



Landscape and Visual Appraisal

Land off Dalzell Street,
Moor Row

For: Nigel Kay Homes Ltd

Ref: M3570-LVA-22.11-V1



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1.0 Introduction

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|-----|--|-----|---|-----|---|
| 1.1 | Barnes Walker Ltd has prepared this Landscape and Visual Appraisal (LVA) on behalf of Nigel Kay Homes Ltd, to accompany an outline planning application for up to 55 dwellings on the former station yard and adjacent field, Moor Row. The LVA is based on the parameter plan which has been prepared by Barnes Walker Ltd. | 1.6 | Anticipated landscape effects may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character. | 1.9 | The location and context of the site and the study area associated with this LVA is described by Figure 1. Factors determining the extent of the study area are set out within the methodology in Appendix 1. |
| 1.2 | The site is the subject of a lapsed outline planning approval for circa 72 dwellings (4/16/2275/001), which was approved in January 2017. | | | | |
| 1.3 | The LVA has been undertaken by a Chartered Member of the Landscape Institute and its key objective is to ascertain potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site. | 1.7 | Visual effects are the predicted changes to a view and the associated effect of those changes upon the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public 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. | | |
| 1.4 | A Landscape and Visual Impact Assessment/ Landscape and Visual Appraisal was not prepared for the approved lapsed scheme, but given its approval the effects are deemed to be acceptable to Copeland Borough Council. | 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. | | |
| 1.5 | In order to prepare this document, desk-top studies were undertaken prior to a site based survey and assessment exercise. This work informed the preparation of the baseline report which confirmed the nature of the site and the surrounding landscape, any relevant landscape character assessments, associated planning policy and heritage assets before ascertaining | | | | |

1.0 Introduction

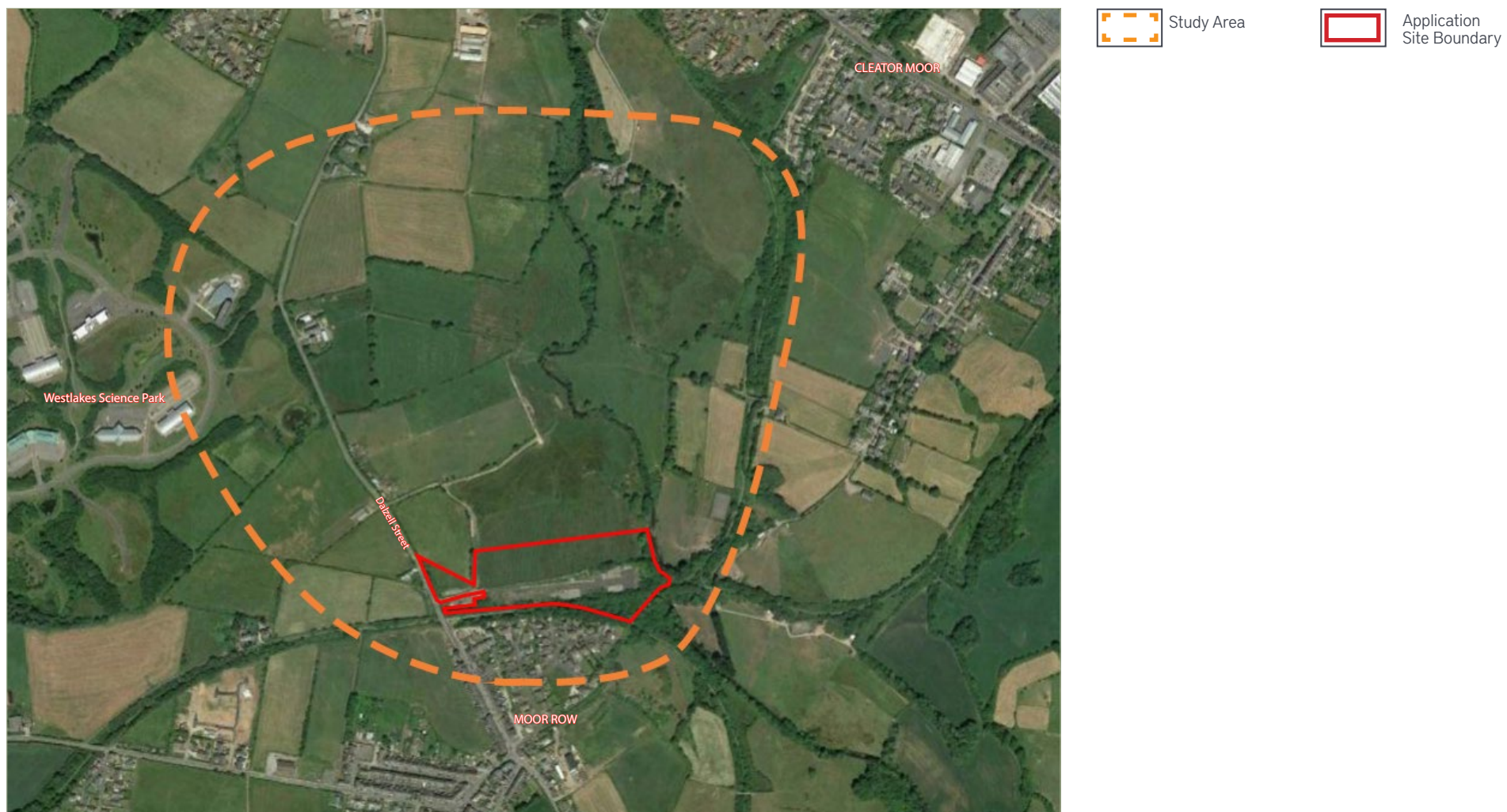


Fig 1 Aerial Photograph - Site Location and Study Area

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

between buildings, including provision for efficient and unobtrusive recycling and waste storage

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

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

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

i) Clear distinctions between public and private spaces

ii) Overlooked routes and spaces within and on the edges of development

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.

2.10

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

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.'

Local Plan 2021-2038 Publication Draft
January 2022

- 2.11 The following policies of the emerging Local Plan are considered to be of relevance to this LVA and the landscape context of the application site:
- Policy DS6PU: Design and Development Standards
 - Policy DS7PU: Hard and Soft Landscaping
 - Strategic Policy N6PU: Landscape Protection
 - Strategic Policy N9PU: Green Infrastructure
 - Strategic Policy N13PU: Woodlands, Trees and Hedgerows

3.0 Baseline Setting

	The Application Site				
3.1	The application site covers an area of circa 2.5 hectares and is located within the northern parts of Moor Row.				
3.2	Figure 2 shows the site and its immediate context.	3.6	The access road leads to the former station yard, which sits at a slightly lower elevation of around 72m AOD and is reasonably flat. Photograph B is the view from the route looking west and shows the areas of hardstanding, grassland and enclosure provided by the boundary vegetation. To the south the site is well enclosed by mature trees and self-seeded vegetation, although the roofs of some houses located to the south of the site are partially visible. To the north, the former station yard is divided from the adjacent field by a tall post and wire fence and scrub vegetation.	3.9	connecting to Cleator Moor. A tall security fence separates the former yard from the cycle routes, although this is generally not visible due to the enclosure provided by woodland growing along the routes. Housing located within the northern parts of Moor Row adjoins the woodland to the south of National Cycle Route 72.
3.3	Site Photographs A to F illustrate the features within and views from the site. The locations from which the site photographs were taken are also described by Figure 2.				To the east, the site extends to the banks of the River Keekle. The ground levels fall steeply towards the river corridor which lies at around 61m AOD and is generally well vegetated, particularly to the south-east of the site. Photograph D is the view from the field to the north of the former station yard, looking north-east. There are some longer views across the river valley, with the roofs of buildings within Cleator Moor partially visible behind intervening vegetation and distant views of the tree covered hills beyond.
3.4	The site comprises brownfield land including areas of hard standing and the building platforms associated with the former railway station yard, as well as part of the adjacent field. It is broadly rectangular in shape and accessed from an existing access road off Dalzell Street.	3.7	Photograph C illustrates the view from further east, where there is a greater proportion of hard standing. The site is crossed by overhead lines, which run in a north south orientation through both the former station yard and the adjoining field. The existing vegetation in and around the yard is largely self-seeded young trees although, combined with the larger trees located further south, it provides good enclosure.	3.10	The site extends across approximately half of the large field located to the north of the former station yard, and the northern boundary is not defined by an existing field boundary.
3.5	The site includes a triangular shaped area of grassland and scrub to the immediate north of the former access road and to the east of Dalzell Street. The western boundary with the road is generally defined by a post and wire fence, although there are some sections of remnant hedgerow / scrub vegetation and groups of trees. The northern boundary of this area of grassland adjoins fields to the north of the site and is defined by a post and wire fence. Photograph A is the view from the former access road looking in a north-westerly direction across this part of the site. The access	3.8	To the south, the site extends to the route of the former railway, which now forms National Cycle Route 72 (Hadrian's Cycleway). National Cycle Route 71 intersects with this route at the south-eastern corner of the site, to head north,	3.11	Photograph E comprises the view from the field, near to where the overhead lines traverse the site. The southern parts of the field are elevated, with ground levels falling northwards towards a minor watercourse which forms a tributary to the River Keekle. The valleys formed by the watercourses create an undulating landscape which allows some longer views across the

