Landscape and Visual Appraisal Report

PROPOSED HOUSING DEVELOPMENT

ULDALE VIEW, EGREMONT

Prepared for Gleeson Homes Limited

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Contents

1 INTRODUCTION

1.1 Gleeson Homes Limited is seeking full planning consent for a housing developments with 164 units and associated infrastructure and open space ('the development') on land adjacent to Uldale View, Egremont ('the site'). The red line boundary of the site is shown in Figure 1: Site Location Plan.

1.2 Westwood Landscape has been appointed to undertake an appraisal of the landscape and visual effects of the development based on a Landscape and Visual Impact Assessment ('LVIA'). It is informed by Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3'), the primary source of guidance for LVIA, and relevant best practice documents including the Landscape Institute's Technical Guidance Note 02/21 Assessing landscape value outside national designations.

1.3 In accordance with GLVIA3, the LVIA identifies and assesses the effects of change resulting from the development on both the landscape as a resource in its own right and on views and visual amenity experienced by people. As the LVIA is not undertaken as part of an Environmental Impact Assessment, it is not required to establish whether the effects are or are not significant.

1.4 A layout for the development is shown in Figure 2a: Proposed Block Plan.

The site and the proposed development

1.5 The site is located on the southern edge of Egremont at Uldale View adjacent to established residential areas to the north and west. The site area in Figures 1a, 1b and 2a is 7.83 Ha.

1.6 Access to the site is via a single proposed junction with Uldale View.

Structure of this report

1.7 The report is organised in the following sections which are based on the processes for LVIA outlined in GLVIA3:

- **Scope of appraisal:** the scope of the appraisal is based on previous experience Westwood Landscape has had in preparing landscape and

visual appraisals for developments similar in scale and location to the development;

- **Methodology:** an outline of the methodology and relevant guidance that has been used for the LVIA;
- **Planning and legal context:** a review of landscape planning policies, landscape designations and landscape strategies relevant to landscape and visual matters;
- **Baseline conditions:** information on the baseline landscape and visual conditions of the site and its surroundings;
- **Proposed development:** a description of the development and measures proposed to prevent, reduce and offset and adverse landscape and visual effects;
- **Landscape and visual effects:** a systematic identification and description of potential landscape and visual effects and an assessment of the sensitivity of landscape and visual receptors and the magnitude of any identified landscape and visual effects; and
- **Summary and conclusions:** a summary of the identified effects of the development on landscape and visual amenity and conclusion regarding local plan policy compliance.

2 SCOPE OF THE APPRAISAL

2.1 It is good practice for a LVIA to clearly define: the study area; key landscape and visual issues; any issues omitted from the assessment; landscape and visual receptors; and selection of viewpoints.

Extent of the study area

2.2 The extent of the study area for the appraisal of landscape and visual effects includes all land from which the development may potentially be visible. A Zone of Theoretical Visibility (ZTV) map was constructed based on roof heights of the proposed buildings using multiple-point analysis and combining ZTV maps for different parts of the development and is illustrated in Figure 3: Zone of Theoretical Visibility. This shows land shaded in red from which the proposal may theoretically be visible, treating the landscape surrounding the site as 'bare earth' and not taking account of potential screening by vegetation or buildings.

2.3 The ZTV identifies areas of land within 2.5km of the site that, theoretically, is visually connected with the proposed development. The development site will be visible from the area to the east of the River Ehen including from the settlements of Carleton and Thornhill to the south-east and south and the A595 road corridor which is aligned with the east side of the valley. Views from further east will be curtailed by the higher ground at Winscales and Oxenriggs. The development will be visible in more distant views from the Lake District Fells at Cold Fell. The north to south orientated higher ground at Watson Hill restricts views from the west and north west and localised higher ground at Egremont Castle combined with existing buildings restricts views from the north.

2.4 Site survey work concluded that the area from which the development would potentially be visible is mostly limited to an area up to 2km from the site. It was judged that effects on landscape character types beyond 2km from the site would be unlikely to occur.

Key landscape and visual issues

2.5 Potential landscape and visual effects arising from the development would

be:

- The visibility of the development at the scale of two fields on the edge of Egremont.
- The character of a housing development detracts from the rural character of the landscape.
- A change in the land use and appearance of the field, affecting the wider land cover pattern.
- Effects of the development on the views of residents at home mostly in the Gulley Flatts area of Egremont.
- Screen planting around the development could change the sense of enclosure of the landscape.

Sources of relevant landscape and visual information

2.6 The following published landscape character assessments and guidance have been used to define the landscape baseline for the study area:

- Cumbria Landscape Character Guidance and Toolkit; and
- Historic Landscape Characterization for Cumbria.

2.7 The Cumbria landscape character assessment classifies the area surrounding Egremont, as far out as Middletown to the west and Grange Quarry to the east and much further to the north and to the south-east, as part of the Lowland landscape type. This is further subdivided into five sub-types, of which two occur within the study area, as shown in Figure 4.

2.8 The selection of viewpoints (places from where there is potential for a view of the development) has been informed by a desktop analysis of maps, the ZTV, fieldwork observations and information on relevant issues such as access, landscape character, designations and popular views. These datasets enabled a provisional list of viewpoints that was later refined through further assessment following a site appraisal.

Extent and level of detail for baseline studies

2.9 A description of the site and its environs, including landscape features and landscape character, is provided in Section 5. The landscape character baseline references Part One: Landscape Character Assessment of the

Cumbria Landscape Character Guidance and Toolkit and, specifically, landscape sub types 5a Ridge and Valley and 5b Low Farmland.

2.10 The visual baseline sets out a description of the extent of visibility. Representative viewpoints are identified and capture the range and extent of the likely visual effects of the development. Groups of people likely to have views of the development have been identified and include local residents, people passing through and people at leisure in the area.

2.11 Supporting figures have been provided in Appendix 1. The supplied ZTV has indicated that the proposed development could potentially be visible across a geographical area extending to 2km (although it should be noted that the ZTV does not account for intervening vegetation and the settlements of Egremont and Thornhill which would filter or screen some views of the development locally).

Nature of possible landscape and visual effects

2.12 The following list identifies the landscape and visual effects most likely to occur during the construction and/or operation of the development:

- Direct effects on the landscape sub-type in which the site is located;
- Indirect effects on landscape sub-types that have a visual connection to the site;
- Direct effects on existing landscape features on and adjacent to the site;
- Effects on the views of local residents within 2km including those living on the settlement edge of Egremont at Gulley Flatts;
- Effects on the views of people at leisure using the local Public Rights of Way footpath network; and
- Effects on views people of travelling through the area along the A595 and the minor road network surrounding the site.

Effects scoped out

2.13 The following effects are scoped out:

- Effects on landscape and visual receptors beyond 2km from the Site, where it is judged that effects are unlikely to occur;

- Effects on receptors outside of the visual envelope (ZTV) of the development;
- Effects on landscape character types beyond 2km from the site, where it is judged that effects are unlikely to occur; and
- Effects of night-time lighting during construction and operation and potential temporary floodlighting if night-time working is required due to the presence of existing lighting on the A595 and adjacent land uses.

3 METHODOLOGY

Introduction

3.1 The methodology for the assessment of landscape and visual effects of the proposed development follows the current best practice approach for the process of Landscape and Visual Impact Assessment (LVIA) and draws upon information contained within the following documents:

- *Guidelines for Landscape and Visual Impact Assessment (GLVIA Third Edition)* (Landscape Institute and Institute of Environmental Management and Assessment, 2013); and
- *An Approach to Landscape Character Assessment* (Natural England, 2014).

3.2 The methodology is described in full in Appendix 3.

Process

3.3 The LVIA process is non-prescriptive and informed objective and subjective judgments are made in the appraisal of landscape and visual effects. For this appraisal, a structured approach consistent with good practice has been followed:

- Specifying the nature of the proposed development;
- Establishing a baseline by describing the existing landscape and the views and visual amenity in the area that may be affected;
- Identifying the effects of the proposed development; and

- Assessing the sensitivity of landscape and visual receptors and the magnitude of landscape and visual effects.

3.4 A decision on whether the effects should be categorised as positive, negative or neutral is made using the following criteria:

- the degree to which the proposal fits with the existing character of the landscape or views; and
- the contribution to the landscape or views that the proposed development makes, even if it contrasts with the existing character of the landscape or views.

Baseline studies

3.5 For the landscape baseline, an understanding of the landscape that may be affected is established including its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced, and the value attached to it.

3.6 For the visual baseline, the extent of the visibility of the development, the different groups of people who may experience views of the proposed development, the viewpoints where they would be affected and the nature of the views at these points are established.

3.7 A ZTV is used to illustrate the extent of 'worst-case' visibility of the proposed development assuming no screening by buildings or vegetation.

3.8 Visual receptors, viewpoints and views that have been identified as unlikely to experience any adverse effects are not included in the detailed reporting but are noted with reasons for their exclusion.

