people working, shopping or moving around the town centre and harbour area may experience very limited partial and or intermittent views of the application site from distances of between circa 1.6km and 2.1km. The views of the site comprise very limited, partial views which are restricted by distance and the slightly higher ground to the south of the site (see Viewpoint 18).

3.0

## Baseline Setting



VP18

View looking north-east towards the application site from Whitehaven Harbour

## 4.0 Development Proposals

- 4.1 The proposed development comprises the construction of 8no. high quality market houses located to the north-west of recently constructed houses associated with the approved Phases 1, 2 and 3.
- 4.2 The proposed houses will be accessed via an extension to the existing vehicular access serving Phases 1, 2 and 3.
- 4.3 All the roofs are to be finished with slate tiles and the building elevations will be predominantly rendered with some natural stone blockwork.
- 4.4 A significant quantity of new trees and sections of new hedgerow and appropriate fencing will define the boundaries and spaces throughout the development and a significant linear block of woodland planting is proposed across the southern section of the site to create a strong visual and physical buffer and break in the development. In addition, further native species, structural tree and shrub planting is proposed within the areas surrounding the attenuation pond to the west of the 8 proposed houses. As the planting becomes established, it will achieve its objectives of reducing the prominence of the development and its perceived extent by better assimilating the houses into their landscape setting.



Fig 3 Landscape Layout

## 5.0 Landscape Effects

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

### Sensitivity

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

### The Application Site and the Wider Agricultural Landscape

- 5.6 The agrarian landscape within the study area to the north, north-east and east of Whitehaven (including the application site) is considered to be of a low to medium value.
- 5.7 With regards to the site, its existing landscape features are limited to the species poor, semi-improved grassland within the field along with sections of hedgerow to the west boundary. Overall these landscape features are considered to be of a low value, however they are highly susceptible to development of the nature proposed.
- 5.8 In terms of landscape character, an agricultural landscape is naturally highly susceptible to development such as housing, however the proximity and presence of the existing settlement and its edges give this landscape an urban fringe character that is reflected by the Cumbria Landscape Character Guidance and Toolkit, which places the application site and the adjacent agrarian landscape within Type 5 Lowland, on the boundary between Sub Type 5a Ridge and Valley and Sub Type 5d – Urban Fringe. The character of the application site and the wider agricultural landscape is therefore influenced by the proximity and presence of the nearby settlement. This is considered to reduce the susceptibility of the landscape character of the application site and the wider agricultural landscape, to

## 5.0 Landscape Effects

residential development as proposed. Its character is therefore considered to have a low to medium susceptibility to change.

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

The North Whitehaven Residential Townscape

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

The Central Whitehaven Townscape

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

Magnitude

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

The Application Site and the Wider Agricultural Landscape

- 5.13 The landscape features associated with the application site comprise the boundary hedgerows and the pastoral field. All the existing sections of hedgerow will be retained and improved with new planting.
- 5.14 The pastoral field of species poor semi-improved grassland within the application site will be lost in its entirety, however as a landscape resource this type of grassland is considered to be of a low value as it is somewhat ubiquitous and would not be particularly onerous to replace.
- 5.15 The development proposals include significant quantities of new hedgerow and tree planting both internally and to the boundaries of the site and some of the tree planting will comprise larger stock trees, however overall the landscape effect generated by the proposed softworks will be limited in the short term.



## 5.0 Landscape Effects

- 5.16 The duration of the effects associated with the loss of the pastoral grassland are considered to be short to long term and irreversible, whereas the duration of the effects associated with proposed new planting are considered to be medium to long term (5 years and beyond) as any new planting will take some time to become effective and prominent within the site (although the use of larger stock trees will give them a level of additional prominence from the day they are planted).
- 5.17 The pastoral field within the application site is relatively featureless. It's open, agricultural characteristics contribute to the character of the wider agrarian landscape, however the presence of the adjacent housing area and the electricity pylons to some extent, degrade its rural characteristics. The size, scale and geographical extent of the effects associated with the loss of the grassland and the pastoral field within the application site will be high in the context of the application site itself and low in the context of the wider agrarian landscape within the study area.
- 5.18 The Magnitude of Effect of the development proposals upon the existing landscape features of the application site is therefore considered to be Moderate and adverse.
- 5.19 The Magnitude of Effect of the development proposals upon the landscape features of the wider agricultural landscape is therefore considered to be Negligible.
- 5.20 Within the Cumbria Landscape Character Guidance and Toolkit the site and the wider agricultural landscape lies within Type 5 Lowland and on the boundary between Sub Type 5a Ridge and Valley and Sub Type 5d – Urban Fringe.
- 5.21 The current proximity of the settlement edge and the influence it has upon the character of the application site and the wider landscape, is acknowledged by the County landscape character assessment. The character of the site will inevitably change if it is developed as proposed, however the magnitude of that change will be moderated by the scale of the proposed development, its existing urban fringe character and the presence and prominence of residential development on rising ground, both within the study area and around Whitehaven in general.
- 5.22 The duration of the effects generated by the introduction of the proposed 8 new houses onto the application site, is considered to be long term and irreversible.
- 5.23 The size, scale and geographical extent of the effects associated with the development proposals are considered to be medium for the application site and low for the wider agricultural landscape.
- 5.24 The Magnitude of Effect of the development proposals upon the character of the application site is therefore considered to be Moderate to Major and adverse.
- 5.25 The Magnitude of Effect of the development proposals upon the character of the wider agricultural landscape is therefore considered to be Minor and adverse.
- The North Whitehaven Residential Townscape
- 5.26 The townscape within the study area within the north and north-eastern parts of Whitehaven predominantly comprises areas of housing, often located on sloping, elevated

## 5.0

## Landscape Effects

ground. For the most part the existing properties include, semi-detached and detached houses, with front and rear gardens and there is usually a sense of proximity to the wider rural landscape.

5.27 The proposed development will be of a more modern design and appearance than the majority of the existing housing, however, it will be consistent with those recently constructed on the adjacent phases 1, 2 and 3 and furthermore, a number of consistencies will prevail through the sloping topography of the site, the type of houses proposed and their associated grain, density and scale.

5.28 The duration of the effects generated by the development proposals upon the north Whitehaven residential townscape is considered to be long term and irreversible, whereas the size, scale and geographical extent of the effects associated with the development proposals are considered to be low.

5.29 The Magnitude of Effect of the development proposals upon the character of the north Whitehaven residential townscape is therefore considered to be Minor and adverse.