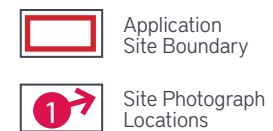


Fig 2

Site Context/Site Photograph Locations



Site Photo
A

View from the former access road looking west towards Dalzell Street



Site Photo
B

View from the former access road looking east

Site Photo
C

View from the former access road looking east

Site Photo
D

View from the field within the site looking east

Site Photo
E

View from the field within the site looking west

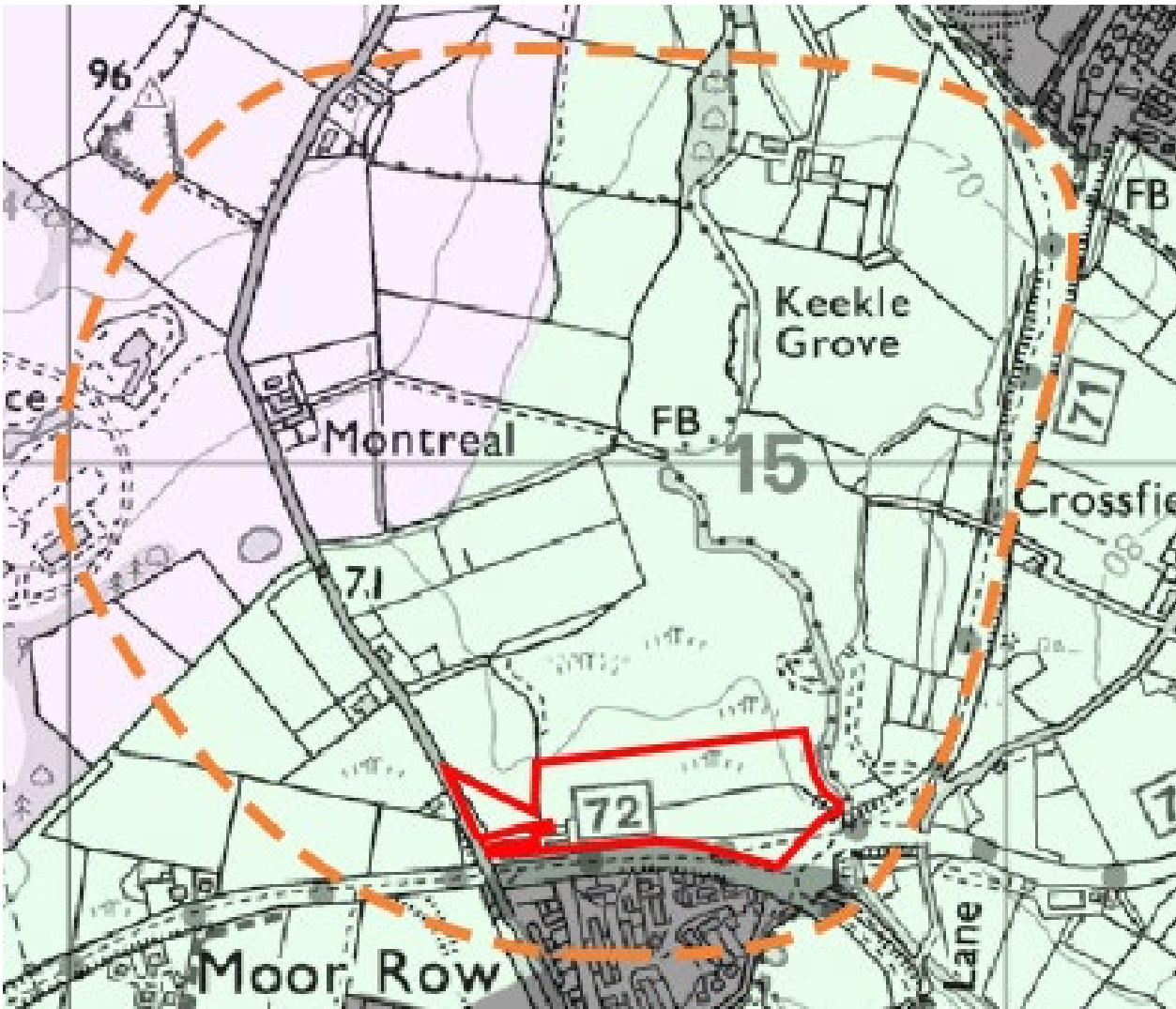
Site Photo
F

View from the south-western corner of the field looking north

- farmland to the north.
- 3.12 The western boundary of the field is defined by a remnant hedgerow with some mature trees. Photograph F is the view from the south-western corner of the field, near to the gate.
- 3.13 A Tree Constraints Report has been undertaken by Treescapes Consultancy Ltd and this LVA should be read alongside its findings. Aside from the semi-improved grassland within the field, there is field boundary vegetation, trees alongside the River Keekle and groups of trees in and around the former railway lines and station yard. The Tree Constraints Plan categorises the trees in line with the British Standard: Trees in relation to design, demolition and construction – Recommendations (BS 5837, 2012). The trees located within the extents of the former station yard are generally natural regeneration of mainly birch and willow which are classified as Category C (Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm). The group of broadleaf species which forms part of a remnant hedgerow growing alongside Dalzell Street, comprises mainly hawthorn and willow and is classified as Category B (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years). Other Category B trees include a mature oak growing within the field boundary hedgerow in the north- western parts of the site, as well
- as the woodland located to the south of the former station yard and growing alongside the cycleways. Groups of individual trees located on the eastern boundary with the River Keekle comprise sycamore, alder, oak and ash, and are mature/young mature, category B trees.
- The Surrounding Landscape**
- 3.14 Figure 1 shows the wider study area which incorporates the northern part of the village of Moor Row, the former station yard, farmland to the north and part of Westlakes Science Park.
- 3.15 The Lake District National Park lies around 2.5km to the east of the site and is not included within the study area, given that the site cannot be clearly seen from any viewpoints within the National Park.
- 3.16 Moor Row prospered in the 19th century due to the iron ore mines. It formerly had a railway station located on the eastern side of Dalzell Street, to the south of the railway bridge. The railway was used for goods, iron ore and for passenger traffic. The railway shunting yard, built within the site, reflected the importance of the railway junction until the end of the second world war, when the mining activity declined. The railway closed in 1980 with the closing of the last mine.
- 3.17 The former railway routes now form part of the National Cycle Route 72, also known as
- Hadrian's Cycleway, which is a 170 mile route from Ravenglass in Cumbria to South Shields in Tyne and Wear. The northern branch of the railway is part of National Cycle Route 71, linking to Cleator Moor.
- 3.18 Moor Row village is centred around Dalzell Street, which includes older terraced housing dating from around 1859, and is thought to be some of the oldest housing in the village. Other terraced housing lines Scalegill Road, Penzance Street, Church Street and John Street. Further to this early development, the village expanded during the 20th century to incorporate modern suburban housing of various types, within a more sinuous arrangement of cul-de-sacs. Recently, new housing has been built within the western parts of the village. The village therefore includes a wide range of different housing types of variable ages and styles. Materials are also mixed, although render is the most common finish with some stone and brick housing.
- 3.19 Housing on the outskirts of Moor Row, as well as that within the surrounding settlements of Cleator Moor and Galemire, is partially visible due to the undulating landscape. Within the surrounding farmland there is modern residential development in the form of large detached houses, which are in some cases prominent, and form a common feature of these views eg modern houses located on Rusper Drive, to the west of Moor Row.

- 3.20 The Westlake Science Park is located to the north-west of the site, accessed from the A595. The large buildings are set within extensive landscape areas, which include well established blocks of woodland. The trees provide enclosure and whilst the roofs of some of the buildings within the Science Park are sometimes partially visible from the wider landscape, in general they buildings are well screened.
- 3.21 The agricultural landscape is gently undulating, falling towards the valleys of the River Keekle and other minor watercourses such as Scalegill Beck and Nor Beck. The site lies within the lower lying areas near to the river, with ground levels rising in all directions. The rising land to the north is most strongly associated with the site, due to the sites location on the northern side of the village and the more open aspect to the north, where the farmland comprises a patchwork of irregularly shaped, medium sized fields. These fields are enclosed by hedgerows, many of which include trees. Trees are generally abundant within the landscape within hedgerows, alongside watercourses, within the corridors of the former rail lines and around the Westlake Science Park. The hills located around 2.5km to the north of the site (the southern slopes of Weddicar Rigg) also incorporate large areas of woodland, so that the landscape generally has a well-wooded character.
- 3.22 Telegraph poles run on a north south alignment across the farmland, connecting northwards
- from Moor Row. A row of pylons tracks through Westlakes Science Park and to the west of Moor Row. The pylons, along with wind turbines and telecommunication masts form prominent features on the hills to the south-west.
- Landscape Character Assessments**
- 3.23 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 regional scales as follows:
- National**
- 3.24 The character of the landscape of England has been assessed by Natural England and the resulting National Character Area (NCA) Profiles were published in 2013/14. The site falls within NCA 7 – West Cumbria Coastal Plain. The summary states: 'The West Cumbria Coastal Plain National Character Area (NCA) forms a plain of varying width between the Cumbrian High Fells NCA in the east and the Irish Sea to the west. Views inland are set against the Lake District mountains, with long-distance views to the Isle of Man and southern Scotland across the sea.'
- 3.25 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, more detailed assessments carried out by County Councils or Local Planning Authorities often identify landscape characteristics which offer a better representation of those found within the vicinity of a particular site. Nonetheless, the following key characteristics of NCA 7 are set out below as they are considered to be relevant to the application site and its surroundings:-
- The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with 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; and

	<ul style="list-style-type: none"> 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. 		landscape with simple farmed uses.'		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'. This is relevant to the site and its surrounding agricultural land.
	Regional – Cumbria County Council				
3.26	The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) were produced in 2011 by Cumbria County Council in partnership with the Cumbrian Local Planning Authorities. It describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The Landscape Character Guidance divides the County into broad 'Landscape Types' and these are subdivided into 'Sub Types'.	3.28	<ul style="list-style-type: none"> The Sub Type is '5d – Urban Fringe' which is found around the edges of Whitehaven. Extracts of the Landscape Character Guidance are contained within Appendix 2. The key characteristics are identified as: Long term urban influences on agricultural land; Recreation, large scale buildings and industrial estates are common; Mining and opencast coal workings are found around Keekle and Moor Row; Wooded valleys, restored woodland and some semi-urbanised woodland provide interest. 	3.30	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'.
3.27	Some of the developed areas of Moor Row are included within the 'Urban Area', although some areas of housing do not fall within this category. The application site, some of the existing housing areas and the surrounding agrarian landscape lies within Landscape Type '5 Lowland'. This includes: '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	3.29	With regard to land cover and land use the document states: 'These agricultural landscapes have been subjected to urban and industrial influences for a long time and in many parts maintain a rural character. Field patterns remain distinct in the largely pastoral areas, often bounded by strong hedges and hedgerow trees. The urban influences vary. 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	3.31	In terms of perceptual character the assessment states: 'This is a busy area where modern development dominates the pastoral character. The towns can be seen as progressively encroaching and areas have an air of neglect.' The urban influence is a key characteristic of the site and surrounding area and housing has, over time, spread into the farmland surrounding Moor Row. Copeland Landscape Settlement Study (July 2020) - see Appendix 3 for extract.