3.9 The value attached to the views experienced by visual receptors is established. This takes into account the level of recognition attached to views through planning designations and indicators of value attached to views through appearance in guidebooks or on tourist maps, or provision of facilities for their enjoyment, or references in literature and art.

Identification and description of effects

3.10 The baseline information is combined with an understanding of the details of the proposed development to identify and describe the likely landscape and visual effects, including direct effects and any indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects.

3.11 In predicting landscape effects, the components of the landscape likely to be affected by the development, referred to as the landscape receptors, are identified. These include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. The interactions between the landscape receptors and the different components of the development upon completion are then identified.

3.12 In predicting visual effects, a range of issues are considered, including: the nature of the view of the development; the proportion of the development that would be visible; the distance of the viewpoint from the development and whether the viewer would focus on it; and whether the view is stationary or transient; and the nature of the changes.

Photographs

3.13 Viewpoints have been selected to illustrate the nature of existing views for visual receptors with a high susceptibility to a change in their view.

3.14 Photographs have been taken from viewpoints in publicly accessible locations with a 50mm Focal Length lens and Full Frame Sensor Digital SLR Camera (Nikon D3200). This captures a horizontal field of view of just less than 40 degrees and a 50mm fixed focal length lens.

3.15 The viewpoint locations have been captured by GPS (Sevenoaks GPS attachment to Nikon).

3.16 Technical Guidance set out within the Landscape Institute *Technical Guidance Note 06/19 - Visual Representation of Development Proposals* has been followed and Type 1 visualisations have been selected to represent the appearance, context, form and extent of the development. This type encompasses annotated photographs indicating the extent of the development in view.

4 PLANNING AND LEGAL CONTEXT

Introduction

4.1 National and local planning policies relevant to landscape and visual matters are briefly reviewed below.

National Planning Policy

National Planning Policy Framework (2021)

4.2 The National Planning Policy Framework was updated on 20 July 2021 and sets out the government planning policies for England and how these are expected to be applied.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development. This is set out in paragraph 11 which states that local planning authorities should approve development proposals that accord with up to date development plans unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

4.4 Chapter 15: *Conserving and enhancing the natural environment*. Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia):

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

4.5 Paragraph 175 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Local Planning Policy

3.17 The Development Plan for the area comprises The Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies (adopted 5 December 2013).

Core Strategy

3.18 The following Core Strategy policies are relevant to the landscape and visual aspects of the proposed development:

Policy ST1 – Strategic Development Principles

3.18.1 This policy sets out the fundamental principles that will achieve sustainable development. It seeks inter alia to:

- Protect, enhance and encourage the creation of new areas of green infrastructure, recognising the important role that the natural environment and healthy ecosystems have to play in the future social and economic, as well as environmental sustainability of Copeland; and
- Protect and enhance areas, sites, species and features of biodiversity value, landscapes and the undeveloped coast.

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

3.18.2 This policy seeks to: protect all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area; ensure that the impact of the development on the landscape is minimised through adequate on-site mitigation; and enhance the value of the Borough's landscapes.

Development Management Policies

3.19 The following Development Management Policies are relevant to the landscape and visual aspects of the proposed development:

Policy DM10 – Achieving Quality of Place

3.19.1 This policy seeks to raise the quality of development in Copeland by inter alia:

- Respond positively to the character of the site and its immediate and wider setting and enhance local distinctiveness;
- 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.

Policy DM26 – Landscaping

3.19.2 This policy seeks to ensure that new development protects and enhances the character of landscape character types and sub types in the Cumbria Landscape Character Assessment. New development is required to: relate well in terms of visual impact, scale, character, amenity value and local distinctiveness to the landscape character type or sub type in which it is located; and include landscaping schemes that retain existing landscape features, reinforce local landscape character and mitigate against any adverse visual impact.

Designated landscapes

Designation

4.6 Designated landscapes can be an indicator of the recognised value of a landscape. The site is not located within any statutory or non-statutory landscape designations. It lies 4.4 km to the west of the Lake District National Park.

4.7 Egremont Castle is a scheduled monument 0.28km north-east of the site.

4.8 The following Grade II listed buildings are located in proximity to the site:

- Sundial to west of Egremont Castle western Gatehouse (0.29Km NE)
- Drinking Fountain opposite the Castle Grounds entrance (0.33km NE)

- K6 Telephone kiosk (0.44km east); and
- 17, Bridge End (0.42km NE);

Landscape strategies

Cumbria Landscape Character Guidance and Toolkit

4.9 The Cumbria Landscape Character Guidance and Toolkit maps and describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The study was published by Cumbria County Council in March 2011 to provide a baseline of information for use by land owners, managers, developers, communities and planning authorities when making decisions on future land use and management. It supports the local development frameworks and influences where future development takes place and what it might look like. It addresses the aims of the European Landscape Convention by identifying and assessing landscape types and by providing a strategic framework that includes visions and objectives for future landscapes and guidelines to help protect, manage and plan changes to maintain and enhance landscape distinctiveness.

4.10 A more recent Landscape character study was published in July 2020: Copeland Landscape Settlement Study V5 Part 2 Landscape Character and Sensitivity Study. This identifies the area to the east and south of the development site as 5Bii 4v Lower Ehen Valley. The summary landscape characteristics and landscape sensitivity and susceptibility ratings are shown in the Photographic Landscape Analysis document in the Appendix. Whilst the Sensitivity ratings for each of the landscape criteria are noted these differ slightly from the sensitivity ratings for the development site and surround within this document. This is because the 2020 study assesses the whole of the valle area including the River Ehen corridor from Egremont to the coast and this report considers a more localized area which is more influenced by the urban edge.

4.11 The landscape character assessment describes and maps the elements and features that make up distinctively different types of landscape throughout the county.

4.12 The vision, landscape changes and guidelines provide a framework to help protect, manage, enhance and restore landscapes in the future and

maintain their distinctiveness.

4.13 The site lies within landscape type 5: Lowland and landscape sub type 5b: Low Farmland (see Figure 4: Landscape Character). Guidelines to help protect, manage and plan changes to maintain and enhance landscape distinctiveness in the Low Farmland sub type which are relevant to the proposed development include:

Natural features:

- Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour.
- Create a network of vegetation using native trees and shrubs to form ecological corridors as well as emphasise valleys.
- Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.

Cultural features:

- Renovate gaps in overgrown hedges through management and replanting.
- Discourage introduction of fences to replace or gap-up hedgerows
- Manage hedgerows in a traditional way.
- Restore and maintain traditional kests (hedge banks) and small scale field patterns.

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.
- Encourage retention of traditional stone gateposts and features.

- Improve visual awareness of individual settlements, land uses and cultural landmarks along each road and provide locations for stopping, viewing and picnicking. Encourage environmental improvements along roadside settlements to include traffic calming, planting and stronger definition of gateway entrances and exits. Introduce roadside planting of deciduous and mixed species to enrich views from the road.

5 BASELINE CONDITIONS

5.1 This section provides a description of the site and the study area and sets out the landscape and visual baseline against which the development is assessed.

Landscape character

5.2 This description of the landscape character across the study area draws on Cumbria Landscape Character Guidance and Toolkit, Part One: Landscape Character Assessment.

Cumbria Landscape Character Guidance and Toolkit

5.3 The Cumbria landscape character assessment classifies the area surrounding Egremont, as far out as Middletown to the west and Grange Quarry to the east and much further to the south-east, as part of the Lowland landscape type. This is further subdivided into five sub-types, of which two occur within the study area, as shown in Figure 4:

- 5a Ridge and Valley; and
- 5b Low Farmland

5.4 A small part of 5d Urban Fringe is in the northern part of the study area but is unlikely to have a visual connection with the development due to interruption by the settlement of Egremont.

5a Ridge and Valley

5.5 The Ridge and Valley sub-type occurs to the north-east of Egremont, including only a small part of the study area, but extending as a narrow band to Cleator Moor in the north-east. It is characterised as follows:

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

- Large scale structures generally scarce

5b Low Farmland

5.6 The Low Farmland sub-type includes the majority of the study area and extends west to the B5345, and south-eastwards to Beckermet. The key characteristics of this sub-type are:

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

5.7 Small parts of the two subtypes are on the outer edges of the study area, including:

- 5d Urban Fringe is on the northern edge but is unlikely to have a visual connection with the development due to interruption by the settlement of Egremont; and
- 11a Foothills is on the eastern edge from where there may be an opportunity to view the development for elevated ground near Oxenriggs.

5.8 A small part of landscape type 4 Coastal Sandstone is on the southern edge of the study but is unlikely to have a visual connection with the development due to interruption by intervening landform and vegetation.

The study area

5.9 The study area has been defined as a 2 km radius from the centre of the site. The study area and location is shown in Figures 1a and 1b and the focus of the LVIA is on the areas with potential visibility of the development as indicated in the ZTV in Figure 3.