#### The Central Whitehaven Residential Townscape

5.30 The townscape within the central parts of Whitehaven is considered to be of a medium high value. With the exception of the sea to the west, Whitehaven is surrounded by rising ground comprising areas of residential development and areas of pastoral agricultural landscape. The application site is relatively remote from the town centre, by virtue of the distance between the two, but also by being positioned beyond a slight rise in the topography to the south of the application site.

5.31 The duration of the effects generated by the development proposals upon the central Whitehaven townscape is considered to be long term and irreversible, whereas the size, scale and geographical extent of the effects associated with the development proposals are considered to be negligible.

5.32 The Magnitude of Effect of the development proposals upon the character of the central Whitehaven townscape is therefore considered to be Negligible.

#### Landscape Effects

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

#### The Application Site

5.34 Sensitivity – Low/Medium, Magnitude – Moderate/Major Adverse: Year 1 Landscape Effect: Moderate Adverse

#### The Wider Agricultural Landscape

5.35 Sensitivity – Low/Medium, Magnitude – Minor Adverse: Year 1 Landscape Effect: Minor Adverse

## 5.0

Landscape Effects

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The North Whitehaven Residential Townscape

5.36 Sensitivity – Low, Magnitude – Minor Adverse: Year 1 Landscape Effect: Minor Adverse

The Central Whitehaven Residential Townscape

5.37 Sensitivity – Medium, Magnitude – Negligible: Significance of Effect: Negligible

## 6.0 Visual Effects

- 6.1 It has been ascertained by this appraisal that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using public footpaths, the residents of properties, road users and people visiting or working within Whitehaven.
- 6.2 The type of visual receptor and the nature of the various current views of the application site, have been considered within the Baseline section 3 of this appraisal.
- 6.3 The objective of this section of the appraisal is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 5), the sensitivity and the magnitude of effect was ascertained for each visual receptor, in order to inform the process of determining the likely significance of any visual effects.
- 6.4 Potential visual effects which may result from the implementation of the development proposals on the application site, have been ascertained for each of the visual receptors (numbered RG1 to RG17) within Table 1 – Visual Effects (see Appendix 1 and summarised in Appendix 2 Table 3).
- 6.5 With regards to determining the sensitivity and magnitude of effect for each individual visual receptor, the application of the methodology can be repetitive when considering groups of similar receptors such as the users of footpaths and the residents of houses etc. Therefore, to avoid repetition within Table 1 - Visual Effects, the sensitivity of the various visual receptors has been considered and ascertained within the text below.

### Sensitivity – People Using Public Rights of Way (PRoW)

- 6.6 There are a number of PRoW located within the study area and views of the application site are experienced from five routes including footpath no.431006 (FP1), no.431008 (FP2), no.431009 (FP3), no.431002/417007 (FP4) and no.417008 (FP5) as identified within Receptor Groups RG1, RG2, RG3, RG4 and RG5 respectively.
- 6.7 Evidently these footpaths are used for recreational purposes and it is assumed that for the most part, people using these routes will have a focus on the agrarian landscape and where available, the distant views over Whitehaven to the south-west.
- 6.8 People using these Public Rights of Way are therefore considered to have a higher susceptibility to the kind of changes brought about by the development proposals.
- 6.9 With regards to the value of the views experienced from these footpaths, their routes do not track through areas acknowledged for their scenic quality and there are no relevant designations, interpretive provision or identified viewpoints. The views experienced are of a rural nature, however the proximity and presence of residential areas in the northern part of Whitehaven is nearly always apparent. Views of this nature are synonymous with the area and consistent with Type 5 Lowland and particularly, Sub Type 5d – Urban Fringe as defined by the Cumbria Landscape Character Guidance and Toolkit.
- 6.10 The overall value of the views experienced from the footpaths is therefore considered to

## 6.0

## Visual Effects

vary between medium/high and low/medium.

- 6.11 The susceptibility of these PRoW users to the kind of changes associated with the development proposals, is considered to be moderated by the proximity and presence of residential development within the existing views. As a result, the susceptibility of the users of Footpaths FP1, FP2, FP3, FP4 and FP5 (RG1, RG2, RG3, RG4 and RG5) is considered to be between medium/high and low/medium.
- 6.12 The Sensitivity of the users of public footpaths FP1, FP2, FP3, FP4 and FP5 (RG1 to RG5) is therefore considered to be between Medium/High and Low/Medium (sensitivity varies between Viewpoints – see Table 1 Visual Effects).

#### Sensitivity – Road Users

- 6.13 Receptor Groups RG6, RG7 and RG8 comprise people using the highway network within the study area, who may experience a view of the application site whilst doing so. The distance of the views experienced varies significantly, however their content is relatively consistent in that they generally incorporate pastoral fields, the electricity pylons and areas of residential development on rising ground. The views experienced are considered to be of a medium value. The transient nature of road users is considered to moderate their susceptibility to change as is the proximity and presence of residential development within the views experienced.
- 6.14 With views of a Medium value and a Low to Medium susceptibility to change, the overall sensitivity of road users identified by Visual Receptor Groups RG6, RG7 and RG8 is considered to be Low to Medium.

#### Sensitivity – The Residents of Properties

- 6.15 There are a significant number of properties from which residents experience a view or views of the application site. These properties have been allocated a Receptor Group (RG9 to RG17) and these groups may comprise a single property or a greater number of properties located on a number of roads.
- 6.16 All the residents identified are considered to experience views of a moderate value, however due to the nature of the views experienced by the residents of properties located immediately adjacent to the application site, RG9 and RG12 residents are considered to have a slightly higher susceptibility to change.
- 6.17 With views of a Medium value and a Medium/High susceptibility to change, the overall sensitivity of the residents of Visual Receptor Groups 9 and 12 is considered to be Medium/High.
- 6.18 Other residential receptors identified within RG10, RG11 and RG13 to RG17 often experience more distant views from elevated locations which include open areas comprising pastoral fields and areas of residential development. The permanence and non-transient nature of residents is considered to increase their susceptibility to change, however the proximity and presence of residential development within these views is considered to moderate their susceptibility to the kind of changes brought about by the



## 6.0

## Visual Effects

proposed development of the application site.

- 6.19 With views of a Medium value and a Medium susceptibility to change, the overall sensitivity of the residents of Visual Receptor Groups RG10, RG11 and RG13 to RG17 is considered to be Medium.