Study Area



Application Site Boundary

Cumbria Landscape Character Guidance/Copeland Landscape Settlement Study



Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley



Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides



Urban Area

Fig 3

Landscape Character Area Plan

- 3.32 The Landscape Settlement Study was undertaken by Copeland Borough Council to assist decision makers when considering development applications and allocations. It concentrates on the main areas of search for development and on specific development scenarios (residential, light industrial, green infrastructure). It draws upon the Cumbria Landscape Character Guidance and Toolkit and upon Natural England guidance on landscape sensitivity and landscape character assessment.
- 3.33 Part 2 of the study contains the Landscape Character and Sensitivity Assessments. The Landscape Character Types identified within the Cumbria Landscape Character Guidance and Toolkit are divided into 'Areas of Landscape Character'. The site and land surrounding Moor Row lies within 5Dvii Keekle Valley. The more elevated land within the northern parts of the study area lies within 5Dvi Keekle Hillsides. Figure 3 shows the boundaries of the Areas of Landscape Character within the study area.
- 3.34 Part 3 of the study includes the Settlements Studies which 'illustrate how landscape character assessment and sensitivity assessment can be used to help develop development plans for individual settlements. The studies are intended to be read in conjunction with the relevant character assessments'.
- Area of Local Character 5Dvii Keekle Valley
- 3.35 Area of Local Character 5Dvii Keekle Valley is described as 'Farmed and wooded landscape surrounded by mining and industrial villages around the Keekle Valley. Evidence of previous mining and industrial activity prominent'. The key characteristics are:
- 'Landform: Broad and even river valley, surrounded by rising ground.
 - Land Use: Mixed uses – farmland, recreation, historic industrial / mining use, green infrastructure. Valley surrounded by settlements. National Cycle Network on disused railway runs through area and connects surrounding villages. Nature reserve and SSSI at Clints Quarry.
 - Landcover: Semi improved, and improved pasture, rough grazing, scrub and recreational land are main components of land cover. Scattered woodland.
 - Field Pattern: Irregular field pattern and size, influenced by extent of surrounding settlements and location of historic industrial features. Gappy hedgerow and fence field boundaries.
 - Vegetation: Small farm copses, successional tree growth along former railway lines, hedgerows and tree planting in recreational spaces.
- Settlement Pattern: Individual settlements, with newer development growing outwards from historic industrial/mining settlement core, in and around the valley. Small, discrete farmsteads and settlements.
 - Built features: Heavily developed urban fringe area, mix of vernacular, industrial and post modern buildings. Vernacular of render / stone and slate roofs, but brick and modern render, tile roofed buildings also common.
 - Scale: Small to medium scale landscape.
 - Perceptual Character: Pleasant, pastoral character interrupted by settlement and historic industrial features. An air of neglect in some areas.
 - Some views towards Lakeland fells, closer views of high ground that defines the setting of the valley and surrounding settlements'.
- 3.36 The qualities highlight that:
- 'Woodland and recreational routes are important green lungs, providing connection between urban areas and countryside.
 - Strong evidence of historic industrial and mining use a pervading quality of the landscape.
 - Settlements with strong sense of place and individual character, within setting of

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	<ul style="list-style-type: none"> Built features: vernacular of stone /render with slate roofs, domestic and large scale commercial modern, nonvernacular buildings in abundance. Scale: medium scale landscape. Perceptual Character: Urban influences and modern development have encroached on the edge of the valley and dominate an otherwise pastoral character. 	3.46	Medium-Low. The visual value is assessed as Medium.			that urban areas form a key characteristic of the NCA, the nature and scale of the proposed development is not expected to affect the inherent characteristics to any great extent. The NCA is therefore not included as a landscape receptor.
	<ul style="list-style-type: none"> Long views over Keekle Valley towards the Lakeland Fells give a sense of place to the hillsides. Influence of Whitehaven noticeable with housing and large buildings on skyline. Active, disturbed landscape but with pockets of relative calm in valley bottom woodland. 	3.47	The Capacity to Accommodate Change and Mitigation Potential for Area of Local Character 5Dvi Keekle Hillsides is very similar to that of Area of Local Character 5Dvii Keekle Valley. It does however highlight that 'New development can help to define the edge of the town and provide links to countryside'.	3.50	The Landscape Receptors for this assessment comprise the following:	
		3.48	The Management Strategy for Area of Local Character 5Dvi Keekle Hillsides is the same as that for Area of Local Character 5Dvii Keekle Valley.			<ul style="list-style-type: none"> Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides The landscape features within the site
3.43	The qualities highlight that:		Heritage Assets			Landscape Value
	<ul style="list-style-type: none"> Urban influences pervasive throughout area. Industrial time depth, evident in reclaimed land, distinctive settlement pattern. Panoramic views towards Lakeland Fells. 	3.49	There are no listed buildings or other heritage assets located within the site or within the study area.	3.51	The Methodology sets out how various factors are considered to help determine and inform judgements associated with landscape value. These factors are consistent with GLVIA3 Box 5.1 and Landscape Institute Technical Guidance Note TGN-02-21 Assessing landscape value outside national designations. The tables below provide narrative information associated with each individual factor, which when combined, inform an overall judgement regarding the value of the landscape associated with the parts	
			Landscape Receptors			
3.44	The above description is relevant to the higher land within the northern and north-western parts of the study area.		The landscape within the study area is located within National Character Area NCA 7 – West Cumbria Coastal Plain. National Character Areas cover vast areas of land including both rural and urban areas. The landscape character of the site and associated study area for this appraisal presents some elements and character that is consistent with the identified key characteristics of the relevant NCA. Given			
3.45	In terms of landscape value and overall landscape sensitivity the Area of Local Character 5Dvi Keekle Hillsides is assessed as					

of the study area that fall within land associated with the above landscape receptors. The landscape value of each of the landscape receptors is therefore judged as being Exceptional, High, Medium, Low or Very Low.

Table 1a - Considerations associated with the value of Cumbria Landscape Type 5d – Urban Fringe/Area of Local Character 5Dvii Keekle Valley within the study area	
Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or study area.
Landscape condition	The overall condition of the landscape is considered to be variable with some intact landscape, as well as areas of former industrial use. The farmland comprises semi-improved pasture and rough grazing with an irregular field pattern defined by hedgerows. Tree cover occurs along the minor watercourses and River Keekle and lines the route of the former railways, now cycleways. There are farmsteads and the village of Moor Row which has grown from an industrial/mining settlement.
Distinctiveness	The landscape within the study area is consistent with some of the key characteristics of the Landscape Type and Character Area. There are strong historic and urban influences. The study area does include modern development which encroaches into the surrounding landscape.
Natural Heritage	There are no designated wildlife sites within the site or study area. The agricultural land and residential land uses have limited wildlife value. The woodland areas, hedgerows and river valley provide habitat.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the site or parts of the study area which are included within this landscape type.
Recreational value	The National Cycle Network (routes 71 and 72) follow the routes of the disused railway connecting the surrounding villages. Otherwise there are no Public Rights of Way within the study area.
Perceptual (scenic)	The landscape has a pleasant, pastoral character interrupted by settlement and historic industrial features. The settlement edges and elements such as overhead lines and pylons urbanise the views. There are longer distance views to the surrounding higher land, which include the surrounding villages and distant hills.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge, transport infrastructure and the managed nature of the farmland. Levels of tranquillity are generally relatively low, however this increases with distance from the urban edge.
Associations	There is no evidence that the site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the study area functions primarily as agricultural land and river valley. The cycleways provide an accessible recreational resource for the surrounding communities and visitors from further afield.

Overall Judgement of Landscape Value	Low-Medium value – the landscape which falls within the study area, is considered to be of a low-medium value. This aligns with the findings of the Copeland Landscape Settlement Study.
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Table 1b - Considerations associated with the value of Cumbria Landscape Type 5d–Urban Fringe/Area of Local Character 5Dvi Keekle Hillsides within the study area

Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or study area.
Landscape condition	The overall condition of the landscape is considered to be variable with some intact landscape, as well as areas of development. The farmland comprises semi improved pasture and rough grazing with an irregular field pattern defined by hedgerows. Tree cover occurs along the minor watercourses and there is woodland around the Westlakes Science Park. There are farmsteads and large commercial buildings within the Science Park.
Distinctiveness	The landscape within the study area is consistent with some of the key characteristics of the Landscape Type and Character Area. The study area does include modern development which encroaches into the surrounding landscape.
Natural Heritage	There are no designated wildlife sites within the site or study area. The agricultural land has limited wildlife value. The woodland areas and hedgerows provide habitat.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the site or parts of the study area which are included within this landscape type.
Recreational value	There are no Public Rights of Way within this part of the study area and no other recreational uses.
Perceptual (scenic)	The landscape has a pleasant, pastoral character interrupted by modern development. The settlement edges and elements such as overhead lines and pylons urbanise the views. There are longer distance views across the Keekle valley towards the Lakeland Fells.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge, transport infrastructure and the managed nature of the farmland. Levels of tranquillity are generally relatively low, however this increases with distance from the urban edge.
Associations	There is no evidence that the site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the study area functions primarily as agricultural land and has limited ecological value/natural function.

Overall Judgement of Landscape Value	Low-Medium value – the landscape which falls within the study area, is considered to be of a low-medium value. This aligns with the findings of the Copeland Landscape Settlement Study.
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Table 1c - Considerations associated with the value of the landscape features within the site	
Landscape Designations	The landscape within the site is not protected by national or local statutory landscape designations.
Landscape condition	The site is previously developed land and pasture. The former station yard includes large areas of hard standing and self-seeded vegetation. There is well established vegetation along the routes of the former railway, now cycleways. The agricultural part of the site is influenced by the urban edge and has overhead cables running through it, although does include some trees along the banks of the River Keekle and unmanaged hedgerow along the field boundaries.
Distinctiveness	The site generally does not include uncommon characteristics or features considered to be rare. The river corridor and the former railway uses are distinctive characteristics which provide a sense of place.
Natural Heritage	There are no features designated for their natural heritage value. The grassland is of limited wildlife value. There are some short sections of overgrown hedgerow. The woodland along the former railway / National Cycle Routes and surrounding the former station yard provides wildlife value.
Cultural Heritage	There are no heritage assets within the site.
Recreational value	There is no public access to the site and it does not have recreational value.
Perceptual (scenic)	The previously developed land has a neglected appearance. The perception of a rural landscape is diminished by the presence of urbanising features such as adjacent housing and overhead cables.
Perceptual (Wildness and Tranquillity)	Levels of wildness and tranquillity are undermined by the surrounding urban land uses.
Associations	There is no evidence that the site has any association with notable people, artists, writers, the arts or historical events.
Functional	The land within the site is previously developed or functions primarily as agricultural land and has limited ecological value/natural function. The woodland and river banks are of greater value.
Overall Judgement of Landscape Value	Low-Medium value – the landscape features within the site are considered to be of low-medium value.