5.10 Most of the study area lies within the Low Farmland landscape sub-type comprising undulating topography dissected by the A595. To the west of

the A595 the River Ehen meanders through an area of intensively farmed agricultural pasture interspersed with arable land. The land is low lying, usually below 100m AOD. To the east the land rises more steeply to 143m AOD close to Winscales and Grange Brow. Land cover in this area is predominantly agricultural pasture. Fields tend to be fairly large and bound by hedges with hedgerow trees, or replacement fences. The hedges form an interlocking matrix across undulating land.

5.11 Tree clumps, riverside and hedgerow trees are notable features. Woodland is uncommon, although there is a large plantation block, Carletonmoor Woods, close to Whitehow Head.

5.12 The settlement pattern varies, with large and small nucleated traditional settlements including Egremont, Thornhill and Carleton intermixed with many discrete farms dispersed across the landscape. A wind turbine is located on higher ground close to Grange Brow and telegraph poles and low voltage power lines are more subtle elements. The large-scale steel portal frame building, James Fisher Nuclear, is a dominant structure to the east of the site.

5.13 The north-eastern part of the study area lies within the Ridge and Valley landscape sub-type comprising the valley of the River Ehen and the lower south western slopes of Dent Fell. Hedge-bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.

5.14 The study area is perceived as a traditional working farmed landscape, adjacent to modern settlement and development. Views in the landscape to the west of the A595 are small and visually contained close to the River Ehen and more expansive long distance to fells on the western edge of the Lake District from higher ground at Gulley Flatts. From higher ground to the east of the A595 views are wide and long distance across Egremont to the Irish Sea.

The site

5.15 The site comprises currently two agricultural fields located on the southern edge of Egremont with an area of approximately 7.83 hectares. Current land cover comprises improved grassland pasture, arable cereal crop and woodland at the north boundary.

5.16 Mature, managed hedges form the west, south and east boundaries of the site and also cross the site defining the field boundaries. Dense scrub and deciduous woodland on steep embankment flanking a minor watercourse defines part of the northern boundary with low quality enclosures to rear gardens of houses at Daleview Gardens to the western end. The hedge continues to form the east boundary adjacent to the A595.

5.17 From a high point of approximately 60m in the south-west corner and the centre of the site, the site slopes north-east towards the River Ehen to a low point of approximately 40m at the watercourse at the north-east boundary, to 55m to the east, 52m to the south-east and 52m to the north-west. The landform of the site forms part of the west slope of a valley containing the River Ehen.

Landscape value

5.18 The landscape of the site and its context is not an internationally or nationally designated landscape which would generally indicate a landscape of higher value. To make a judgment about the value of the landscape, reference is made to guidance in the Landscape Institute Technical Guidance Note 02/21: *Assessing landscape value outside national designations*. Table 1 in the guidance sets out a range of factors that can be considered when identifying landscape value and includes examples of potential indicators of value. The following factors are assessed:

Natural heritage

5.19 There are no statutory nature conservation designations on the site and no tree preservation orders on trees on and adjacent to the site The hedges bounding the site are generally species poor and contains a low diversity of woody plant species although no Ecological Assessment has been carried out to date. The site is judged to be generally of low natural heritage value.

Cultural heritage

5.20 There is no clear evidence of archaeological, historical or cultural interest on the site contributing positively to the landscape. Egremont Castle, a scheduled monument, lies 0.28km north-east of the site and has negligible visual connection with the site due to intervening mature trees. There are four other Grade II listed buildings within 0.5km of the site, none of which

have a visual connection to it. The landscape is judged to have a low cultural heritage value.

Landscape condition

5.21 The site comprises two fields of and arable cops. Hedges forming the field boundaries are well maintained and generally in good condition Two hedges have recently been laid to improve their density. The site is judged to be in an average physical state and of medium value in terms of landscape condition.

Associations

5.22 There is no evidence that the site relates to notable people, events and the arts and is of low value in terms of associations.

Distinctiveness

5.23 The site is unremarkable with no rare or unusual landscape features to give it a strong sense of place or identity and as such has low value in terms of distinctiveness.

Recreational

5.24 The site does not offer any recreational value to the public, as it is private farmland with no public rights of way extending across it and therefore has low recreational value.

Perceptual (Scenic)

5.25 Whilst not unattractive, the site is part of a wider area of agricultural pasture and unremarkable. It is visually influenced to a significant degree by the housing to the west and north and rising landform as described previously. The site and its immediate context are of low scenic value.

Perceptual (Wildness and tranquillity)

5.26 Due to the proximity of the urban fringe, A595 and the Bridge End industrial estate adjacent to the River Ehen the site has low perceptual value. There is a low sense of wildness, tranquillity or dark skies. Only the small area of woodland on the steep embankment at the north boundary provides a localised sense of wildness.

Functional

5.27 As arable and pasture land, the site as limited landscape elements that indicate clearly identifiable and valuable function within the landscape. It is of low functional value.

Overall Landscape Value

5.28 Overall, and considering these different aspects, it is considered the site and its immediate context are part of an area of intensively farmed agricultural pasture and arable land is of low value.

Visual baseline

5.29 This section identifies the extent of possible visibility of the development and identifies the visual receptors to be assessed. The viewpoints used to assess the effects on receptors, including reasons for their selection, are identified.

Visibility mapping

5.30 A Zone of Theoretical Visibility (ZTV) was produced to map areas (shaded in red in Figure 3) up to 2km from where there may, theoretically, be views of the development. It is considered that beyond 2km the development would not result in noticeable visual effects. The Zone of Theoretical Visibility is based on a bare terrain model with no account of vegetation or buildings interrupting visibility and, therefore, represents the maximum extent of the area from which views of the development may theoretically be available.

5.31 The ZTV indicates high potential visibility within 1km of the site to the south, east and west. Built form in the settlement of Egremont limits short-range views into the site from the north and west. Woodland and landform in proximity to the disused Florence Mine interrupt views from the north-east. Approximately 4.6km from the site boundary views can be obtained from elevated land to the east at Cold Fell within the LDNP.

Key visual receptors

5.32 Visual receptors (people whose views towards the site might be changed by development on it) have been identified by reviewing the ZTV and

determining the locations where susceptible receptors may be located, drawing on desk-based and field-based observations. Key receptors with potential visibility are:

- People living in properties on Greendykes, Queens Drive, Daleview Close and Daleview Gardens, Egremont.
- People living in properties on Uldale View and Royal Drive, Gulley Flatts, Egremont.
- People living in properties on Grove Road, Egremont.
- People living in properties on Bridge End Road and Park, Egremont.
- People living in the villages of Thornhill and Carleton, including Carleton Farm.
- People living in the village of Wilton
- People living in isolated properties including Pickett Howe Barn.
- People at leisure in the landscape using the local public footpath network, particularly the CU414 004 PROW adjacent to the River Ehen.
- People travelling through the area on local roads including the A595 and minor roads on elevated ground.
- Visitors to the Lake District National Park fells. A viewpoint on Cold Fell was considered to assess the likely effects of the development on the LDNP, a World Heritage Site.

5.33 Visual receptors who would have no view of the development are also identified.

5.34 The visual receptors most susceptible to a change in their view are people at home and those undertaking activities or visiting locations associated with the experience and enjoyment of the landscape including public rights of way footpaths and elevated ground on surrounding hills.

Viewpoints and views

5.35 To represent the views of the receptors identified above, viewpoints from publicly accessible areas were selected through desk study and field work. They have been used to inform the assessment of visual effects on the potential receptors identified. Viewpoints that provide views in the short-,

medium- and long-distance range are all in locations that can be accessed by the public and represent a limited number of visual receptors with the potential to view the site.

5.36 A total of nine viewpoints were selected.

5.37 Details of the viewpoints are provided in Table 1 below and their locations are shown in Figure 5: Visual Receptor and Viewpoint Location Plan in Appendix 1. Refer to the attached photograph analysis which includes viewpoints form where the proposed development will not be visible.

Table 1: Viewpoint locations and rationale for selection

Viewpoint	Name/Location/Proximity	Rationale for Selection
1	Greendykes/ Queens Drive Egremont Photo 9 NY0010 6922 30m N Photo 10 NY0010 5714 80m W	Representative of view for residents at properties close to the development.
2	Uldale View and Royal Drive, Egremont Photo 11a NY0009 6194 5m SW Photo 12 NY0009 5695 50m W	Representative of view for residents at properties close to the development.
3	Grove Road, Egremont Photo 20a NX9910 74701.07 Km NW	Representative of view for residents at properties in the Ashley Road area and travellers on Grove Road approaching Egremont from the west.
4	Bridge End Road and Park Egremont PROW CU414 004 Photo 17 NY0110 1520 257m NE	Representative of view for residents at properties in the Bridge End area and walkers on the PROW adjacent to the River Ehen.