#### Sensitivity – Miscellaneous Visual Receptors in Central Whitehaven

- 6.20 Receptor Group RG18 comprises residents, visitors and people working, shopping or moving around the town centre and harbour area of Whitehaven. The higher quality of the views experienced by these receptors may often be by virtue of the nature of their immediate surroundings in the historic parts of the town, however where more distant views out of the town are experienced, such as the views experienced from the harbour area, the surrounding high ground forms a strong, prominent background that contains and envelops the town. Views from central parts of Whitehaven are therefore considered to be of a higher value however, housing located around the town on the higher ground is very much a prominent element within those views, so these receptors are considered to have a lower susceptibility to the kind of changes generated by the development proposals.

- 6.21 With views of a Medium to High value and a Low susceptibility to change, the overall sensitivity of Visual Receptor Group RG18 is considered to be Medium.

#### Magnitude of Effect

- 6.22 In order to prevent further repetition within Table 1 - Visual Effects, some elements of the process of determining the anticipated magnitude of effect for all visual receptors has been considered and ascertained within the text below.
- 6.23 In order to determine the magnitude of change that is likely to be experienced by a visual receptor, the methodology requires the following to be determined:
- Size and scale of the visual effects;
  - The geographical extent of the visual effects; and
  - The reversibility and duration of the effect.
- 6.24 The size, scale and geographical extent of the visual effects are potentially different for each individual receptor so they are considered individually within Table 1 – Visual Effects.
- 6.25 The duration of the visual effects (ie the perceived change generated by the proposed built form on the application site), is considered to be long term (10-25 years) for all visual receptors. In the longer term however, the nature of the visual effect can change as the proposed new planting to the boundaries and within the sites will become established and the tree planting in particular will become increasingly prominent within the views experienced. This assessment only considers Year 1 effects, however longer term changes brought about by the development of trees and or hedgerows are referenced within Table 1 – Visual Effects.

## 6.0

Visual Effects

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- 6.26 With regard to reversibility, the visual effects of the development are considered to be permanent for all visual receptors.
- 6.27 See Appendix 1 - Table 1 – Visual Effects for details of the anticipated changes to the views experienced by the visual receptors identified within section 3 of this appraisal.

## 7.0 Summary and Conclusions

### Landscape Effects

- 7.1 The landscape features affected by the development of the application site will be limited to the loss of the grassland within part of an existing pastoral field. The loss of this feature is considered to generate low levels of adverse landscape effect that will be in part ameliorated by the proposed tree and hedgerow planting throughout the proposed development (although the effect of new planting will be limited in the short term).
- 7.2 The landscape effects associated with the loss of the grassland and part of a pastoral field are not however, considered to generate any tangible levels of adverse landscape effect upon the wider study area, being The Wider Agricultural Landscape, The North Whitehaven Residential Townscape and the Central Whitehaven Townscape.
- 7.3 With regards to landscape character, the character of the application site will inevitably change if developed as proposed, however the magnitude of the change will be moderated by the presence, proximity and abundance of adjacent existing housing areas, which influence the application site's urban fringe character. For similar reasons, the change in the character of the application site is considered to be localised and therefore is not expected to adversely affect (to any great extent) the landscape/townscape character of the wider agricultural landscape, the North Whitehaven Residential Townscape or the Central Whitehaven Townscape.
- 7.4 The anticipated overall landscape effects are therefore as follows:
- The Application Site - Year 1 Landscape Effect: Moderate Adverse
  - The Wider Agricultural Landscape - Year 1 Landscape Effect: Minor Adverse
  - The North Whitehaven Residential Townscape - Year 1 Landscape Effect: Minor Adverse
  - The Central Whitehaven Townscape - Year 1 Landscape Effect: Negligible

### Visual Effects

- 7.5 Having identified a total of 18 visual receptor groups, this appraisal ascertains that the application site has a relatively high level of visual prominence within the surrounding landscape.
- 7.6 This is predominantly due to its elevated and sloping nature, the topography of the surrounding landscape and the application sites' location on the urban edge of Whitehaven.
- 7.7 The 18 visual receptors include the users of a number of public footpaths (RG1 to RG5), road users (RG6, RG7 and RG8) the residents of houses (RG9 to RG17) and miscellaneous visual receptors in Whitehaven (RG18).
- 7.8 Some higher levels of adverse visual effect are expected to be generated by the development of the application site as proposed, however the number of receptors experiencing higher, adverse levels of visual effect (moderate adverse is the highest level

## 7.0

## Summary and Conclusions

of adverse visual effect ascertained) is limited as they predominantly include those located in closer proximity to the site, where clearer, more direct views are experienced (see Summary of Visual Effects Table in Appendix 2).

- 7.9 Visual receptors experiencing views from public locations, who are expected to experience higher levels of adverse visual effect resulting from the implementation of the development scheme, are limited to the users of public footpath no.431002 FP4 (RG4 - Moderate Adverse visual effect at Year 1).
- 7.10 The other visual receptors (comprising private views) who are expected to experience higher levels of adverse visual effect include the residents of properties adjacent to the site on Phase 3 (RG9) and residents on Rannerdale Drive/Ash Grove (RG11) who are expected to experience a moderate Adverse visual effect at Year 1.
- 7.11 The anticipated visual effect for all the remaining visual receptors (RG1, 2, 3, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17 and 18) are expected to be of a lower order as in Minor Adverse, Minor Adverse/Negligible or Negligible. The lower levels of visual effect are due to the following elements (both individually or a combination thereof):- the distance of the views, their expansive nature, their partial nature the varied topography and/or the existing presence and prominence of other residential development on the hillsides around Whitehaven.

#### Conclusion

- 7.12 The development of the site as proposed is not expected to generate any higher levels of adverse landscape effect. The anticipated lower levels of adverse effect identified will be very much localised, affecting the character of the site and its immediate surroundings rather than affecting the wider agricultural landscape or the townscape of Whitehaven to any great extent.
- 7.13 The site has a visual prominence that is reflected by a relatively high number of visual receptor groups identified within the baseline section of this appraisal, however despite the high levels of visual prominence associated with the site and the development proposals, only one receptor group who experience public views will be affected to a moderate level of adverse effect (RG4).
- 7.14 As a result the landscape and visual effects associated with the development of the application site are considered to be acceptable in the context of this site on the edge of Whitehaven.