Landscape Sensitivity

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

Table 2 - Landscape Sensitivity			
Receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley	Low-Medium (Table 1a)	Low-Medium – The former station yard is previously developed and well associated with the village. Therefore the susceptibility to change for this part of the site is low. The agricultural land is generally within the low-lying valley and is a medium to small scale landscape with frequent trees providing enclosure. It also has urban influences and is well associated with residential development. Appropriate mitigation can be provided to enhance assimilation of new housing into the existing context.	Low-Medium
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides	Low-Medium (Table 1b)	Low-Medium – The agricultural land is undulating and more elevated, with some longer views across the Keekle Valley. Trees and hedgerows provide some enclosure. There are urban influences such as the Westlakes Science Park and views of overhead lines and pylons. There is less frequent residential development within this part of the study area, although views of settlement are common.	Low-Medium
Landscape features within the site	Low-Medium (Table 1c)	Low-Medium – The existing trees within the station yard and along the cycleways are generally self-seeded but provide valued enclosure. The trees along the River Keekle are susceptible to change but could easily be retained. The agricultural field provides a limited contribution to the wider area.	Low-Medium

3.0 Baseline Setting

	Visual Receptors		the topography of the surrounding area and the presence of screening trees and built form.
3.56	<p>The following groups or individual visual receptors have been identified as they experience a view of the application site. The receptors identified and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application site. Individual receptors have been grouped where a number of receptors in a similar location experience similar views.</p> <ul style="list-style-type: none"> RG1 - People using National Cycle Route 72 – part of Hadrian’s Cycleway RG2 - People using National Cycle Route 71 RG3 - People using Dalzell Street RG4 - People using Ingwell Drive (Westlakes Science Park) RG5 - People using the distant road to the north near to Frizington Hall RG6 – Residents of Moor Row RG7 – Residents of farmsteads and houses to the north 	<p>3.58 The survey work associated with this appraisal was undertaken during August 2022 when trees were in leaf. Some identified views of the site are filtered by vegetation and there would be seasonal changes to the visibility of the application site, and the features contained therein.</p> <p>3.59 Photographs of the application site, the surrounding landscape and specific viewpoints were taken on the day when the survey was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together to produce panoramic views. All photographs were taken using a Nikon D80 Digital SLR camera and specific viewpoints were photographed using a 50mm lens.</p>	
3.57	<p>The identification of all potential visual receptors, which in the case of this appraisal, were predominantly people using cycleways and road users, was undertaken by way of a desktop survey, followed by site-based survey work. Their identification was primarily determined by</p>	3.60	<p>The following visual receptors and associated viewpoint photograph locations are described by Figure 4.</p>

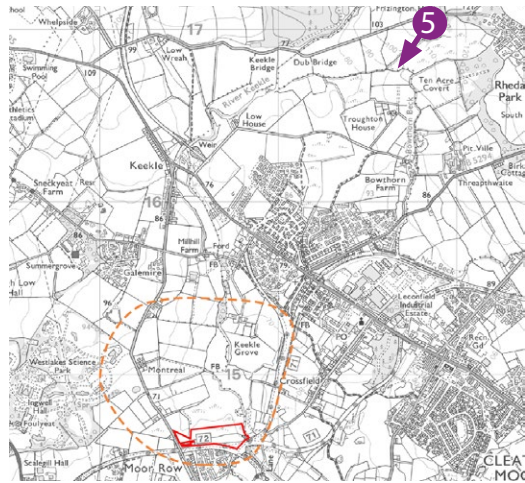
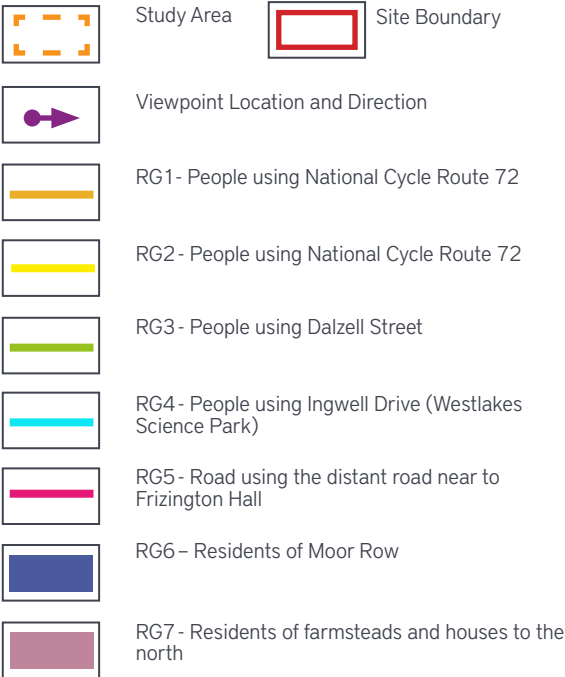
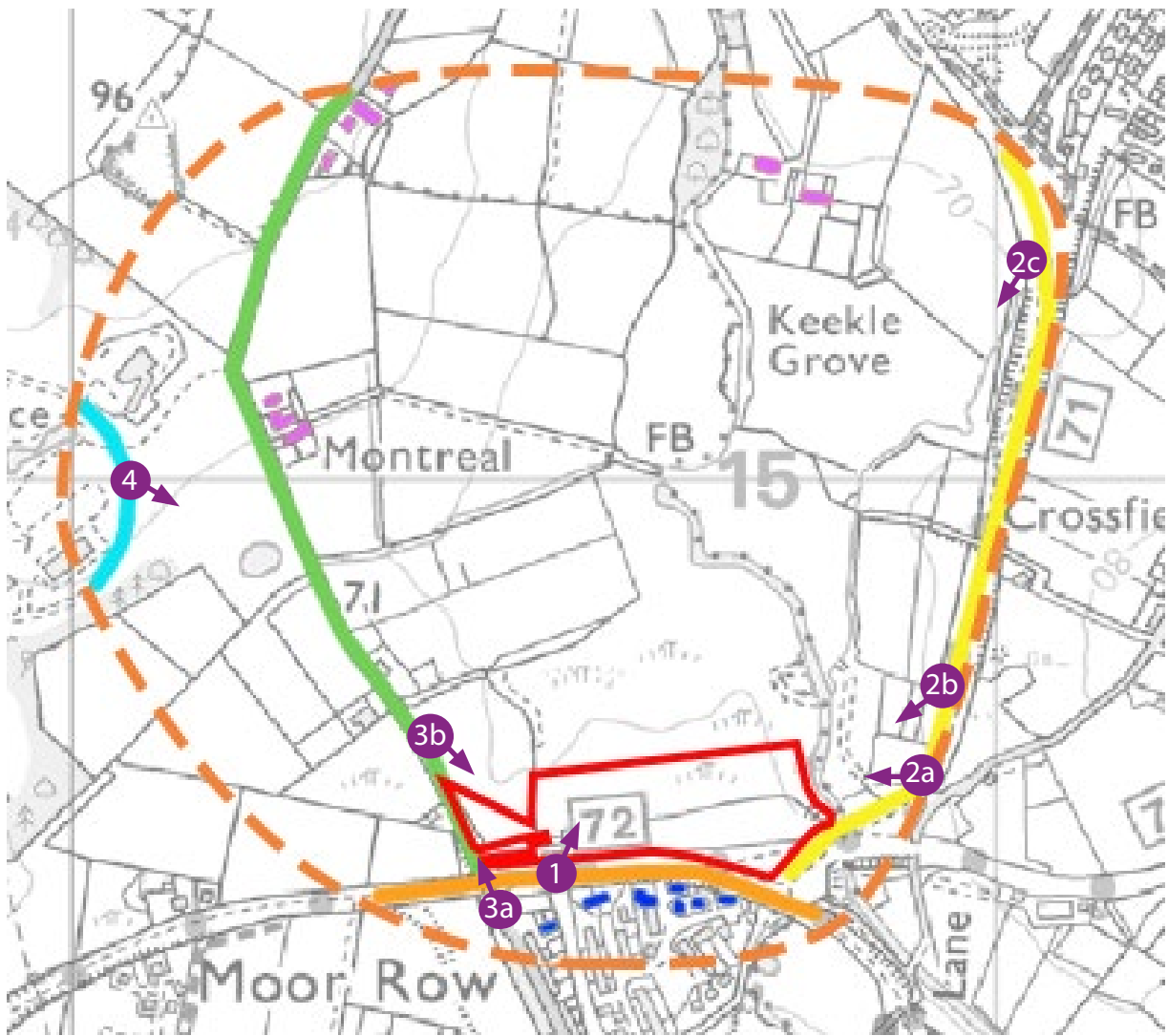


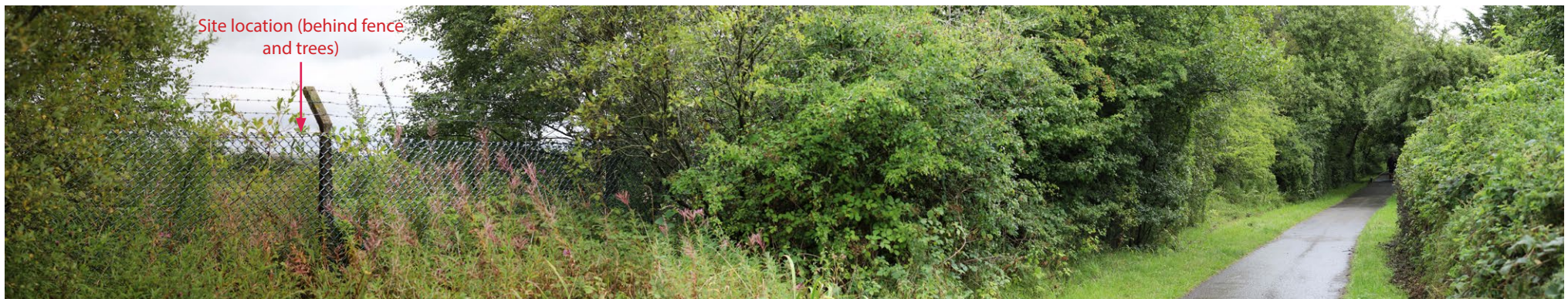
Fig 4 Visual Receptor and Viewpoint Location Plan

People Using National Cycle Routes

Receptor Group 1 (RG1) - People using the National Cycle Route 72 – part of Hadrian's Cycleway - Viewpoint 1

oblique to the direction of travel and are fleeting given the short section of more open views. This is the only location along the route from which there are potential views of the site, although it is noted that in the winter the screening effects of the vegetation would be reduced.

- 3.61 National Cycle Route 72 runs along the southern boundary of the site within a wooded corridor. Generally the views are well enclosed by vegetation, including mature trees.
- 3.62 Viewpoint 1 is the view from a section of the route where there is a gap in the vegetation. Looking north, the tall post and wire fence which delineates the site boundary is visible and there are filtered views towards the former station yard within the site. The views are



VP1

View from National Cycle Route 72 looking north-east

3.0

Baseline Setting

RG2 - People using National Cycle Route 71 - Viewpoints 2a-2Cc

- 3.63 National Cycle Route 71 tracks north from the intersection with route 72. Initially the views are well enclosed by vegetation but as the route progresses north, there are several locations from which there are more open views.
- 3.64 Viewpoint 2a represents the view from the route as it crosses the farm access from Blind Lane. Looking westwards, there are views across the River Keekle from an elevated location. The field within which the site lies is partially visible, sloping down to the river. The southern parts of the field which comprise the site are partially screened by intervening trees,
- although in the winter would be more visible. The former station yard is not visible.
- 3.65 Viewpoint 2b forms the view from an elevated offshoot of the route which includes a bench. Looking in a south-westerly direction there are expansive views across the farmland with distant trees, pylons and sporadic roofs of buildings visible. The trees within the former station yard and the fence which divides it from the adjacent field, are visible in the distance. The southern part of the field within the site can be seen with the overhead lines crossing it. There are clear but distant views of parts of the site with some screening by intervening vegetation. Overall, the site forms a small proportion of a wider view which contains some built form.
- 3.66 Viewpoint 2c is the view from further north, where views are less contained by vegetation. Looking in a south-westerly direction, the field within which the site lies can be seen in the distance, sloping down to the river. The view includes a large proportion of vegetation which provides some screening of the site, although the views would be more open in the winter. Housing within the northern parts of Moor Row, is visible above the trees which grow within the former station yard and along the cycleways. New, large, detached housing located within the north-western parts of Moor Row is a noticeable feature of the view. Higher land located to the south-west of Moor Row is visible in the distance with a number of pylons, masts and wind turbines visible on the horizon.