	Photo 19 NY0109 2397 309m E	
5	Thornhill Photo 28 NY0109 2308 860m SE	Representative of view for residents at properties in Thornhill and travellers on the adjacent A595 road to the south.
6	Carleton Photo 30 NY0109 6828 377m SE Photo 31 NY0109 8465 543m SE	Representative of view for residents at properties in Carleton And walkers on the PROW CU425 003/2 St Thomas Cross to Haile path.
7	A595 Photo 32 NY0109 5180 607m E	Representative of view for people travelling on the A595 road.
8	Wilton Photo 38 NY0310 6091 2.8 Km NE	Representative of view for people at home in properties at Wilton.
9	Cold Fell Photo 39 NY0509 5272 4.6km E	Representative of view for visitors to the Lake District National Park.

Value attached to views

5.38 GLVIA3 also requires evaluation of the value attached to a view or visual amenity and relates this to planning designations and cultural associations. Views experienced from the viewpoints identified in Table 1 are not recognised formally or advertised in tourist information, or provided with interpretation, and are of lower value. Fells within the Lake District National Park form a backdrop to views of the site from elevated ground to the west of the site. These views are of higher value due to their association with a nationally designated landscape and World Heritage Site.

6 PROPOSED DEVELOPMENT

6.1 The development is described in full in the Design and Access Statement submitted with the planning application. The site layout is illustrated in the Proposed Block Plan prepared by POD Design Architects (see Figure 2: Proposed Block Plan).

6.2 Planning consent is sought for the construction of 163 houses with a single access from Uldale view serving a series of cul-de-sacs with retained public open space, SUDS basin and associated landscaping.

Construction

6.3 The construction phase is expected to last approximately 36 months. During the construction phase a temporary construction compound would be erected, along with temporary roadways, to facilitate access to all parts of the site.

6.4 The following key activities would be undertaken to support the construction of the development:

- Creation of temporary compounds;
- Laying of temporary access tracks;
- Excavation and levelling;
- Construction of new access roads and parking bays;
- Connection to services; and
- Construction of new houses and surrounding landscape treatment.

6.5 A Construction Environmental Management Plan would form part of an application to discharge a condition pursuant to a full planning permission.

Operation

6.6 The development will comprise the following infrastructure once operational:

- 163 private homes
- Visitor car park bays (19 spaces);

- A large capacity SUDS basin and smaller swale within retained POS
- Services within designated service corridors with easements;
- Minor retaining walls and engineered slopes to accommodate the levels;
- Access roads with footways and shared combined surfaces
- Landscape framework.

Landscape framework

6.7 An integral part of the development would be the establishment of a landscape framework. This would conserve existing landscape features on the site including hedges and mature trees and provide new landscape habitats to strengthen existing landscape features and to provide long term environmental enhancement.

6.8 Landscape mitigation proposals would be incorporated into the framework and include measures that aim to avoid, reduce or remedy adverse landscape and visual effects and respond to opportunities and constraints presented by the site and the proposed development layout. They also include measures that would reduce the visual effects of the proposed buildings on local views by strengthening key field boundaries on the perimeter of the site.

6.9 The following measures would be included in the development to reduce likely landscape and visual effects and to achieve biodiversity net gain:

- Retaining most of the existing hedges at the boundaries of the site and the hedge crossing the site at the field boundary which can be integrated into a linear open space. Approximately 45m of hedges H1 and H2 (refer to the Tree Survey Report) will be lost to accommodate access.
- Retaining and managing the existing mixed broadleaved woodland and scrub adjacent to the north boundary of the site. Approximately 20 sq.m. of tree group G2 (refer to the Tree Survey Report) will be lost to accommodate the construction of the SUDS basin.

- Incorporating the stone wall feature at the west boundary either in-situ or by re-using the stone for landscape features.
- Establishing new hedges on the north boundary and within the site and infill gaps to restore the existing hedges.
- Establishing new native structure planting to extend the existing woodland along the north and east boundaries of the site.
- Establishing new trees within the development with many native species.
- Creating species-rich native wildflower meadow to the POS areas, SUDS basins and hedgerow margins.

7 LANDSCAPE AND VISUAL EFFECTS

Introduction

7.1 The landscape and visual receptors that may potentially be affected by the proposed development are identified in Section 5.

7.2 The landscape and visual effects on completion of the development are identified in this section and categorised as positive, negative or neutral. The criteria for determining the category include:

- the degree to which the proposed development fits with the existing character; and
- the contribution to the landscape that the development may make in its own right, by virtue of good design, even if it is in contrast to existing character.

7.3 The construction phase would last for approximately 36 months and would give rise to short-term landscape and visual effects. The construction phase effects would differ from the operational effects in that they would include different activity on site. The operational phase would have activity associated with it, primarily vehicle movements. Construction vehicle movements would focus on the main access tracks and compound areas. The location of construction works on the site would change as different areas are built out.

7.4 Duration is one of the factors which is taken into consideration in determining the magnitude of landscape and visual effects. The construction-phase landscape and visual effects arising from the development would be a minor consideration compared to long-term operational effects, which are the focus of the assessment contained in this section of the report. Due to their temporary nature, construction phase effects would not be greater than the operational effects in magnitude or level of effect. The principal effects of the development would relate to the operational phase; construction phase effects are given no further specific consideration in this assessment.

7.5 The effects on each landscape and visual receptor together with an assessment of the level of effects and whether the effects are positive, negative or neutral described below.

Landscape effects

7.6 The landscape receptors considered are:

- Landscape features/ elements on and adjacent to the site.
- Landscape character of the site and surrounding area.
- Published Landscape Character Types described in Cumbria Landscape Character Guidance and Toolkit, both for the landscape sub type within which the development would be located, and adjacent sub types as appropriate.

Effects on landscape features/ elements

7.7 The development would have a direct effect on both land cover and landform on the site. There would be a change to the land cover on the site, which currently comprises poor pasture grassland, arable cereal crops, hedges, woodland and dense scrub. The development would change the land use from agricultural to urban, introducing new elements including new buildings with associated access roads, footways and parking areas. Approximately 45m of hedges H1 and H2 (refer to Tree Survey Report 30.04.23) would be lost to accommodate access.

7.8 The site slopes significantly which require some cut and fill to create relatively level platforms for the proposed buildings and suitable gradients for roads and parking. An area of approximately 20 sq.m. of woodland edge at tree group G2 may be lost to accommodate the SUDS basin construction.

7.9 The effects on landscape features of the site, specifically land cover and landform, are judged to be **negative**.

Effects on the landscape character of the site and surrounding area

7.10 The following table presents an appraisal of the effects of the development on the key characteristics of the landscape character of the site and its surrounding area:

Table 2: Identification of effects on key landscape characteristics

Characteristics	Effects
Landform	The development would have a direct effect on landform. The site slopes towards the River Ehen and the existing landform would be regraded to provide level platforms and areas for development.
Field pattern	Located in two fields, the development would not mask the characteristic landscape pattern comprising well managed regular shaped medium to large pasture fields. A new hedge would define the north boundary.
Vegetation	Vegetation on the site comprises improved grassland, arable cereal crops, deciduous woodland, dense scrub and hedges. Native vegetation is restricted to the outer edges, with a woodland belt adjacent to the north boundary and a managed hedges along the boundaries. Woodland, scrub and hedges would be retained as part of the landscape framework for the development. This context is helpful for integrating the development into its surroundings which includes hedges, hedgerow trees and patchy areas of woodland.
Settlement	The development would extend the settlement edge of Egremont to the south-east. The site is adjacent to the Gulley Flatts residential area.
Land cover	The site currently comprises one field of improved grassland used for pasture and one field of arable. While the development would reflect a change of land use, other built forms are present in the immediate surrounding area, including houses and large-scale buildings on Bridge End Industrial Estate.
Openness	The site is situated within an area of undulating and rolling topography and sits on the western

	slope of the valley containing the River Ehen. The landform, together with the presence of woodland, including riparian woodland on the river, and hedges and hedgerow trees that bound fields and criss- cross up and over the rolling landscape, gives the landscape a sense of enclosure.
Perceptual (tranquillity)	The landscape has low sense of tranquillity due to the presence of modern development, including the adjacent housing, Bridge End Industrial Estate and traffic on the A595 which imposes both visual and noise impact on the site.

7.11 Overall, the effects on the landscape character of the site and surrounding area are judged to be generally slightly **negative**.

Effects on published landscape character types

Effects on 5a Ridge and Valley

7.12 There would be an indirect effect on some extensive views across the Low Farmland landscape sub- type from elevated ground in proximity to the village of Carleton. Carleton lies on the west side of a ridge which runs approximately north-south between Wilton and Thornhill. The development would be a small component of a wide panoramic view containing other built forms. The development would register as part of the settlement of Egremont in these views which will be in the foreground and will not affect the skyline. These represent typical views from the Ridge and Valley sub type.