## Appendices



Table 1 – Visual Effects

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 Visual Effect
RG1 – People using Public Footpath no. 431006 - FP1  350m to circa 720m	Public footpath no.431006 (FP1) links the road to the east of the application site with a small cluster of properties at Scilly Bank, some 530m to the south-east. People walking towards the site in a north-westerly direction experience partial views of the site beyond the adjacent residential phase 1, 2 and 3 properties, with housing on Elizabeth Crescent to the south, the electricity pylons and associated cabling and larger areas of housing on elevated ground at Bransty, circa 500m beyond the site to the west/south-west. Views are experienced from distances of between circa 350m and 720m.	Viewpoint 1 - Walkers will experience views of the existing Phase 1, 2 and 3 houses extending up the slope to the north. The new houses will form a very subtle extension to the existing Phase 3 houses.  Viewpoint 2 – Similar to Viewpoint 1 but closer and walkers also experience views of housing on elevated ground at Bransty to the west.  Proposed planting will better assimilate the new houses into the views as it becomes established.	Medium/ High  Medium/ High	Viewpoint 1 – The 8 new houses will marginally extend the existing Phases of development and the presence of existing houses such as those on Elizabeth Crescent will help to moderate the size scale and geographical extent of the effects.  Viewpoint 2 – Similar to Viewpoint 1, however the new houses will be closer in the view and will, as a result, occupy a larger proportion of the view.	Negligible/ Minor adverse  Negligible /Minor Adverse	Minor Adverse  Minor Adverse
RG2 – People using public footpath no. 431008 - FP2  circa 750m	People walking in a northerly direction towards Victoria Road on public footpath no.431008 (FP2) experience partial views of the application site from a distance of circa 500m. Views include Phase 1, 2 and 3 houses & existing properties on Elizabeth Crescent & in the background on the southern edge of Quality Corner. Views are partially restricted by the presence of intervening mature trees & hedgerows. The rural characteristics of the view are moderated by the presence of the pylons & the existing built form (see Viewpoint 3). This footpath tracks to the south of Elizabeth Crescent before turning a right angle at a covered reservoir, which is located at a local peak in the landscape (157m AOD). From this elevated section of footpath FP2, walkers experience limited views of the application site on the opposite side of a localised dip (or valley) from circa 750m. Views include Phase 1, 2 and 3 houses and intervening housing on Elizabeth Crescent, the electricity pylons and the existing properties at Quality Corner (see Viewpoint 4).	Viewpoint 3 - The new housing will form a small physical extension to the existing Phase 1, 2 and 3 houses, however they are not likely to be visible from this location. New houses located lower down the site will be better assimilated by existing built form and vegetation, whereas, new houses higher up the slope will interrupt the existing skyline. That said, due to the nature of the topography around Whitehaven, it is not uncommon for residential development to influence the skyline on elevated sites around the town.  Viewpoint 4 - The new housing will slightly extend the existing phase 1, 2 and 3 housing to the west.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and thus reducing their prominence within the views experienced.	Medium  High/ Medium	Viewpoint 3 – No Change  Viewpoint 4 – The new housing will occupy a very small section of the view. The size, scale and geographical extent of the effects will be moderated by the distance, the existing houses and pylons in the view.	Negligible  Negligible/ Minor Adverse	Negligible  Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG3 – People using public footpath no.431009 – FP3  Circa 775m +	Footpath no.431009 (FP3) links Harras Park Farm with Park View and the A595 and connects with the abovementioned FP2 on elevated ground adjacent to the farm. From the farm, footpath FP3 tracks downhill to the west towards Whitehaven. Walkers on this section of the footpath experience limited views of the application site from a distance of circa 775m. Views include the construction site for Phases 1 and 2, the wider sloping application site and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent feature on the skyline – see Viewpoint 5.	Viewpoint 5 - Walkers will experience clear views of the new houses, however the extent of the change to the view will be small as they will form a subtle extension to the existing development associated with phases 1, 2 and 3. Some of the new houses may extend above the skyline formed however, housing interrupting and forming the skyline is a common feature of housing in the area.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and reducing the apparent massing of the development, thus reducing their prominence within the views experienced in the longer term.	Medium	Viewpoint 5 - The size, scale and geographical extent of the visual effects will be moderated by the subtle nature of the change, the expansive nature of the views and the prominence and presence of existing residential development within the views experienced.	Negligible/ Minor Adverse	Minor Adverse
RG4 – People using public footpath no.431002 – FP4  Circa 5m +	People using public footpath no.431002 connecting with footpath no.417007 (FP4) experience clear views of the application site from a distance of circa 5m+. Views incorporate the sloping field of the site, the existing properties beyond to the south-east at Scilly Bank and partial views of the phase 1, 2 and 3 houses beyond the application site – see Viewpoint 6.	Viewpoint 6 – Walkers will experience views of the new houses extending towards them, bringing the houses closer to the footpath. The closest new property will be circa 70m to the east of this footpath. The new houses located along the western boundary of the site will be most prominent and will form the skyline across much of the view (this is a common feature of housing in the area) and the views extending beyond the site to Scilly Bank will likely be curtailed.	Medium	Viewpoint 6 - The size, scale and geographical extent of the visual effects will be increased by the proximity of the housing and the proportion of the existing views affected and moderated by the presence of housing within the wider views from this footpath.	Moderate Adverse	Moderate Adverse
RG5 – People using public footpath no.417008 – FP5  Circa 190m +	People walking in a southerly direction towards Quality Corner on public footpath no.417008 (FP5) are located circa 190m to the north of the application site, however the intervening rise in the ground levels prevent walkers experiencing any views of the site. Walkers experience a skyline view where an electricity pylon and an adjacent domestic rear garden area are prominent features therein – see Viewpoint 7.	Viewpoint 7 – Walkers may experience partial views of some of the new houses as the rooflines of those located within the north-western corner of the site may extend upwards sufficiently to come into view (to the right-hand side of the view).	Low/ Medium	Viewpoint 7 – The size, scale and geographical extent of the visual effects will be increased by the apparent isolation of the new houses but moderated by the limited nature of the view, the adjacent domestic garden and property and the presence and prominence of the electricity pylon.	Minor Adverse	Minor Adverse