VP2a

View from National Cycle Route 71 looking west



VP2b

View from National Cycle Route 71 looking south-west



VP2c

View from National Cycle Route 71 looking south-west

Road Users

RG3 - People using Dalzell Street - Viewpoints 3a and 3b

- 3.67 Dalzell Street runs through the centre of Moor Row on a broadly north/south alignment. To the south of the former railway bridge crossing, the views are enclosed by terraced housing. The northern parts of the route are partially enclosed by roadside hedgerows.
- 3.68 Viewpoint 3a represents the view from the southern side of the former railway bridge, looking north. The foreground includes parking areas and garages. The trees growing alongside the former railway enclose the views. Looking directly north along the road corridor, Montreal Farm house is visible in the distance partially screened by trees.



VP3a

View from Dalzell Street looking north

- 3.69 Viewpoint 3b forms the view from the layby near to the field access and northern boundary of the site, looking south-east. There is a gap in the roadside hedgerow which allows longer views into the agricultural fields located to the east of the road. Part of the triangular shaped field and part of the larger field which the site occupies, are partially visible beyond the boundary hedgerows. The fence and trees within the former station yard can be seen in the distance, with longer views to Blackhow Wood and Dent Fell on the fringes of the Lake District National Park.



VP3b

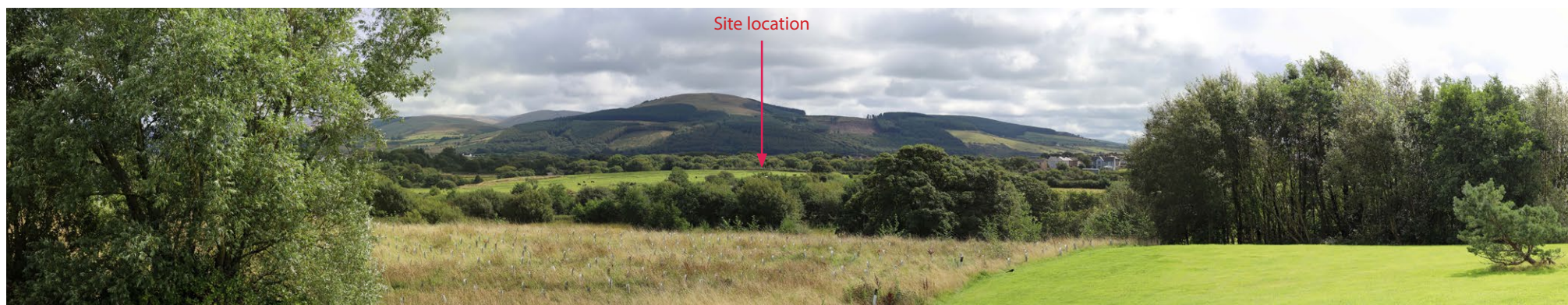
View from Dalzell Street looking south-east

3.0 Baseline Setting

RG4 - People using Ingwell Drive (Westlakes Science Park) – Viewpoint 4

- 3.70 Westlakes Science Park is set within a well wooded landscape which generally encloses views to the surrounding areas.
- 3.71 Viewpoint 4 is taken from Ingwell Drive, near to the helipad, looking south-east. There is a gap in the woodland which surrounds the park and there are longer distance views across and area of grassland from a slightly elevated position. There is an area of new woodland/scrub planting which in time may screen this open view. There are trees on lower ground in the middle distance with housing located on Dalzell Street, within Moor Row, visible beyond. The field within the site is partially visible as a

sliver of land surrounded by trees. Fencing and trees within the former station yard to the south, are visible beyond the field. The settled valley is seen against a backdrop of Blackhow Wood and Dent Fell.



VP4

View from Ingwell Drive within the Westlakes Science Park looking south-east

RG5 – People using the distant road to the north near to Frizington Hall - Viewpoint 5

3.72 The ground levels rise to the north and there are some longer distance views from isolated locations, southwards across the landscape of the settled valley. Many of the roads located to the north are lined by roadside hedgerows which provide enclosure, making views across the landscape fleeting. Intervening vegetation and buildings also interrupt longer distance views.

3.73 Viewpoint 5 is a representative view from a minor lane near to Frizington Hall, north of Rheda Park. The view is through a gated farm access, where there is a break in the roadside hedgerow. Looking south, there are panoramic views across the landscape from an elevated

3.74

location. Housing within Cleator Moor is a noticeable feature of the middle distance. The roofs of housing within Moor Row and Cleator can be seen in the distance, beyond which there is higher land peppered with pylons, telecommunication masts and wind turbines. The field within which the site lies is visible as a thin sliver of land between Cleator Moor and Moor Row. It is a distant and very minor part of a wide, panoramic view which includes residential development.

Private Residents

RG6 - Residents of Moor Row

Some residents living in houses within Moor Row, to the immediate south of the site, experience views towards it. Houses located

on Dalzell Street, Pearson Close and Montreal Place which face or back onto the former railway line, now National Cycleway 72, may experience views from their upper storey windows across the former station yard. Trees growing alongside the cycleways and within the station yard filter views and are expected to provide screening from ground level.

RG7 - Residents of farmsteads and houses to the north

3.75

To the north, there are a number of farms and residential properties interspersed within the farmland. The rising ground levels mean that the views are, in some cases, experienced from elevated positions and may be panoramic. Hedgerows, blocks of trees and roadside vegetation provides frequently filtering, with



VP5

View from the road near to Frizington Hall looking south

clearer views expected from the upper storey windows. The residents of houses with windows facing southwards towards the site are expected to experience filtered views of the field part of the site, similar to those experienced from Viewpoint 2C.

Sensitivity - Public Views

3.76 As set out within the Methodology (Appendix 1) and in GLVIA3, the sensitivity of visual receptors is derived from judgements made regarding the value attached to the view as indicated by planning designations, relationships to heritage assets, associations with art, recognition in guide books/tourist maps or the provision of facilities for their enjoyment (such as parking, sign boards, interpretive material etc), and the susceptibility of the visual receptor to change, which is indicated by their occupation or activity and the extent to which their attention is focussed on the view.

3.77 The value of the views experienced by visual receptors using the cycleway network surrounding the site are considered to be medium. These are ordinary views but some value is attached due to their status as national routes.

3.78 The value of the views experienced by visual receptors using the road network are considered to be medium. The roads are not

recognised through planning designation or in relation to heritage assets and are not scenic trails.

3.79 As stated within the Methodology (Appendix 1), this assessment acknowledges the presence of residents experiencing a view of the site, however it generally does not specifically assess any effects the proposed development may have on these private views. The views would obviously vary greatly depending on the outlook of the property and cannot be fully assessed without access to private land. The assessment groups the residential views and provides a summary of the extents of the likely effects based on nearby publicly assessable viewpoints.

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

Table 3 - Summary of Visual Receptor Sensitivity

Visual Receptor	Value of the View	Susceptibility to Change	Resulting Sensitivity
People using National Cycle Routes – RG1 and RG2	Medium	High – People using the routes for walking and cycling are engaged in outdoor recreation with a focus upon the enjoyment of the landscape	Medium-High
Road Users – RG3 - RG5	Medium	Low –The road corridors are dominated by vehicles with people using the routes for access, rather than for their enjoyment of the views/landscape.	Low-Medium
Residents – RG6 and RG7	High	High – residents are generally susceptible to change	High

Development Proposals				
4.1	The development parameters are described by the Parameters Plan - see Figure 5 below.	4.5	The built development would not encroach into the areas which lie to the south of the former station yard, allowing the retention of the existing woodland which surrounds the cycleways. Given the levels of enclosure, the southern parts of the site have potential for slightly higher density development and houses of up to two and a half storeys.	parts of the site there would be pockets of open space which would be well linked to the footpath network and would be overlooked by houses for natural surveillance.
4.2	The planning application is in outline and seeks approval for the construction of up to 60 no. residential dwellings with associated access.			4.9 The housing would be generally two-storey with occasional two and a half storey housing near to the southern boundary. Materials would be selected to blend with the local vernacular and would generally comprise brick, render and grey tiled roofs.
4.3	The housing would be accessed from Dalzell Street, via a new junction located to the north of the former station yard access. Existing vegetation would be retained along Dalzell Street where possible, and open space within the triangular shaped field would be planted with grassland and trees, with native hedgerows forming the boundaries.	4.6	There would be no built development on the lower banks of the River Keekle. A wide swathe of open space is proposed along the river, allowing the retention of the existing mature trees. The open space would be overlooked by the fronts of housing which would be lower density within the eastern part of the site with dormer bungalows (one and a half storey).	Comparison with the lapsed scheme
4.4	The main access road would run on an east west alignment, centrally within the site. It would form a sinuous route with short cul-de-sacs running north and southwards. The dwellings would be orientated to face public areas for natural surveillance and would face or be side on to open grassland within the site. They would be arranged within a series of pockets of housing, surrounded by fingers of open space planted with trees. These planted open spaces would break up the areas of built form when viewed from the local area. They would also create corridors for potential footpath links to run north to south through the site, linking to the existing cycleways.	4.7	The northern boundary would be planted with a native hedgerow with trees to create a soft edge between the built development and the farmland to the north. Sections of the boundary would be planted with blocks of native woodland to provide partial screening of the proposed housing in views from the north. The variable boundary treatment reflects that of the local area, where there are glimpsed views of the existing settlement edge and partial filtering from trees.	4.10 The lapsed outline planning approval for 72 dwellings (4/16/2275/001) was for a greater number of dwellings. The site boundary, access, road layout and arrangement of dwellings for the application scheme are the same or very similar to the lapsed approved scheme
		4.8	Open space is proposed at the site entrance and within the eastern parts of the site, to provide a soft interface with Dalzell Street and the River Keekle corridor. Within the central	4.11 The main difference in the proposed layout is the inclusion of a more comprehensive and robust landscape scheme including an enhanced level of treatment along the northern boundary and wider bands of tree planting within the development to break up the built form. Groups of trees would be more effective at filtering views of built form and hedgerow boundaries would allow some glimpsed views into the site, as is characteristic of the area.



Fig 5

Parameters Plan prepared by Barnes Walker Ltd

5.0 Landscape Effects

- 5.1 Section 5.1 of the GLVIA 3rd Edition states 'An assessment of landscape effects deals with the effects of change and development on landscape as a resource.'
- 5.2 In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established within the baseline of this appraisal. Table 4 below considers the magnitude of effect upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.