7.13 The effects are judged to be slightly **negative (negligible)**.

Effects on 5b Low Farmland

7.14 There would be direct effects on less than 3 per cent of the area of landscape sub-type 5b Lowland Farmland where the site is located. Direct landscape effects would include replacing existing agricultural land use with housing development. The development layout has been designed to retain existing vegetation within and around the outer edges of the site as far as possible and only short sections of hedgerow would be removed to

accommodate access. The fields would become part of the settlement of Egremont.

7.15 The effects are judged to be **negative**.

Sensitivity of the site and surrounding area

7.16 The sensitivity of each landscape receptor is assessed, based on its susceptibility to the development and the value attached to the landscape.

Landscape value

7.17 The site and the surrounding area do not lie within a designated landscape. With reference to Technical Guidance Note 02/21: *Assessing landscape value outside national designations*, the overall value of the site and surrounding landscape is judged to be **low**.

Susceptibility of the landscape to change

7.18 The following attributes of the landscape most likely to be affected by the development are:

- Landform: The landscape has an undulating and rolling topography and the development would be on a slope visible from elevated ground to the east and south of the site in particular. The undulating landform and some ridges give the landscape a medium susceptibility to development.
- Openness: The presence of hedges on the boundaries of the site and a woodland on the north boundary together with vegetation in the landscape beyond the site means the landscape has some open and some more enclosed areas and development would be less easily perceived, especially at distance from some directions. The wider area is semi-enclosed and has some enclosed and some open areas. The site has some intervisibility with surrounding landscapes, particularly to the west. In terms of openness, the landscape would have a medium susceptibility to development.
- Field pattern: The landscape has fields that are large and rectangular which would be less susceptible to development. Development in two fields would not mask the characteristic landscape pattern.

- Land cover: The land cover of the site and the surrounding landscape is predominantly improved grassland used for pasture and arable land. As an intensively farmed area close to existing development, the landscape has a low susceptibility to development.

- Perceptual (tranquillity): The landscape is significantly influenced by development/ human activity at the urban edge, where new development would not be out of character. It would have a low susceptibility to development.

- Scenic qualities: Although the landscape has some scenic quality due to the presence of the River Ehen and distant views to the Lakeland fells, it is influenced by built form to the north and west residential areas and the Bridge End Industrial Estate to the east of the site. The elevated A595 on the east side of the Ehen valley is also a detractor. The landscape is considered to have a low degree of scenic quality and a low-moderate susceptibility to the development.

7.19 The location of the site is on a visually prominent slope at the urban edge in a landscape with some sense of enclosure, where much of the landscape is intensively farmed with larger scale field patterns. There are relatively low levels of remoteness and low-moderate scenic quality. For these reasons it is considered that, overall, the landscape would have a low -moderate susceptibility to the development.

Landscape sensitivity

7.20 The local landscape has a **low** value and a **low -moderate** susceptibility to the development. The Cumbria Landscape Character Guidance and Toolkit does not note levels of sensitivity for landscape character sub-types. Overall, it is concluded that the landscape of the site and the immediate surrounding area has a **low- moderate** sensitivity to the proposed development.

Magnitude of landscape effects

7.21 A consideration of the magnitude of change on the landscape receptors is based on the size or scale, geographical extent and duration and reversibility of the changes. For development, these considerations are:

- Scale: there would be a noticeable loss of agricultural land and the addition of built form would change the landscape character of the site which is judged to be **moderate** in scale.
- Geographical extent: the change to landscape elements and landscape character would be local to the immediate site and affects only a small part of the landscape character sub-type and is judged to be **localised** in extent.
- Duration: the changes would be experienced over a period of more than 10 years, which is judged to be **long term**.
- Reversibility: the effects of the development would be **permanent**.

Magnitude of effects on landscape features/ elements

7.22 There would be a **major** alteration to land cover and landform on the site which would be **restricted** to the site and **permanent**. The magnitude of this effect is judged to be **medium-high** on completion of the development and in the long term.

7.23 Combining this with the **low-moderate** sensitivity of the site, it is judged that the level of effect would be **moderate-slight** reflecting a perceptible but small negative effect over a restricted area on elements key to the character of the Lowland Farmland sub-type.

Magnitude of effects on the landscape character of the site and surrounding area

7.24 The change in the landscape character of the site would be major within the development site itself, affecting only a small part of 5b Lowland Farmland, and permanent. The magnitude of indirect landscape effects on the surrounding landscape characteristics arising from the development is judged to be **medium-high** on completion, reducing to **medium** in the long-term as mitigation planting matures.

7.25 Given the **low-moderate** sensitivity of the landscape, the level of effect would be **moderate** on completion and **moderate-slight** in the long-term.

Magnitude of effects on published landscape character types

7.26 All direct effects would be within a small portion of landscape sub-type 5b Low Farmland, which is estimated to be less than 3 per cent of the total sub-type area. The magnitude of the direct effects is judged to be **medium-low** on completion and in the long-term.

7.27 The level of effect on sub-type 5b is judged to be **slight**.

7.28 The other landscape sub-type in the study area, 5a Ridge and Valley, would not be affected to a negligible extent.

Visual effects

7.29 The effects on views and visual amenity as experienced by residents at home, people at leisure in the area and people passing through it on local roads have been assessed from nine representative viewpoints as set out in Table 4. The viewpoint locations are shown in Figures 1a and 1b. Overall, it is considered that the visibility of the development would be mainly confined to visual receptors within an area approximately 2km from the site to the south, west and east. There are two viewpoints beyond 2km on elevated ground to the east of the site at Wilton and Cold Fell.

7.30 Fieldwork undertaken in the landscape surrounding the site confirms that the visibility of the site is more limited than indicated on the ZTV plan, due to the screening effects of woodland, hedges and landform in the landscape.

Viewpoint assessment

7.31 The viewpoint assessment in Table 4 summarises the effects of the development on the views of visual receptors. Annotated photographs are provided in Appendix 2 to illustrate the views of visual receptors from the nine representative viewpoints.

Table 4: Viewpoint assessment

Viewpoint	Visual receptor and susceptibility to change	Visual effect
VP1 Green Dykes/ Queens Drive Also represents similar views from Daleview Close and Gardens Egremont Photo 9 NY0010 6922 30m N Photo 10 NY0010 5714 80m W	Residents at home in properties **High** susceptibility to change due to direct views of the site, particularly from rooms normally occupied during daylight hours.	For residents of homes on Green Dykes and similar views from the adjacent houses on Daleview Close and Gardens. There would be an oblique view towards the site. The view in **Photo 9** is southwards across a sloping pasture field with the housing of Uldale View on the skyline. The proposed houses will be visible where the pasture is currently and the housing on the skyline will be extended. The development would not create a new visual focus in the view due to the presence of the existing housing. The visual effect would be **negative** as the rural component of the view will be lost. However the development would fit with the existing dominant character of the view which is urban. For residents at Queens Drive the view shown in **Photo 10** is eastwards towards the site with an attractive backcloth of Lakeland fells and housing visible in the foreground. The proposed houses will be visible in the foreground of the view extending the urban components of the view and will be prominent in the foreground. The visual effect would be **negative** as the rural component of the view will be reduced. However the skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.

VP2 Uldale View and Royal Drive, Egremont Photo 11b NY0009 6194 5m SW Photo 12 NY0009 5695 50m W	Residents at home in properties **High** susceptibility to change due to direct views of the site, particularly from rooms normally occupied during daylight hours.	The view for **Photo 11b** is north-eastwards shoing the oblique view from properties on Uldale View with the boundary hedge and stone wall providing some low level screening and housing at the Egremont urban edge prominent. The westernmost proposed houses will be visible in the foreground of the existing houses and will register as part of the existing built form in the settlement. The visual effect would be **negative** as the rural component of the view will be reduced. However the skyline will not be changed and the view to the fells will be maintained above the proposed houses. For residents at Royal Drive the view shown in **Photo 12** is eastwards towards the site with an attractive backcloth of Lakeland fells and housing visible in the foreground. The proposed houses will be visible in the foreground of the view extending the urban components of the view and will be prominent in the foreground. The visual effect would be **negative** as the rural component of the view will be reduced. However the skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.
VP3 Grove Road, Egremont Photo 20a NX9910 74701.07 Km NW	Road users **Medium** susceptibility to change for motorists due to a focus on the road and views of the surroundings and cyclists/ pedestrians where views of the surroundings contribute to the experience. Residents at home **High** susceptibility to change for residents in nearby houses.	The south-eastward view in **Photo 20a** will be experienced by SE bound travellers and similar views will be experienced by some of the houses adjacent to Ashley Road in the north-west area of Egremont. The proposed houses will be visible just beyond the existing houses at Gulley Flats extending the urban component of the view slightly but will register as a single housing area in the landscape. The visual effect would be **negative** as the rural component of the view will be reduced slightly. However the skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.