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG6 – Road users on Victoria Road Circa 320m-620m	People travelling in a north-westerly direction along Victoria Road experience intermittent and partial views of the phase 1, 2 and 3 houses and the application site, which is located beyond to the west. The views are experienced from distances of between circa 320m and 620m and the electricity pylons are particularly prominent therein – see Viewpoint 8.	<p>Viewpoint 8 – Road users may experience very limited, partial views of the new houses located beyond the existing phase 1, 2 and 3 houses. The development will form a very subtle extension to the existing built form. The new houses may break the existing skyline, although this is a common feature of housing in the area.</p> <p>Views along this section of Victoria Road are intermittent due to the screening provided by the adjacent hedgerow and the housing on Phases 1, 2 and 3 and on Elizabeth Crescent are often present within the changing views.</p> <p>Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and thus reducing their prominence within the views experienced.</p>	Low/ Medium	Viewpoint 8 – New houses will occupy a very small proportion of the view. The size and scale and the geographical extent of the effects will be moderated by the intermittent nature of the views and the presence of adjacent existing residential development.	Negligible/ Minor Adverse	<b>Minor Adverse</b>
RG7 – Road users adjacent to the application site	People travelling along the unclassified road between Quality Corner and Victoria Road experience partial views of the phase 1, 2 and 3 houses, however views of the application site are not experienced from this road - see Viewpoint 9.	<p>Viewpoint 9 – From the northern part of the road, close to the properties at Quality Corner, road users will experience partial views of the Phase 1, 2 and 3 houses projecting above the level of the intervening field. The new houses may form a subtle change to the view by slightly extending the development to the west. Further to the south, any changes are likely to become less apparent due to the presence of the Phase 1, 2 and 3 houses positioned closer to the road, thus restricting views to the west.</p>	Low/ Medium	Viewpoint 9 – The size, scale and geographical extent of the visual effect will be moderated by the presence and proximity of the existing phase 1, 2 and 3 houses and the proportion of the view affected.	Negligible/ Minor Adverse	<b>Minor Adverse</b>
RG8 – Road users on Victoria Road Circa 300m – 900m	People travelling in a northerly direction on Victoria Road experience partial views of the application site set next to Phase 1, 2 and 3 houses, beyond intervening mature trees and houses located in the vicinity of Rammerdale Drive. The application site forms part of the skyline and there is also a prominent electricity pylon within the views which are for the most part framed by the adjacent housing along Victoria Road. The views are experienced from distances of between circa 300m and 900m - see Viewpoint 10.	Viewpoint 10 – Road users will experience distant, partial views of the Phase 1, 2 and 3 houses and the proposed houses will form a subtle extension to the existing houses.	Low/ Medium	Viewpoint 10 – The size, scale and geographical extent of the visual effect will be moderated by the presence and proximity of the existing phase 1, 2 and 3 houses, the proportion of the view affected and the presence, prominence and proximity of existing residential development within the view, particularly the framing built form on Victoria Road.	Negligible/ Minor Adverse	<b>Minor Adverse</b>

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG9 - The residents of houses located on the adjacent Phase 3 development on the north-western boundary of the Phase 3 site. The views will be, in some cases, direct and clear, although the local topography and the position of adjacent houses may restrict views. Circa 10m+	Some of the residents of houses located on the adjacent Phase 3 development may experience a view of the application site. The clearest views are likely to be experienced by the residents of properties located along the north-western boundary of the Phase 3 site. The views will be, in some cases, direct and clear, although the local topography and the position of adjacent houses may restrict views.	Residents of houses located at the north-western end of Phase 3 may experience views of some of the new houses. Views will be experienced primarily from rear, north-west facing windows, rear garden areas and front, north-east facing windows, although developing planting within their rear gardens will become increasingly effective at reducing levels of intervisibility between the Phase 3 properties and those associated with this application.	Medium/ High	The size, scale and geographical extent of the visual effects are expected to be increased by the proximity of the new houses within the view and moderated by intervening vegetation and boundary treatments.	Minor/ Moderate Adverse	<b>Moderate Adverse</b>
RG10 - The residents of houses located on Elizabeth Crescent and Rosemary Close  Circa 370m to 500m.	Some of the residents of Elizabeth Crescent and Rosemary Close may experience a view of the application site from distances of between circa 370m to 500m. Those residing in the properties located closer to the site are less likely to experience a view due to their lower elevation and the presence of intervening mature trees. Those residents that can see the site from their properties experience a variety of clear, partial and oblique views, the electricity pylons and cables and the houses at Quality Corner beyond. The new houses within the phases 1, 2 and 3 will also be visible within the views of some of the residents in the more elevated locations on Elizabeth Crescent. - see Viewpoints 11 & 12.	Viewpoints 11 and 12 - Some residents may experience partial views of some of the new houses located within the site, however the new houses will form a small, subtle extension to the existing Phases of development. Views will be potentially clearer due to the sloping nature of the site and the elevation/orientation of these residents (on the opposite side of a localised dip in the landform). The new houses will to an extent be screened by existing, intervening properties and mature tree cover although the new house may affect/adjust the existing skyline, however this is a common feature of housing in the area.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and thus reducing their prominence within the views experienced.	Medium	Viewpoints 11 & 12 - The size, scale and geographical extent of the visual effects are expected to be moderated by the proportion of the view the new houses will occupy. Effects will also be moderated by the prominence and presence of the phase 1, 2 and 3 houses, other existing residential development within the views experienced and the partial nature of the views ie the full extent of the development will not be apparent from these viewpoint particularly in the case of Viewpoint 12.	Minor Adverse	<b>Minor Adverse</b>
RG11 - The residents of some of the houses located on the north side of Rannerdale Drive and Ash Grove  Circa 100m to 200m.	These residents may experience partial views of the application site, particularly from their rear facing, upper storey windows. The residents of houses at the eastern end of Rannerdale Drive are likely to experience limited views (or possibly no view) of the application site due to the presence of the new houses on Phases 1, 2 and 3. In some instances, trees and other vegetation along the rear boundary of these properties restricts the views of the application site.	The houses at the western edge of the application site are set well back, up the slope from the existing settlement edge on Rannerdale Drive (circa 50m to 115m). Existing trees and other vegetation within the back gardens will also reduce the prominence of the new houses, however they will be visible and they will interrupt and adjust the skyline. Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and thus reducing their prominence within the views experienced.	Medium	The size, scale and geographical extent will be increased by the relative proximity of the new houses, the higher proportion of the views affected and the effect upon the existing skyline, whereas they will be moderated by the presence of the pylons and in some cases, by the presence of existing built form within the view (being phase 1, 2 and 3 houses).	Moderate Adverse	<b>Moderate Adverse</b>