Table 4 Landscape Effects - Year 1				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley	Low-Medium	<p>As an 'Urban Fringe Landscape Character Type', the area is subject to urban and industrial influences. The site lies within this LCA and the proposed development would involve the loss of part of an agricultural field, resulting in some localised loss of openness and a change in character from pastoral land to residential built form. The parts of the site which have been previously developed (former station yard) are well associated with the village. There would be no effect on the 'successional tree growth along the former railway lines' or the National Cycle Network. The landscape character assessment states: 'Woodland and recreational routes are important green lungs, providing connection between urban areas and countryside' There would be the introduction of natural elements such as groups of trees, hedgerows, and grassland which are broadly consistent with the area, and which would increase biodiversity. The landscape proposals would be in line with the mitigation potential stated in the LCA assessment which highlights that there are: 'Opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts...' The tree belts proposed along the northern boundary would filter views of the proposed housing and provide definition between the rural and urban areas.</p> <p>The effects on the landscape character area as a result of the application scheme are deemed to be the same or less adverse than those of the lapsed outline planning approval. Effects would be long term (over 15 years) and permanent, however the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its urban fringe setting and the wider landscape.</p>	Low-Medium Adverse	Minor-Moderate Adverse
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides	Low-Medium	<p>As an 'Urban Fringe Landscape Character Type', the area is subject to urban and industrial influences. The site does not lie within this LCA and as such there would be no direct effects upon it. The LCA is influenced by urban land uses with the wooded commercial park at Westlakes and encroachment of modern development. There would be no effect upon the 'Long views over Keekle Valley towards the Lakeland Fells' which 'give a sense of place to the hillsides'. There are few public locations within the LCA from which there would be views of the proposed development. With regard to mitigation potential, the LCA assessment highlights that: 'New development can help to define the edge of the town and provide links to countryside'. Proposed planting along the northern boundary would soften the views of the housing and provide an appropriate wooded edge.</p>	Negligible	Negligible

Table 4 Landscape Effects - Year 1				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
		Effects would be long term (over 15 years) and permanent, however the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its urban fringe setting and the wider landscape.		
Landscape features within the site	Low-Medium	<p>Within the former station yard there would be the loss of young, self-seeded trees comprising largely willow and birch. These are assessed as low quality trees (Category C) in the Tree Constraints Report. The construction of the access would necessitate the removal of some of the trees from the group growing alongside Dalzell Street, which are of moderate quality (Category B). All other trees, including the most valued woodland to the south of the former station yard and growing alongside the River Keekle, would be retained. There would be the loss of pasture within the northern part of the site.</p> <p>There would be native tree and hedgerow planting along the boundaries and linear belts of trees running through the development. The landscape proposals would help to soften the appearance of the proposed built form and would enhance biodiversity. Proposed planting would be native, characteristic of the locality and the quantum proposed would compensate for that which would be lost.</p> <p>Effects upon the landscape features would be long term and irreversible, however the establishment of the proposed planting would, as it becomes established, become increasingly effective in mitigating effects.</p> <p>At Year 1 effects would be adverse but upon maturity of the proposed vegetation and taking into account the improved management, the effects upon landscape features is likely to be beneficial. Upon maturity of the planting, the landscape proposals associated with the application scheme are deemed to be more effective at mitigating effects than that of the lapsed approved scheme, due to the greater amount of proposed tree planting.</p>	Low Adverse	<p>Minor Adverse</p> <p>Minor Beneficial upon maturity of the planting</p>

6.0

Visual Effects

- 6.1 It has been ascertained that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using footpaths / cycleways (public views), road users (public views) and the residents of properties (private views).
- 6.2 The type of visual receptor, the nature of the various existing views of the application site and the sensitivity of the visual receptors have been considered and ascertained within section 3 of this appraisal.
- 6.3 The objective of this section of the appraisal is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 1), the sensitivity and the magnitude of effect was ascertained for each visual receptor, in order to inform the process of determining the likely significance of any visual effects at Year 1.
- 6.4 The assessment of the potential visual effects which may result from the implementation of the development proposals on the application site, has been ascertained for each of the visual receptors (numbered RG1 to RG7) within Table 5 – Visual Effects.

Table 5 – Visual Effect - Year 1				
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
RG1 People using National Cycle Route 72 – part of Hadrian's Cycleway	Medium - High	National Cycle Route 72 runs along the southern boundary of the site within a wooded corridor. Generally the views are well enclosed by vegetation, including mature trees. The change to the view as a result of the application scheme would be similar to that of the lapsed approved scheme Upon maturity of the proposed planting the views of the built form would be softened and filtered.		
		VP1 - Viewpoint 1 is the view from western section of the route, where there is a gap in the vegetation. Looking north, there would be glimpsed views of the roofs of housing, filtered by intervening vegetation. The views are oblique to the direction of travel and are fleeting given the short section of more open views. This is the only location along the route from which there are potential views of the proposals, although it is noted that in the winter the screening effects of the vegetation would be reduced. Further east, the proposed development would be substantially screened by the existing retained mature tree belt located to the south of the former station yard.	VP1 Low Adverse	VP1 Minor-Moderate Adverse
RG2 People using National Cycle Route 71	Medium - High	The National Cycle Route 71 tracks north from the intersection with route 72. Initially the views are well enclosed by vegetation but as the route progresses north, there are several locations from which there are more open views, which include the site. The change to the views as a result of the application scheme would be similar to that of the lapsed approved scheme and in time potentially less adverse, given the greater proportion of planting within the northern parts of the site. Upon maturity of the proposed planting the views of the built form would be softened and filtered.		

Table 5 – Visual Effect - Year 1				
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
		VP2a – Viewpoint 2a comprises the view from the route as it crosses the farm access from Blind Lane. Looking westwards, there are views across the River Keekle from an elevated location. Housing within the north-eastern parts of the site would be partially visible at distance of around 160m. The proposals would be partially obscured by the retained existing trees located on land sloping down to the river, although in the winter would be more visible. The proposals would form a small and distant part of a wider view which includes existing built form, would be peripheral in the view and glimpsed from a short section of the route.	VP2a Low Adverse	VP2a Minor-Moderate Adverse
		VP2b - Viewpoint 2b forms the view from an elevated offshoot of the route which includes a bench. Looking in a south-westerly direction there are expansive views across the farmland with distant trees, pylons and sporadic roofs of buildings visible. The proposed housing within the central parts of the site would be partially visible at distances of around 220m. The proposals would be seen in the distance and would comprise a small part of a wider view which contains some built form. Intervening vegetation would filter views of the built form and the views would be fleeting.	VP2b Low Adverse	VP2b Minor-Moderate Adverse
		VP2c - Viewpoint 2c represents the view experienced from further north, around 630m away from the site, where views are less contained by vegetation. Looking in a south-westerly direction, there would be distant views of the proposed housing located within the north-western parts of the site. The roofs of existing housing located within the northern parts of Moor Row, is visible above the trees and new, detached housing located within the north-western parts of Moor Row is a noticeable feature of the view. Proposed housing would be seen in the context of this existing built form. Higher land located to the south-west of Moor Row would remain visible on the horizon.	VP2c Low Adverse	VP2c Minor-Moderate Adverse

Table 5 – Visual Effect - Year 1				
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
RG3 People using Dalzell Street	Low-Medium	Dalzell Street runs through the centre of Moor Row on a broadly north/south alignment. To the south of the former railway bridge crossing, the views are enclosed by terraced housing. The northern parts of the route are partially enclosed by roadside hedgerows. The change to the views as a result of the application scheme would be similar to that of the lapsed approved scheme. Upon maturity of the proposed planting the views of the built form would be softened and filtered.		
		VP3a– Viewpoint 3a is the view from the southern side of the former railway bridge, looking north. The foreground includes parking areas and garages. The trees growing alongside the former railway would largely screen views of the proposed housing, although there may be glimpsed views of rooflines in the winter. The change to the views would be minimal given the presence of existing buildings in the foreground.	VP3a Low Adverse- Negligible	VP3a Minor Adverse
		VP3b – Viewpoint 3b is the view from the layby near to the field access and northern boundary of the site, looking south-east. There is a gap in the roadside hedgerow which allows longer views into the agricultural fields located to the east of the road. The construction of the access road would necessitate the removal of some roadside vegetation, further opening up the views. The proposed housing located within the north-western parts of the site would be partially visible at distances of around 100m. The proposed housing would occupy a moderate proportion of the view and would obscure some longer views to the distant hills.	VP3b Medium Adverse	VP3b Moderate Adverse
RG4 People using Ingwell Drive (Westlakes Science Park)	Low-Medium	Westlakes Science Park is set within a well wooded landscape which generally encloses views to the surrounding areas. The change to the views as a result of the application scheme would be similar to that of the lapsed approved scheme and in time potentially less adverse, given the greater proportion of proposed planting within the northern parts of the site. Upon maturity of the proposed planting, views of the built form would be softened and filtered.		

Table 5 – Visual Effect - Year 1				
Visual Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect - Year 1
		VP4 – Viewpoint 4 is taken from Ingwell Drive, near to the helipad, looking south-east. There is a gap in the woodland which surrounds the park and there are longer distance views across and area of grassland from a slightly elevated position. There is an area of new woodland/scrub planting which in time may screen this open view. There are trees on lower ground in the middle distance with existing housing located on Dalzell Street, within Moor Row, visible beyond. The proposed housing would be partially visible within the sliver of land surrounded by trees. The proposed development would comprise a minor part of a wider view which includes housing within the settled valley. The backdrop of Blackhow Wood and Dent Fell would remain visible. The views would be experienced from a short section of the route at distances of around 560m away.	VP4- Low Adverse	VP4- Minor Adverse
RG5 People using the distant road to the north near to Frizington Hall	Low-Medium	The ground levels rise to the north and there are some longer distance views from isolated locations, southwards across the landscape of the settled valley. Many of the roads located to the north are lined by roadside hedgerows which provide enclosure, making views across the landscape fleeting. Intervening vegetation and buildings also interrupt longer distance views. The change to the views as a result of the application scheme would be similar to that of the lapsed approved scheme.		
		VP5 - Viewpoint 5 forms a representative view from a minor lane near to Frizington Hall, north of Rheda Park. The view is through a gated farm access, where there is a break in the roadside hedgerow. Looking south, there are panoramic views across the landscape from an elevated location. Housing within Cleator Moor is a noticeable feature of the middle distance. The roofs of housing within Moor Row and Cleator can be seen in the distance, beyond which there is higher land peppered with pylons, telecommunication masts and wind turbines. The proposed housing within the site would be visible in the far distance within a thin sliver of land between Cleator Moor and Moor Row. The proposals comprise a very minor part of a wide, panoramic view which includes residential development.	VP5- Negligible	VP5- Negligible

Table 5 – Visual Effect - Year 1	
Visual Receptor	Size and scale of change/geographic extent and duration
Private Residential Receptors	<p>RG6 Residents of Moor Row - Residents of houses located on Dalzell Street, Pearson Close and Montreal Place which face or back onto the former railway line, now National Cycleway 72, may have partial views from their upper storey windows of the roofs of proposed housing. Trees growing alongside the cycleways and to the south of the site would substantially filter views and are expected to provide screening from ground level. In most cases the proposed development is expected to be entirely screened by intervening buildings or vegetation.</p> <p>RG7 Residents of farmsteads and houses to the north - To the north, there are a number of farms and residential properties dispersed within the farmland. The rising ground levels mean that the views are, in some cases, experienced from an elevated position and views may be panoramic. Hedgerows, blocks of trees and roadside vegetation frequently filter the views, with clearer views expected from the upper storey windows. Residents of houses with windows facing southwards towards the site are expected to have filtered views of the proposed development, similar to those experienced from Viewpoint 2c. In some cases, the proposed development would be entirely screened by intervening buildings or vegetation.</p> <p>Changes to residents views which may result from the implementation of the application scheme would be similar to that of the approved lapsed scheme.</p> <p>In the longer term, upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered.</p>