VP4 Bridge End Road and Park Egremont PROW CU414 004 Photo 17 NY0110 1520 257m NE Photo 19 NY0109 2397 309m E	Residents at home **High** susceptibility to change due to direct views of the site, particularly from rooms normally occupied during daylight hours. Footpath users **High** susceptibility to change for footpath users due to a focus on and appreciation of the landscape.	**Photo 17** represents views south-westwards from properties. The view is partially rural and partially urban in character with existing houses prominent in the context of the River Ehen valley. The proposed houses will extend the housing on the skyline with the upper parts of the easternmost houses just visible above the retained hedgerow and partially obscured by mature trees. The visibility would reduce as the mitigation planting proposed for the east boundary matures. The visual effect would be **negative** as the skyline will be changed and urban character extended but the proposed houses will register as part of the existing built form. **Photo 19** represents a view westwards from the PROW adjacent to the Bridge End Industrial Area. It shows a predominantly rural character of the River Ehen valley with the elevated housing on the skyline. The proposed houses will extend the housing on the skyline with the upper parts of the easternmost houses just visible above the retained hedgerow. The visibility would reduce as the mitigation planting proposed for the east boundary matures. The view would be transient as footpath users progress north towards Egremont. The visual effect would be **negative** as the skyline will be changed and urban character extended but the proposed houses will register as part of the existing built form.
VP5 Thornhill Photo 28 NY0109 2308 860m SE	Residents at home in some properties in Thornhill **High** susceptibility to change due to direct views of the site, particularly from rooms normally occupied in daylight hours.	The view in **Photo 28** from the northern edge of Thornhill comprises open countryside across the Ehen valley with the settlement of Egremont prominent. The visual effect would be slightly **negative** as the development would be a small component of the view and would register with the extensive built form in the southern part of Egremont. The development would fit with the existing character of the view. The proposed houses will be in the foreground of the existing residential area and the skyline will not be changed.
VP6 Carleton Photo 30 NY0109 6828 377m SE	Residents at home in some properties in Carleton **High** susceptibility to change due to direct views of the	The view north-westwards in **Photo 30** from the southern edge of Carleton comprises open countryside across the Ehen valley with the settlement of Egremont prominent. The visual effect would be slightly **negative** as the development would be a small component of the

Photo 31 NY0109 8465 543m SE	site, particularly from rooms normally occupied in daylight hours. **High** susceptibility to change for fell walkers due to a focus on and appreciation of the landscape.	view, partially screened by trees and would register with the extensive built form in the southern part of Egremont. The development would fit with the existing character of the view. The proposed houses will be in the foreground of the existing residential area and the skyline will not be changed. The view north-westwards in **Photo 31** from close to the Manor House in Carleton comprises open countryside across the Ehen valley with the settlement of Egremont prominent. This also represents views for walkers on the PROW travelling north-westwards towards Egremont. The visual effect would be slightly **negative** as the development would be a small component of the view, partially screened by trees and would register with the extensive built form in the southern part of Egremont. The development would fit with the existing character of the view. The proposed houses will be in the foreground of the existing residential area and the skyline will not be changed.
VP7 A595 Photo 32 NY0109 5180 607m E	Users of the A595 including motorists, cyclists and pedestrians. **Medium** susceptibility to change for motorists due to a focus on the road and views of the surroundings form an incidental contribution to the journey and cyclists/ pedestrians where views of the surroundings contribute to the experience and appreciation of the landscape.	**Photo 32** represents views from the A595 road which is across the River Ehen valley with the Bridge End Industrial area and residential areas of Egremont dominating. The proposed houses would be in the foreground of the existing houses and would register as a common built form. The skyline will not be changed and the lateral extent of the settlement will not be extended. The visual effect would be slightly **negative** as the development would fit with the existing character of the view and the view will be transient for travellers.
VP8 Wilton Photo 38 NY0310 6091 2.8 Km NE	**High** susceptibility to change due to direct views of the site, particularly from rooms	**Photo 38** represents a view south-westwards from several properties in the settlement of Wilton which occupies an elevated position on the lower fell slopes below Lowther Park.

	normally occupied in daylight hours.	The view is a broad panorama of the coast and Irish Sea with the Egremont urban area being prominent in the middle ground. The proposed houses will register in the view as part of this settlement and the change in view will be negligible due to the long view distance of 2.8 Km. The visual effect would be **neutral** as the skyline and overall landscape character will not change.
VP9 Cold Fell Photo 39 NY0509 5272 4.6km E	**High** susceptibility to change for fell walkers due to a focus on and appreciation of the landscape.	**Photo 39** represents a view westwards from the lower fells of the Lake District National Park. The view is a broad panorama of the coast and Irish Sea with the Egremont urban area being prominent in the middle ground. The proposed houses will register in the view as part of this settlement and the change in view will be negligible due to the long view distance of 2.8 Km. The visual effect would be **neutral** as the skyline and overall landscape character will not change.

Sensitivity of visual receptors

7.32 The sensitivity of each visual receptor is assessed, based on its susceptibility to the development and the value attached to the view.

Value of views

7.33 View values are generally judged to be **low** (see Section 5). Views which include a view of fells in the Lake District National Park are judged to be of **high** value and include viewpoints 1, 2, and 3.

Susceptibility of visual receptors to change

7.34 Judgements of the susceptibility of visual receptors to the change which the development would bring are set out in Table 4.

Magnitude of visual effects on visual receptors

7.35 The magnitude of the effects on the following visual receptors are considered:

- Residents at home;
- Users of the local public right of way footpath network;
- Users (motorists, cyclists and pedestrians) of the local road network

7.36 The magnitude of visual effects on each visual receptor is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. For all visual receptors, the following applies in terms of duration and reversibility:

- Duration: the change would be **permanent**.
- Reversibility: there is no intent for the change to be reversed.

Magnitude of effects on residents at home

7.37 Residents at home are judged to have **medium-low** or **medium-high** sensitivity to development (based on susceptibility to change combined with the value of the view) depending on whether the view includes fells in the Lake District National Park. It is assumed that residents would have an interest in views from their properties.

Green Dykes and Queens Drive (also adjacent Daleview Close and Gardens)

7.38 The view of residents at home is represented by Viewpoint Photographs 9 and 10.

7.39 There would be a partial view of the development in the north-western part of the site. This would be restricted to the roadside hedge and trees and the visibility of the houses would reduce as the proposed mitigation planting matures.

7.40 The scale of change in the view would be moderate-high due to the proportion of the view occupied by the development. The effect would be restricted to residents of a small number of properties with east facing views.

7.41 Effects on completion would be **medium-high** in magnitude and the overall level of effect would be **moderate-high**. In the long term, as mitigation

planting matures, the effect would become **medium** in magnitude and the overall level of effect would be **moderate**.

Uldale View and Royal Drive, Egremont

7.42 The view of residents at home is represented by Viewpoint Photographs 11b and 12.

7.43 There will be a partial view of the westernmost properties which will be partially screened by the boundary wall and hedge.

7.44 The scale of change in the view would be moderate-high due to the proportion of the view occupied by the development.

7.45 Effects on completion would be **medium-high** in magnitude and the overall level of effect would be **moderate-high**. In the long term, as mitigation planting matures, the effect would become **medium** in magnitude and the overall level of effect would be **moderate**.

Grove Road, Egremont

7.46 The view for residents to the north of Grove Road adjacent to Ashlea Road is represented by Viewpoint Photograph 20a.

7.47 The proposed houses will be visible just beyond the existing houses at Gulley Flats extending the urban component of the view slightly but will register as a single housing area in the landscape. The skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.

7.48 The scale of change in the view would be minor due to a small proportion of the view occupied by the development.

7.49 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **slight**.

Bridge End Road and Park, Egremont

7.50 The view for residents at home in properties is represented by Viewpoint Photograph 17.

7.51 The view across the Ehen valley is partially rural in character with existing houses prominent. The proposed houses will extend the housing on the skyline with the upper parts of the easternmost houses just visible above the

retained hedgerow and partially obscured by mature trees. The visibility would reduce as the mitigation planting proposed for the east boundary matures. The view from the PROW would be transient.

7.52 The scale of change would be moderate due to noticeable changes to the field of view and the skyline. The effect would be localised to residents at home in properties on the southern edge of the Bridge End residential area.

7.53 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate**. In the long term, as mitigation planting matures, the effect would become **low-medium** in magnitude and the overall level of effect would be **slight-moderate**.

Thornhill

7.54 The view for residents at home is represented by Viewpoint Photograph 28 from the northern edge of Thornhill comprises open countryside across the Ehen valley with the settlement of Egremont prominent.