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG12 - The residents of Summerhill Farm and Quality Corner	The residents of properties located on the southern edge of Quality Corner and the residents of Summerhill Farm experience clear views of the electricity pylons, existing housing on Elizabeth Crescent, residential areas on elevated ground at Arrowthwaite on the south-western edge of Whitehaven, the coastline to the south-west of Whitehaven and the sea. These residents are unlikely to experience a view of the application site.	Residents will experience partial views of the Phase 1, 2 and 3 houses projecting above the level of the intervening field. The new houses may form a subtle change to the view by slightly extending the development to the west. As it becomes established in the longer term, proposed tree, hedgerow and shrub planting will help to assimilate the houses into the view.	Medium/ High	The size, scale and geographical extent of the visual effect will be moderated by the presence and proximity of the existing phase 1, 2 and 3 houses and the proportion of the view affected.	Negligible/ Minor Adverse	<b>Minor Adverse</b>
RG13 - The residents of properties at Scilly Bank, Tollbar Cottage and Croft Morris Farm  Circa 770m to 830m	The residents of properties located on rising ground to the east may experience partial and oblique views of the application site, located beyond the Phase 1, 2 and 3 houses. Properties include a cluster of houses at Scilly Bank, Tollbar Cottage on Victoria Road and Croft Morris Farm. Residents may experience limited partial and/or oblique views of the site, adjacent residential phase 1, 2 and 3 properties, electricity pylons and associated cabling and in some cases, larger areas of housing on elevated ground on Elizabeth Crescent. Views are experienced from distances of between circa 770m and 830m (Viewpoint 2 is representative of the view from Croft Morris Farm and Viewpoint 1 is representative of the views from properties at Scilly Bank).	Viewpoint 1 - Residents may experience views of the existing Phase 1, 2 and 3 houses extending up the slope to the north. The new houses will form a very subtle extension to the existing Phase 3 houses.  Proposed planting will better assimilate the new houses into the views as it becomes established.	Medium	Viewpoint 1 - The 8 new houses will marginally extend the existing Phases of development and the presence of existing houses such as those on Phases 1, 2 and 3 and on Elizabeth Crescent will help to moderate the size scale and geographical extent of the effects.	Negligible/ Minor Adverse	<b>Minor Adverse</b>



## A.1

## Appendix 1

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG14 - The residents of Harras Park Farm  Circa 700m	The residents of Harras Park Farm experience partial views of the western half of the application site from a distance of circa 700m. Views include Phase 1, 2 and 3 housing, the application site and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent feature on the skyline (Viewpoint 5 is representative of the view from Harras Park Farm).	Viewpoint 5 - Residents are likely to experience clear views of the new houses, however the extent of the change to the view will be small as they will form a subtle extension to the existing development associated with phases 1, 2 and 3. Some of the new houses may extend above the skyline however, housing interrupting and forming the skyline is a common feature of housing in the area.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and reducing the apparent massing of the development, thus reducing their prominence within the views experienced in the longer term.	Medium	Viewpoint 5 - The size, scale and geographical extent of the visual effects will be moderated by the subtle nature of the change, the expansive nature of the views and the prominence and presence of existing residential development within the views experienced.	Negligible/ Minor Adverse	Minor Adverse
RG15 - The residents of properties located off the Highlands off the Burton High Close  Circa 1.1km	The residents of properties located off The Highlands on Heather Close and Burton High Close (adjacent to Harras Road, Harras Park) experience partial views of the western half of the application site from a distance of just over 1km. Views include the application site, the Phase 1, 2 and 3 houses and the adjacent housing on Rannerdale Drive, Aikbank Road and Alder Close, amongst others. The electricity pylons form a prominent feature on the skyline.	Viewpoint 13 - Residents are likely to experience clear views of the new houses, however the extent of the change to the view will be small as they will form a subtle extension to the existing development associated with phases 1, 2 and 3. Some of the new houses may extend above the skyline however, housing interrupting and forming the skyline is a common feature of housing in the area.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and reducing the apparent massing of the development, thus reducing their prominence within the views experienced in the longer term.	Medium	Viewpoint 13 - The size, scale and geographical extent of the visual effects will be moderated by the subtle nature of the change, the expansive nature of the views and the prominence and presence of existing residential development within the views experienced.	Negligible/ Minor Adverse	Minor Adverse

## A.1

## Appendix 1

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG16 - Residents of properties in Bransty  Circa 460m - 710m	Some of the residents of properties in Bransty, such as some of those located on South View Road, North Road, Mona Road, Earl Road and North Road (and possibly amongst others), may experience partial views of the application site from distances of between circa 460m and 710m. The elevated position of these properties and the intervening lower ground provides expansive views, within which the application site forms a small element of a wider view that is, from some locations, already dominated by houses and the electricity pylons (see Viewpoints 14 and 15).	Viewpoints 14 and 15 - The new housing will likely be visible within the views of some of these residents. The new houses will form a thin additional layer of development above the existing housing on Rammerdale Drive and a subtle extension to the Phase 1, 2 and 3 development. The new houses will likely project above the skyline, however, housing interrupting and forming the skyline is a common feature of housing in the area (this is apparent with the nearby residential development at Elizabeth Crescent).  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and reducing the apparent massing of the development, thus reducing their prominence within the views experienced.	Medium	The size, scale and geographic extent of the effects will be increased by the elevated, sloping nature of the application site and the resulting change upon the skyline, yet moderated by the subtlety of the additional development within the views, the distance of the views and the presence of other similar housing developments on elevated, sloping sites in the vicinity of the site and around Whitehaven in general.	Minor Adverse	Minor Adverse
RG17 - The residents of properties in  Circa 2.2km to 2.5km	The residents of properties located on elevated ground to the south-west of the centre of Whitehaven experience very limited, partial views of the application site from distances of between circa 2.2km and 2.5km. Properties include those on Harbour View and High Road in Arrowthwaite and those on Brakeside Gardens and Fell View Avenue in Kells (possibly amongst others). Views are restricted by distance and the slightly higher ground to the south of the application site.	Viewpoints 16 and 17 - Residents with north-east facing windows may experience limited, partial views of the new houses. The development will appear as a thin layer of development above the existing housing, thus forming a very subtle westerly extension to the Phase 1, 2 and 3 properties and those on Rammerdale Drive.  Proposed planting will better assimilate the new houses into the views as it becomes established by partially screening them and reducing the apparent massing of the development, thus reducing their prominence within the views experienced.	Medium	Viewpoints 16 and 17 - The size, scale and geographical extent of the effects will be significantly moderated by the distance, the topography & the small proportion of the view occupied by the new housing. There will likely be a discernible change to the views experienced, however the views are expansive and include significant quantities of housing on the hillsides around Whitehaven.	Negligible	Negligible