7.0

Summary and Conclusion

Landscape Character				
7.1	The site lies within the Cumbria Landscape Type 5d, and as an 'Urban Fringe Landscape Character Type' the area is subject to urban and industrial influences. The proposed development would directly affect the 5Dvii Keekle Valley Area of Local Character with the loss of part of an agricultural field, resulting in some localised loss of openness and a change in character from pastoral land to residential built form. However, the parts of the site which have been previously developed (former station yard) are well associated with the village and there would be no effects on the mature tree belts growing alongside the former railway lines or the National Cycle Network. The landscape proposals would be in line with the mitigation potential stated within the LCA assessment and proposed tree belts would in time filter views of the proposed housing and provide definition between the rural and urban areas.		ameliorate levels of adverse landscape effect, upon the Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley.	biodiversity. Proposed planting would be native, characteristic of the locality and the quantum proposed would compensate for that which would be lost.
		7.3	The effects upon this LCA, which result from the application scheme, are deemed to be the same or less adverse than those of the lapsed outline planning approval.	7.7 At Year 1 effects would be Minor Adverse but upon maturity of the proposed vegetation and taking into account the improved management, the effects upon landscape features is likely to be Minor Beneficial.
		7.4	Effects on the adjacent Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides would be Negligible.	7.8 Upon maturity of the planting, the landscape proposals associated with the application scheme are deemed to be more effective at mitigating effects than that of the lapsed scheme, due to the greater amount of proposed tree planting.
			Landscape Features	Visual Effects
		7.5	The majority of the moderately valued trees and areas of woodland, within the site and along the cycleways, would be retained. Within the former station yard there would be the loss of low quality, self-seeded trees and the construction of the access would necessitate the removal of some of the trees from the group growing alongside Dalzell Street. There would be the loss of pasture within the northern part of the site.	7.9 A total of seven visual receptor groups were identified comprising individuals, or groups of individuals, who experience views of the application site. These included the views for those using cycleways/footpaths (RG1 and RG2), those using roads(RG3- RG5) and private residents (RG6 and RG7).
7.2	Given the site's urban fringe character and the nature of the development proposals and landscape scheme, the proposed development is expected to generate a Year 1 Minor-Moderate Adverse effect upon the Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley. In the longer term, the establishment of the proposed planting would become increasingly effective in assimilating the development into its urban fringe setting and as such would to some extent,	7.6	There would be native tree and hedgerow planting along the boundaries with belts of native species trees running through the development. The landscape proposals would help to soften the appearance of the proposed built form and would enhance	7.10 The visual effects for those using the cycleways/footpaths within the vicinity would be Minor-Moderate Adverse given that the routes are well enclosed by existing mature vegetation.

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Summary and Conclusion

7.11 Views for those using the roads are less sensitive as the road corridors are dominated by vehicles with people using the routes for access, rather than for their enjoyment of the views or landscape. The proposed development would be most visible from Dalzell Street, adjacent to the proposed access, resulting in Moderate Adverse effects. Other effects on the views of road users would be Minor Adverse or Negligible.

7.12 Residents of houses located on the northern edge of Moor Row and within the farmland to the north, may have partial views of the proposed development but in many cases the views of the proposals would be entirely screened or substantially filtered by intervening trees.

7.13 The visual effects of the application scheme would be similar or slightly less adverse than the approved lapsed scheme. In all instances, the establishment of the comprehensive landscape proposals, particularly the tree planting, would in the medium to longer term, become increasingly prominent within the views experienced and in doing so would become increasingly effective at integrating and assimilating the development into its landscape/townscape setting. As a result, by Year 15 the establishment of the landscape proposals would, to some extent, have ameliorated the assessed levels of short term, adverse visual effect.

7.14

Conclusion

This Landscape and Visual Appraisal has ascertained that the implementation of the application scheme would not result in any significant/unacceptable levels of adverse landscape or visual effect, and that the ascertained levels of landscape and visual effect would not be greater than those associated with the approved lapsed scheme.



Appendices

Introduction

The assessment of landscape and visual effects will be undertaken with reference to and using aspects of the guidance found within 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013 (termed GLVIA3 hereafter).

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

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

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

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

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

Visual effects are the predicted changes to a view and the related impact on the general visual amenity experienced by people (visual receptors). The various visual receptor groups comprise individuals or groups of people that experience a view of the application site from a publicly accessible location. They will typically include the users of Public Rights of Way, users of recreational facilities, pedestrians and users of a variety of forms of transport such as the drivers and passengers of vehicles, cyclists or rail passengers.

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

Study Area

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

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

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

The study area will therefore include the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible.

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

Landscape Effects

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

The Landscape Baseline - Desk Based Assessment

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

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

The Landscape Baseline – Site Based Assessment

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

The landscape baseline will incorporate descriptions

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

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

Landscape Value

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

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

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

draw on the factors that are generally agreed to influence value, which can be Exceptional, High, Medium, Low or Very Low. In addition to acknowledging the presence of any landscape designations, these factors comprise the following:

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

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- Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

Assessment of Landscape Effects

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

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

In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude of effect can then be combined to ascertain the significance of effect for the landscape receptors – see Table 4.

Landscape Sensitivity

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

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

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

Magnitude of Effect

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

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape;
- The geographical extent of the area influenced by the development proposals - this could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is

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

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

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

Landscape Effects

In order to draw conclusions about the nature of landscape effects, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made (see Table 4 below). The resulting effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in Table 4.

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

Table 1 – Landscape Condition

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

Table 2 – Indicators of Landscape Susceptibility Change

Landscape Assessment Timeframes

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

Year 1 – Operational

Where appropriate, medium/longer term effects are considered via an appropriate narrative.

Visual Effects

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

The Visual Baseline - Desk and Site Based Assessment

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

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

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viewpoints. This information will be set out within the appraisal with descriptions of the views experienced.

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

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

Assessment of Visual Effects

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

Receptor Sensitivity

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

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

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

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sensitivity is graded on a scale of High, Medium and Low.

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

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

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

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

- recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and
- Indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign

boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.

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

Magnitude of Effect

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

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

- loss or addition of features within the view including the proportion of the view occupied by the proposed development eg introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and

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

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

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

Table 5 – Susceptibility to Change

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characteristics in terms of scale, mass, form, height and colour; and

- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

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

- The angle of view in relation to the main activity of the receptor – changes to direct views will generally be considered to be of greater importance than changes to oblique views;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

The duration of visual effects is judged on a scale of short term (0-6 years), medium term (7 to 14 years), to long term (15 years and beyond), taking account of the establishment of proposed planting. Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High,

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

Visual Effects

In order to draw conclusions about the anticipated levels of visual effect, separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined to allow a final judgement to be made (see Table 7). The resulting significance of effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of visual effect may not be consistent with the sensitivity/magnitude combinations given in Table 7.

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

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;
- Large-scale changes which introduce new, non-

characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'

Visual Appraisal Timeframes

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

Year 1 – Operational

Where appropriate, additional narrative regarding longer term visual effects will be provided within the visual tables.

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

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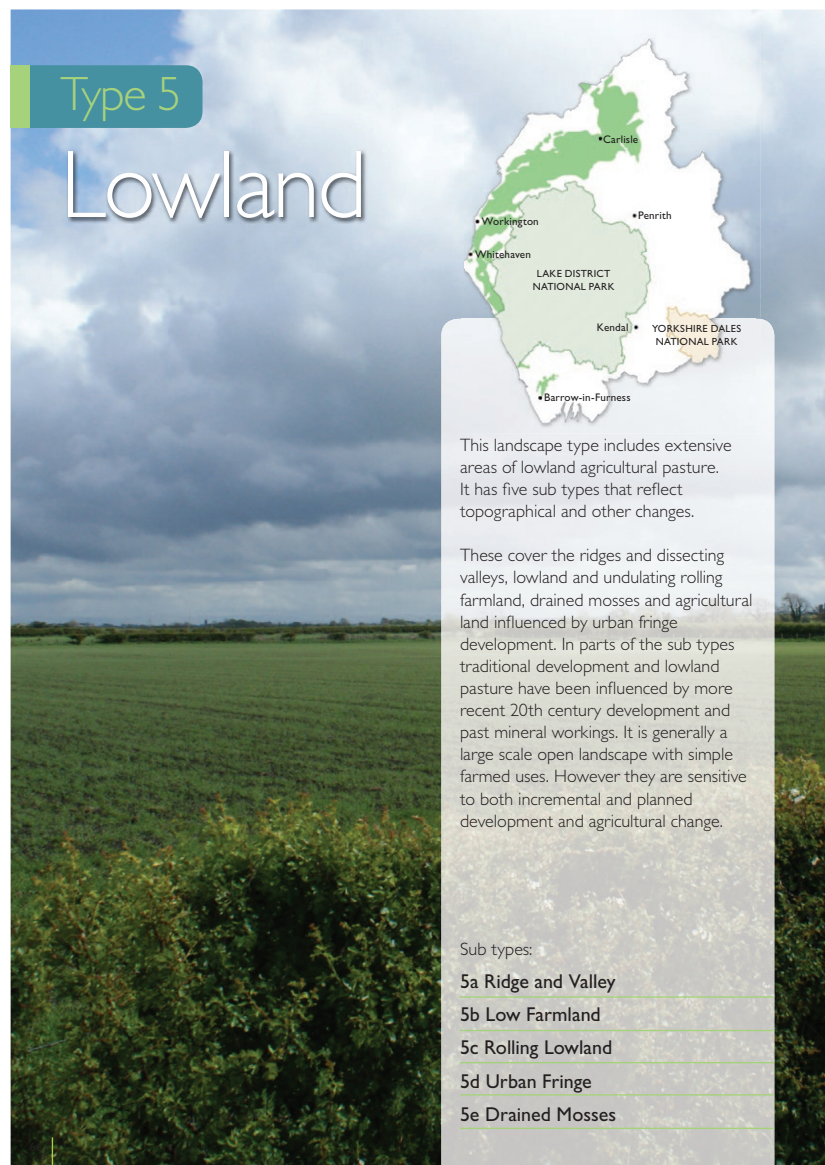
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Magnitude of Effect	Typical Criteria
High (adverse or beneficial)	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic/characteristic. Typically, the development will be in close proximity to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

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

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

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



Sub type 5d Urban Fringe

Location

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

Key Characteristics

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

Physical character

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

Land cover and land use

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

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

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

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

Ecology

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

Historic and cultural character

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

Perceptual character

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

Sensitive characteristics or features

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

Vision

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

Changes in the Landscape

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

Climate Change

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

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

Management Practices

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

Development

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

Access and Recreation

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

Guidelines

Climate Change

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

Natural Features

- Establish new woodlands or tree groups on prominent skylines in order to soften their windswept appearance and provide screening where climatic conditions allow.
- Manage and restore existing semi-natural woodlands.
- Carry out schemes of structural planting to contain settlements, punctuate and reinforce the identity of each settlement and contain urban edges.
- Use planting and general environmental improvements to frame views and define open spaces and recreational links along river valleys.
- Schemes for the management of riverbanks should be carried out sympathetically.
- Unimproved grassland or wetlands should be restored where possible.
- Seek opportunities to restore piped watercourses to enhance ecological corridors.