7.55 The development would be a small component of the view and would register with the extensive built form in the southern part of Egremont. The development would fit with the existing character of the view. The proposed houses will be in the foreground of the existing residential area and the skyline will not be changed.

7.56 The scale of the change would be minor and the effect would be restricted to residents at home in a small number of properties on the northern edge of the settlement.

7.57 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Carleton

7.58 The views north-westwards for residents at home is represented by Viewpoint Photographs 30 and 31 and comprises open countryside across the Ehen valley with the settlement of Egremont prominent.

7.59 The development would be a small component of the view, partially screened by trees and would register with the extensive built form in the

southern part of Egremont. The development would fit with the existing character of the view.

7.60 The scale of the change would be minor as the proposed houses will be in the foreground of the existing residential area and the skyline will not be changed. The effect would be restricted to residents at home in a small number of properties.

7.61 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Wilton

7.62 The views south-westwards for residents at home is represented by Viewpoint Photograph 38. This represents views from several properties in the settlement of Wilton which occupies an elevated position on the lower fell slopes below Lowther Park. The view is a broad panorama of the coast and Irish Sea with the Egremont urban area being prominent in the middle ground.

7.63 The proposed houses will register in the view as part of this settlement and the change in view will be negligible due to the long view distance of 2.8 Km.

7.64 The visual effect would be neutral as the skyline and overall landscape character will not change.

7.65 Effects on completion and in the long-term would be **low** in magnitude and the overall level of effect would be **slight**.

Magnitude of effects on users of the local public rights of way footpath network and the Lakeland fells.

7.66 The sensitivity of users of all public footpaths near the development would be **medium-low** or **medium-high** depending on whether the view includes fells in the Lake District National Park.

PROW footpath CU414 004

7.67 The transient view for walkers on the PROW alongside the River Ehen by Photograph 19.

7.68 The view across the Ehen valley is partially rural in character with existing houses prominent. The proposed houses will extend the housing on the skyline with the upper parts of the easternmost houses just visible above the retained hedgerow and partially obscured by mature trees. The visibility

would reduce as the mitigation planting proposed for the east boundary matures. The view from the PROW would be transient.

7.69 The scale of change would be moderate due to noticeable changes to the field of view and the skyline. The effect would be localised to residents at home in properties on the southern edge of the Bridge End residential area.

7.70 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate**. In the long term, as mitigation planting matures, the effect would become **low-medium** in magnitude and the overall level of effect would be **moderate-sight**.

PROW footpath CU425 003/2

7.71 The view north-westwards in Photo 31 from close to the Manor House in Carleton comprises open countryside across the Ehen valley with the settlement of Egremont prominent and represents views for walkers on the PROW travelling north-westwards towards Egremont.

7.72 The development would be a small component of the view, partially screened by trees and would register with the extensive built form in the southern part of Egremont. The development would fit with the existing character of the view. The proposed houses will be in the foreground of the existing residential area and the skyline will not be changed.

7.73 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Cold Fell, LDNP

7.74 The view westwards in Photo 39 from Cold Fell represents views for walkers within the Lake District National Park. The view is a broad panorama of the coast and Irish Sea with the Egremont urban area being prominent in the middle ground.

7.75 The proposed houses will register in the view as part of this settlement and the change in view will be negligible due to the long view distance of 4.6 Km.

7.76 Effects on completion and in the long-term would be **low** in magnitude and the overall level of effect would be **slight** as the skyline and overall landscape character will not change.

Magnitude of effects on users of the local road network

A595

7.77 Photo 32 represents transient views from the A595 road which is across the River Ehen valley with the Bridge End Industrial area and residential areas of Egremont dominating.

7.78 The proposed houses would be in the foreground of the existing houses and would register as a common built form. The skyline will not be changed and the lateral extent of the settlement will not be extended. The development would fit with the existing character of the view.

7.79 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **moderate-slight**.

Grove Road, Egremont

7.80 The view for travellers on Grove Road approaching Egremont and residents at homes in the adjacent Ashlea Road area is represented by Viewpoint Photograph 20a.

7.81 The proposed houses will be visible just beyond the existing houses at Gulley Flats extending the urban component of the view slightly but will register as a single housing area in the landscape. The skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.

7.82 Effects on completion and in the long-term would be **medium** in magnitude and the overall level of effect would be **slight**.

8 SUMMARY AND CONCLUSION

8.1 This landscape and visual appraisal has assessed the potential effects on landscape and visual receptors of a proposal for a housing development of 164 units on land adjacent to Uldale View, Egremont. All operational effects of the development are judged to be permanent.

Summary of effects

Landscape effects

8.2 The character of the site is influenced by the built development in proximity to it, including the adjacent residential areas to the west and north, the buildings on the Bridge End Industrial Estate adjacent to the River Ehen and the A595 road on the east side of the Ehen valley. The site and its immediate context have low-moderate susceptibility to the development and within the site there is little of intrinsic landscape interest, being two agricultural hedge bound fields and small area of woodland and scrub.

8.3 The level of effect on the landscape character of sub-type 5b Lowland Farmland within which the site lies, is judged to be slightly negative on completion of the development and in the long-term. The other landscape sub-type in the study area, 5a Ridge and Valley, would be affected to a negligible extent.

8.4 An analysis of landscape value has determined that the site has a low landscape value overall. It is considered that the area has low – moderate sensitivity and susceptibility to development change.

8.5 The development of the site following the principles shown in Figure 2 Proposed Block Plan and Landscape Concept would ensure that part of the site would remain as landscape, including retained woodland, scrub and hedges. Landscape mitigation measures include native structure planting, trees, shrubs, new native hedgerows, ornamental hedges and shrubs, wildflower grassland and a new SUDS pond with native marginals in the east area. These proposals will help to integrate the development with the natural landscape and reduce the landscape and visual effects as they mature. They will also enhance the local biodiversity and local wildlife value.

Visual effects

8.6 The visual effects of the proposed development are generally restricted to visual receptors within the adjacent residential areas and on elevated

ground to the east, south and west of the site. These include residents at home in the Gulley Flatts area of Egremont, in the villages of Thornhill, Carleton and Wilton and adjacent isolated properties. The rising landform of Watson Hill and localised elevated building within Egremont restrict views from the north-west and west beyond the properties adjacent to or close to the development site.

8.7 Residents of some properties on the eastern edge of Gulley Flatts including parts of Uldale View, Royal Drive, Queens Drive, Green Dykes, Daleview Close and Daleview Gardens have views towards the site. These residential receptors have a high sensitivity to visual change (as a result of high susceptibility to change and high value of the view which incorporates the fells in the Lake District National Park), and there would be a medium-high magnitude of change leading to a moderate-high overall effect at completion. This would reduce over time as planting on the site establishes. The proposed houses will be visible in the foreground of the view extending the urban components and will be prominent in the foreground. However the skyline will not be changed and the view to the Lakeland fells will be maintained above and between the proposed houses.

8.8 Residents at some properties at Bridge End Road and Park on the lower ground adjacent to the River Ehen to the north-east will experience a moderate overall effect at completion. Only a small portion of the development will be visible and restricted to rooftops of the easternmost properties but the skyline will be changed in these views.

8.9 Residents in some properties within the villages of Thornhill to the south and Carleton to the south-east will experience a slight-moderate overall effect at completion. The proposed houses will be in the foreground of existing houses within Egremont and will register as a single settlement in the view.

8.10 Residents in some properties within the village of Wilton to the north-east will experience a slight overall effect at completion. The development will register as part of the Egremont settlement.

8.11 The development would be visible to varying degrees from a small number of Public Rights of Way footpaths in the local landscape. At worst, there would be a moderate- slight overall level of effect. Users of the footpath

CU414004 which follows the east bank of the River Ehen will experience a moderate- slight overall level of effect. Westbound walkers on the CU425003/2 Scurgill to Winscale footpath will experience only a slight overall level of effect.

8.12 Travellers on the St Bees to Egremont Grove Road approaching Egremont from the north-west will experience only a slight overall level of effect. Users of the A595 road will experience a slight-moderate overall level of effect as there will be views across the River Ehen Valley to the development. From this viewpoint the proposed houses will extend the settlement beyond the existing residential area and will register as a single housing area in the landscape. The skyline will not be changed and the view to the Lakeland fells will be maintained above the proposed houses.

8.13 Some distant and intermittent views may be possible from minor roads in the area, but these are generally restricted by intervening landform and vegetation, and any effects would be no greater than slight.

Local Plan policy compliance

8.14 Policy ENV5: Protecting and Enhancing the Borough's Landscapes seeks to: protect all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area; ensure that the impact of the development on the landscape is minimised through adequate on-site mitigation; and enhance the value of the Borough's landscapes.

8.15 The development is considered appropriate for the site and surrounding landscape where the character is influenced by nearby built development and the site is agricultural land with limited features. Planting as part of the landscape framework would soften views as it matures and represent a landscape benefit.