## A.1

## Appendix 1

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect - Size, Scale and Geographical Extent	Visual Receptor - Magnitude	Year 1 - Significance of Effect
RG18 - Residents, visitors and people shopping or moving around the town centre and harbour area  Circa 290m - 740m	Residents, visitors and people shopping or moving around the town centre and harbour area may experience very limited partial and or intermittent views of the application site from distances of between circa 1.6km and 2.1km. The views of the site comprise very limited, partial views which are restricted by distance and the slightly higher ground to the south of the site.	Viewpoint 18 - People living, working, shopping and moving around the centre of Whitehaven may experience limited, partial views of the new houses from some locations. The development will appear as a small, thin layer of housing forming a subtle westerly extension to the Phase 1, 2 and 3 houses and existing properties on Rannerdale Drive. The new houses may affect the skyline but the views are expansive and will be seen in the context of other significant blocks of housing development to the north, north-east and east of Whitehaven, often separated by large areas of pastoral farmland.	Medium	Viewpoint 18 - The size, scale and geographical extent of the visual effects associated with the development are expected to be significantly moderated by the distance, the topography & the small proportion of the view occupied by the new housing. There will likely be a discernible change to the views experienced, however the views are expansive and include significant quantities of housing on the hillsides around Whitehaven.	Negligible	Negligible

## A.2

## Appendix 2

Table 2: Summary Table of Landscape/Townscape Effects

Landscape/Townscape Element	Year 1 - Landscape Effect
The Application Site	Moderate Adverse
The Wider Agricultural Landscape	Minor Adverse
The North Whitehaven Residential Townscape	Minor Adverse
The Central Whitehaven Townscape	Negligible

Table 3: Summary Table of Visual Effects

Visual Receptors	Year 1 - Visual Effect
RG1 - Footpath Users	Minor Adverse
RG2 - Footpath Users	Negligible Minor Adverse
RG3 - Footpath Users	Minor Adverse
RG4 - Footpath Users	Moderate Adverse
RG5 - Footpath Users	Minor Adverse
RG6 - Road Users	Minor Adverse
RG7 - Road Users	Minor Adverse
RG8 - Road Users	Minor Adverse
RG9 - Residents	Moderate Adverse
RG10 - Residents	Minor Adverse
RG11 - Residents	Moderate Adverse
RG12 - Residents	Minor Adverse
RG13 - Residents	Minor Adverse
RG14 - Residents	Minor Adverse
RG15 - Residents	Minor Adverse
RG16 - Residents	Minor Adverse
RG17 - Residents	Negligible
RG18 - Residents and visitors	Negligible

Type 5

# Lowland

A map of Cumbria, England, highlighting various locations and national parks. The locations marked with dots are Carlisle, Penrith, Workington, Whitehaven, Kendal, and Barrow-in-Furness. The Lake District National Park is shown in green, and the Yorkshire Dales National Park is shown in orange.

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

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

Sub types:

- 5a Ridge and Valley
- 5b Low Farmland
- 5c Rolling Lowland
- 5d Urban Fringe
- 5e Drained Mosses



## Sub type 5a

## Ridge and Valley

### Location

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

### Key Characteristics

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

### Physical character

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

### Land cover and land use

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

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

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

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

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

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

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

### Ecology

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

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

### Historic and cultural character

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

### Perceptual character

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

### Sensitive characteristics or features

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

### Vision

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

### Changes in the Landscape

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

#### Climate Change

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

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

#### **Management Practices**

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

#### **Development**

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

#### **Access and Recreation**

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

### **Guidelines**

#### **Climate Change**

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

#### **Natural Features**

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

#### **Cultural Features**

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

## Cumbria Landscape Character Guidance – Sub type 5a: Ridge and Valley

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

**Development**

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

**Access and Recreation**

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

## Sub type 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 Keekle and Moor Row
- Wooded valleys, restored woodland and some semi-urbanised woodland provide interest

### Physical character

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

### Land cover and land use

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

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

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

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

### Ecology

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

### Historic and cultural character

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



### Perceptual character

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

### Sensitive characteristics or features

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

### Vision

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

### Changes in the Landscape

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

#### *Climate Change*

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

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

#### *Management Practices*

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

#### *Development*

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

#### *Access and Recreation*

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

### Guidelines

#### *Climate Change*

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

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

**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.

#### 47. West Cumberland Plain

The West Cumberland Plain is a coastal area, stretching from the Solway Coast AONB in the north, to Egremont in the south. It forms part of both Allerdale and Copeland Districts. It is generally low-lying and coastal in nature, with generally low, eroding cliffs forming the seaward edge. Its dominant character is urban and industrial. It includes a number of large, urban nucleations, such as Maryport, Workington, Whitehaven, Cleator Moor and Egremont. Though industrial towns, there are significant elements within them relating to their origins and early growth. Both Workington and Egremont are medieval settlements, with Egremont being a still-definable planned borough. In contrast, Whitehaven and Maryport are post-medieval planned towns, with Whitehaven being the earliest classically planned new town in England. Although it has a long industrial and maritime history, 71% of the settlement post-dates 1900. These developments have largely obscured the planned, medieval, nucleated settlement character that predominated until the 19<sup>th</sup> century. The industrial nature of the area is not confined to the urban settlements; the coastal strip between Workington and Maryport is dominated particularly by current and past industries. In land, former coal mining characterises much of the area, including through restored landscapes resulting from open cast mining, for example Broughton Moor. Large modern industrial estates, such as Lillyhall, contribute to the industrialised character of the area, as do the many windfarms.