Cultural Features

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

Development

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

distinctive, undeveloped characteristics.

- Protect countryside areas from sporadic and peripheral development through the local plans.
- Careful siting of any new development in non-prominent locations.
- Strengthen undeveloped areas of land with mixed woodland and hedgerow planting and restoration of natural landscape features.
- Encourage horse grazing and equestrian uses to respect field boundaries and field patterns. Stables and other facilities should be sited sensitively with appropriate landscape mitigation to prevent the erosion of the pastoral farmland character.
- Along major roads, develop schemes to improve visual awareness of the individual settlements, land uses and cultural landmarks.
- Conserve and maintain traditional farm buildings within their own setting.
- Reduce the impact of large scale new farm buildings by careful location so as not to dominate the traditional farm buildings on a plot adequate to accommodate circulation, storage and landscape proposals using a choice of sympathetic colours and non-reflective finishes.

Access and Recreation

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

Copeland Landscape Settlement Study

July 2020

Part 2: Landscape Character and Sensitivity Assessments V5



Copeland Landscape Settlement Study

Part 2: Landscape Character and Sensitivity Assessments

Area Assessment Reports

Area Assessment Reports

2D – Coastal Urban Fringe

4 – Coastal Sandstone

5A – Ridge and Valley

5B – Low Farmland

5D – Urban Fringe

11A – Foothills

Figures:

1 (N-north, M-mid, S- south) Character Area subdivisions (Areas of Landscape Character)

2 M,N,S Features and Character – Woodland and Slopes

3 N,M,S Features and Character – Greenspace

4 N,M,S Landscape Strategies

Maps:

Area of Local Character maps can be found in context on the GIS layers that accompany this report and on Figure1 (North, South, Mid).

Settlement study maps: indicative only, see key below.

Photographs:

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

Character Type:5D Urban Fringe

Area of Local Character 5Dvi Keekle Hillside.

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

Description

Key Characteristics

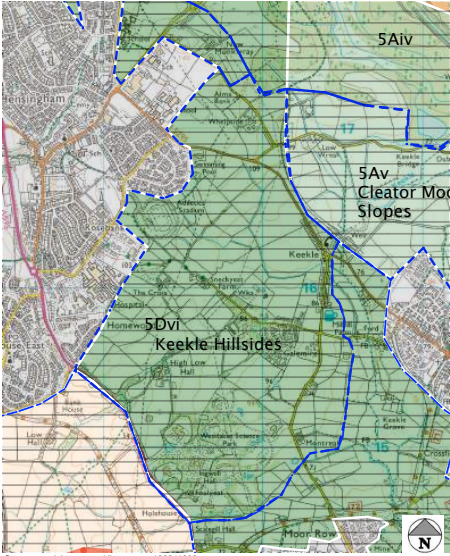
- Landform: Gently sloping hillsides, running to river Keekle valley
- Land Use: farmland, urban edge and evidence of historic industrial use and reclaimed land. Recreation and commercial business park.
- Landcover: semi improved pasture, rough grazing and some scrub. Use of some fields for horse grazing. Woodland along stream. Large, wooded commercial parkland.
- Field Pattern: Medium sized, irregular shaped fields. Straight hedgerow and fence boundaries.
- Vegetation: Hedgerow trees and larger woodland blocks – broadleaf plantations at Goose Butts and Westlakes. Successional woodland along river valley and in grown out hedgerows.
- Settlement Pattern: Linear settlement at Keekle, grown out from industrial core.
- Discrete, agricultural and small-scale industrial farmsteads and hamlets on slopes. Edge of Whitehaven has a dominant influence on the area. It creeps onto the skyline to the north and west but does not stray onto south facing slopes in most of the area. Wooded commercial park at Westlakes.
- Built features: vernacular of stone / render with slate roofs, domestic and large scale commercial modern, non-vernacular buildings in abundance.
- Scale: medium scale landscape.
- Perceptual Character: Urban influences and modern development have encroached on the edge of the valley and dominate an otherwise pastoral character.
- Long views over Keekle Valley towards the Lakeland Fells give a sense of place to the hillsides. Influence of Whitehaven noticeable with housing and large buildings on skyline. Active, disturbed landscape but with pockets of relative calm in valley bottom woodland.

Qualities

- Urban influences pervasive throughout area.
- Industrial time depth, evident in reclaimed land, distinctive settlement pattern. Panoramic views towards Lakeland Fells.

Designations

- None identified.



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A) Urban edge of Whitehaven, Ullswater Avenue



B) Views towards Fells - Cleator Moor Rd



C,D) Green gap separates Whitehaven from the Keekle Valley. Whitehaven on skyline



E)Views across the Keekle Valley towards the fells from Keekle.



Character Area 5Dvi Keekle Hillside.

Landscape Sensitivity and Susceptibility

Discrete identity of settlements sensitive to expansion, particularly from Whitehaven skyline.

Intact field patterns of farmland reinforced by hedges and hedgerow trees are sensitive to settlement expansion.

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

Criteria	Sensitivity					Notes
	H	H-M	M	M-L	L	
Landscape						
Scale						Long, open views.
Landform						Regular, undulating valley side. Exposed
Landcover and Biodiversity						
Man-Made Influences						Dominant urban and infrastructure influences
Aesthetic, perceptual and experiential						
Scenic Quality and Character						
Remoteness, tranquillity						
Visual						
Skylines and Settings						Setting to Keekle valley settlements. Developed skyline
Movement						Busy, noisy landscape
Visibility, Key Views, Vistas and typical receptors						Long views from high ground
Views to important landscape and cultural heritage features						Views to Lakeland Fells and seawards
Value						
Landscape Value						
Visual Value						
Overall landscape sensitivity						

Capacity to Accommodate Change and Mitigation Potential

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.

Maintain the separation of individual, discrete settlements such as Keekle through the retention and enhancement of 'green gaps', green infrastructure and ecosystem services.

New development can help to define the edge of the town and provide links to countryside. Care should be taken to ensure that the edge of Whitehaven and south facing hillsides is protected from sporadic and peripheral development that erodes the character of individual settlements or impinges on green infrastructure and landscape character.

Strengthen undeveloped areas of land with mixed woodland and hedgerow planting and restoration of natural landscape features.

Preserve open views towards the Lakeland fells.

Conserve and maintain traditional farm buildings within their own setting.

Management Strategy

The 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.

The reinforcement of rural 'green' qualities will help maintain rural character and provide visual relief.

Access through the public rights of way network from surrounding settlements into the countryside will be enhanced.

F) From Cleator Moor Rd, view south west over valley slopes towards Cleator Moor, Moor Row and Westlakes Science Park.



Character Type:5D Urban Fringe

Area of Local Character 5Dvii Keekle Valley.

Farmed and wooded landscape surrounded by mining and industrial villages around the Keekle Valley. Evidence of previous mining and industrial activity prominent.

Description

Key Characteristics

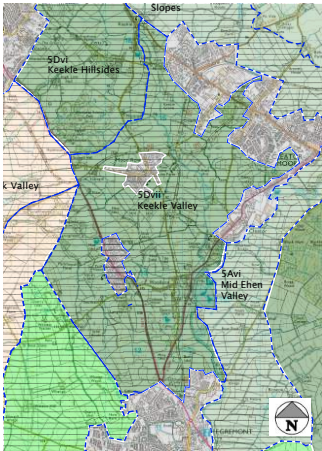
- Landform: Broad and even river valley, surrounded by rising ground.
- Land Use: Mixed uses – farmland, recreation, historic industrial / mining use, green infrastructure. Valley surrounded by settlements. National Cycle Network on disused railway runs through area and connects surrounding villages. Nature reserve and SSSI at Clints Quarry.
- Landcover: Semi improved, and improved pasture, rough grazing, scrub and recreational land are main components of land cover. Scattered woodland.
- Field Pattern: Irregular field pattern and size, influenced by extent of surrounding settlements and location of historic industrial features. Gappy hedgerow and fence field boundaries.
- Vegetation: Small farm copses, successional tree growth along former railway lines, hedgerows and tree planting in recreational spaces.
- Settlement Pattern: Individual settlements, with newer development growing outwards from historic industrial/mining settlement core, in and around the valley. Small, discrete farmsteads and settlements.
- Built features: Heavily developed urban fringe area, mix of vernacular, industrial and post modern buildings. Vernacular of render / stone and slate roofs, but brick and modern render, tile roofed buildings also common.
- Scale: Small to medium scale landscape.
- Perceptual Character: Pleasant, pastoral character interrupted by settlement and historic industrial features. An air of neglect in some areas.
- Some views towards Lakeland fells, closer views of high ground that defines the setting of the valley and surrounding settlements.

Qualities

- Woodland and recreational routes are important green lungs, providing connection between urban areas and countryside.
- Strong evidence of historic industrial and mining use a pervading quality of the landscape.
- Settlements with strong sense of place and individual character, within setting of surrounding hills.

Designations

- SSSI at Clints Quarry. Scattered listed buildings.



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A) View of fragmented landcover pattern from cycle path.



B) Harsh boundary between housing and countryside, Egremont.



C) Fragmented landcover pattern



D) Industrial villages in countryside (Moor Row)



E) A settled landscape



F) Fly tipping and other urban fringe pressures.



Character Area 5Dvii Keekle Valley.

Landscape Sensitivity and Susceptibility

Identity of discrete settlements sensitive to large scale development on their edges.

Green infrastructure links between urban areas and open countryside sensitive to over development.

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

Criteria	Sensitivity					Notes
	H	H-M	M	M-L	L	
Landscape						
Scale						Small to medium scale landscape
Landform						Uniform, flat
Landcover and Biodiversity						Diverse, fragmented landcover pattern
Man-Made Influences						Strong historic and modern urban / industrial influences
Aesthetic, perceptual and experiential						
Scenic Quality and Character						
Remoteness, tranquillity						Extensive visual/auditory intrusions from settlements, roads
Visual						
Skylines and Settings						Skylines developed in near views. Setting for surrounding, nucleated settlements.
Movement						
Visibility, Key Views, Vistas and typical receptors						Heavy recreational use and sensitive receptors. Few key views.
Views to important landscape and cultural heritage features						
Value						
Landscape Value						
Visual Value						
Overall landscape sensitivity						

Capacity to Accommodate Change and Mitigation Potential

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. Retain rural gaps between settlements to maintain their individual identity.

Protect countryside areas from sporadic and peripheral development.

Strengthen undeveloped areas of land with mixed woodland and hedgerow planting and restoration of natural landscape features.

Conserve and maintain traditional farm buildings within their own setting.