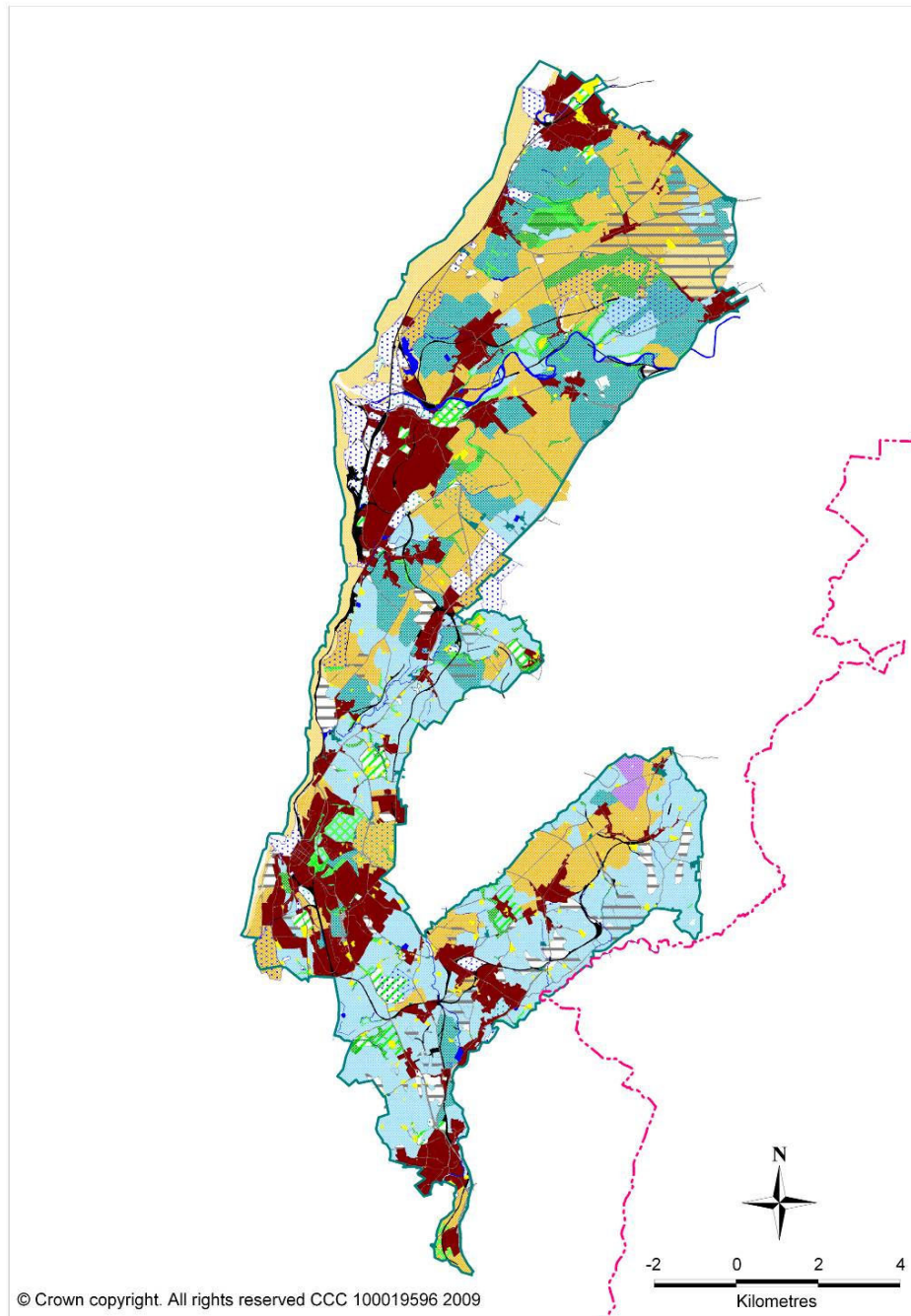
The field pattern has been much disrupted by modern developments. These include land restorations, for which the modern field pattern bears very little relationship to the historic pattern. Where the historic field pattern can be discerned, within Allerdale District it is a mix of former common arable fields and 19<sup>th</sup> century planned enclosures. In Copeland District, however, there are relatively few former common arable fields, and the fieldscape is dominated by ancient enclosures. These distinctions, however, are subsumed under the general urban and industrial character of the area.

Designed landscapes are a feature of the area, both within the towns and as part of former country estates. One of the most noticeable is Curwen Park, Workington, which originated as a deer park. Overall, the area has relatively little woodland. The most significant area is near Flimby, where a core of ancient woodland along Fother Gill is surrounded by modern coniferous plantation. Close by to Flimby, between Broughton Moor and Camerton, is the former Royal Naval Armaments Depot, which is currently the largest brownfield site in the North West region and also features coniferous plantation. To the south, in Copeland, there is hardly any woodland, apart from small areas of ancient woodland in gill locations.

*Legacy:* A largely modern landscape with many 20<sup>th</sup> and 21<sup>st</sup> century industrial forms including windfarms, moderate survival of 19<sup>th</sup> century industrial features, weak legibility of landscape elements of medieval origin.

*Landscape designation and status:* Registered park at Workington Hall (Curwen Park), contains a fragment of the Hadrian's Wall World Heritage Site and its setting in the north of the area at Marport and individual sites at Burrow Walls and Moresby.

*Planning authority:* Allerdale Borough Council and Copeland Borough Council.



**Figure 37** West Cumberland Plain character area

### Landscape and Visual Appraisal Methodology

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

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

The objectives of this assessment are to:-

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

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

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

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

### Study Area

The overall study area for the assessment comprises the area identified within Figure 1. The study area was established by undertaking a desk based survey prior to a site based survey and includes the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible. (one distant visual receptor, being RG17, is located outside the study area).

### Landscape Effects

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



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

### Sensitivity

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

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

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

### Magnitude

The magnitude of effect on landscape receptors needs to be assessed in terms of size or scale of the development, its geographical extent and its duration and reversibility. The resulting magnitude of effect is graded on a scale of major, moderate, minor and negligible and may be beneficial or adverse.

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

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

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

### 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 1 below). The resulting effect may be major, moderate, minor or negligible and

can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in Table 1.

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

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

### Visual Effects

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

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

#### Sensitivity

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

#### Magnitude

Each of the visual effects identified needs to be evaluated in terms of its size or scale, its geographical extent of the area influenced and its duration and reversibility. The resulting magnitude of effect is graded on a scale of major, moderate, minor and negligible and may be beneficial or adverse.

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

- loss or addition of features within the view including the proportion of the view occupied by the proposed development;

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

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

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

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

### Visual Effect

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

### The Appraisal Process

In order for the landscape and visual appraisal to be evaluated objectively, the existing landscape context, or baseline conditions, were established. Establishment of the baseline conditions included the and/or identification of the following:-

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

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

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

By combining the assessment of magnitude and sensitivity, it is possible to make

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

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

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

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

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

The application site and surrounding area were visited during September 2017 so at the time, the trees and hedgerows were providing higher levels of screening. The weather conditions at the time of undertaking the site survey work were generally clear and sunny.

Photographs of the site, the surrounding landscape and specific viewpoints were taken on the day the survey work was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together to produce panoramic views. All photographs were taken using a Nikon D40 Digital SLR camera and specific viewpoints were photographed using the equivalent of a 50mm lens.

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

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