Appendix 1

Figures

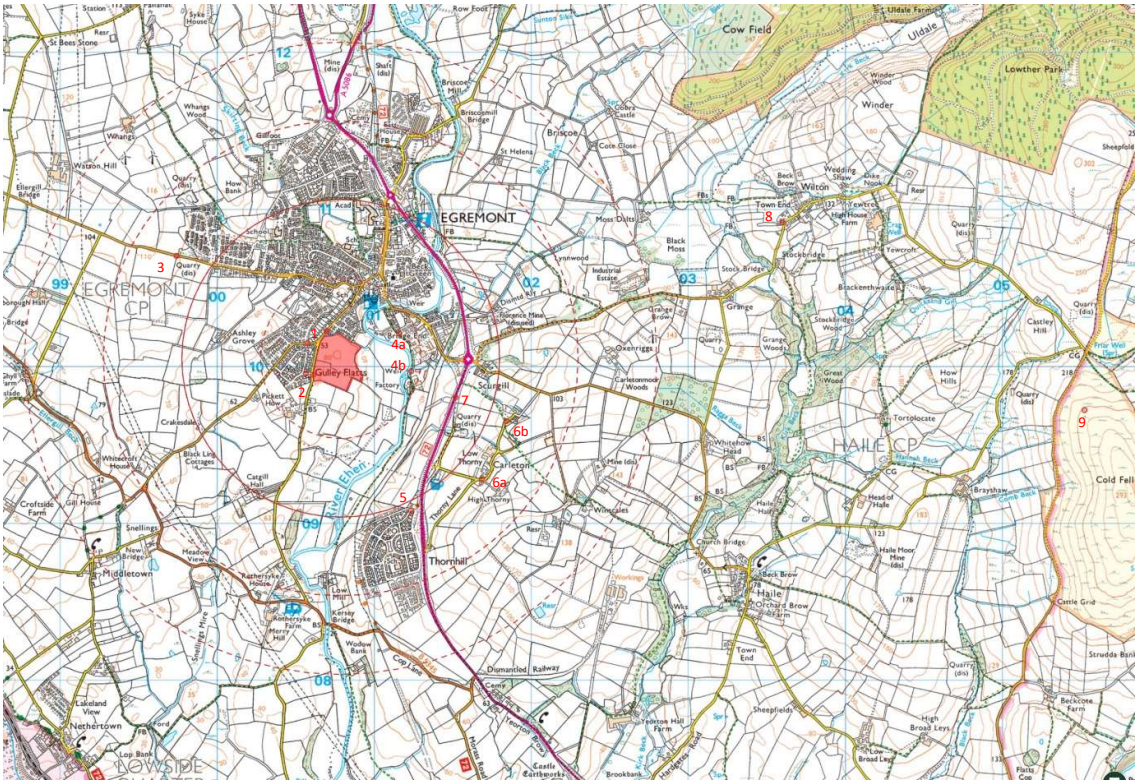


Figure 1a Site Location Plan with Viewpoint locations OS

Westwood Landscape Ltd Ordnance Survey Licence Number 100062836

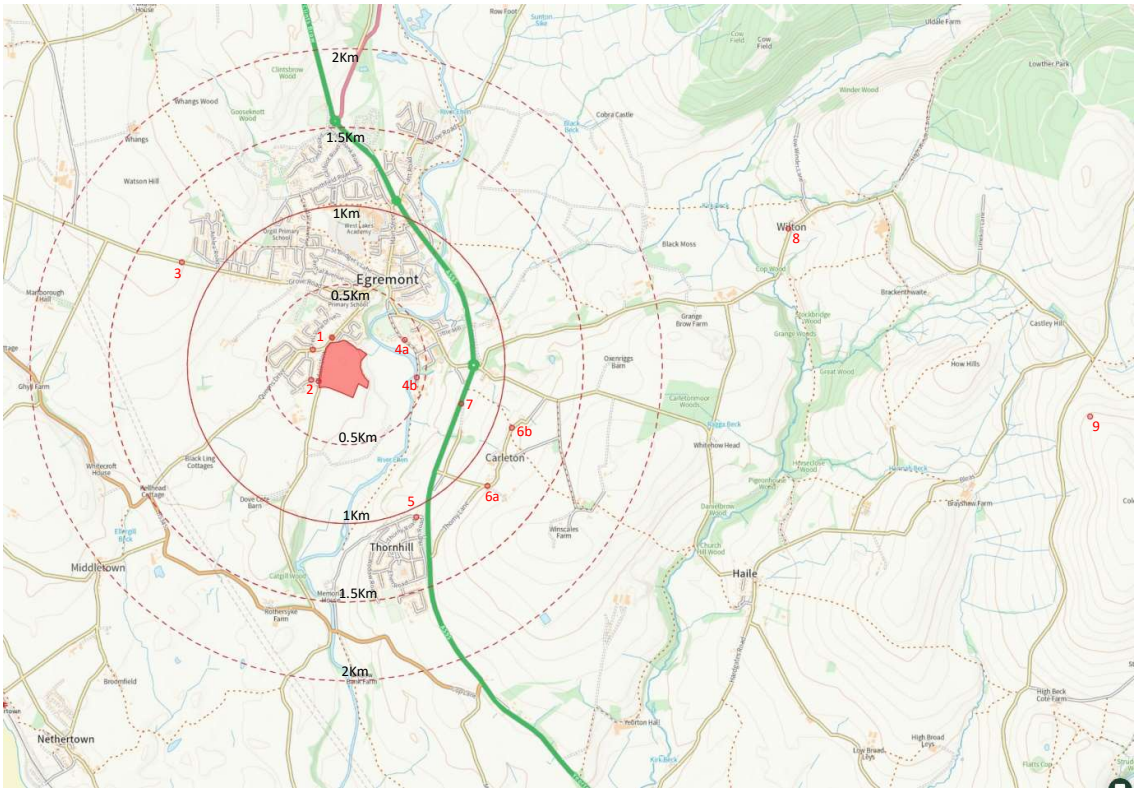


Figure 1b Site Location Plan with Viewpoint locations

Westwood Landscape Ltd Ordnance Survey Licence Number 100062836

Figure 2a Proposed Site Plan

Figure 2b Landscape Analysis Plan

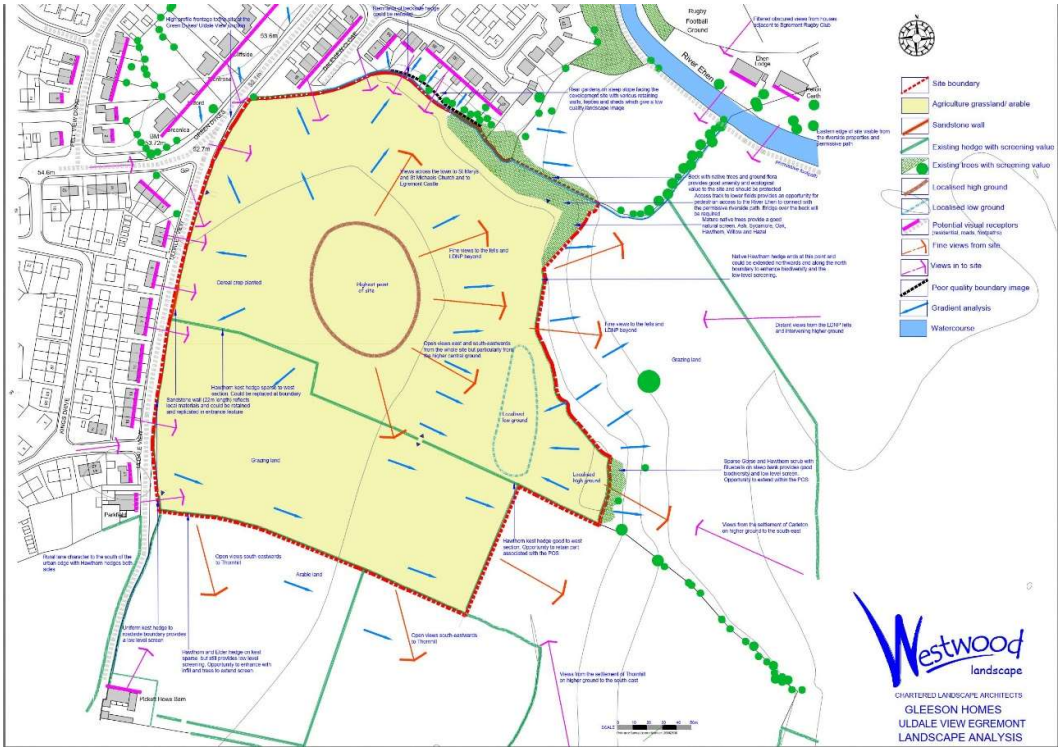


Figure 2c Proposed Landscape Concept Plan

Figure 3 Zone of Theoretical Visibility (ZTV)

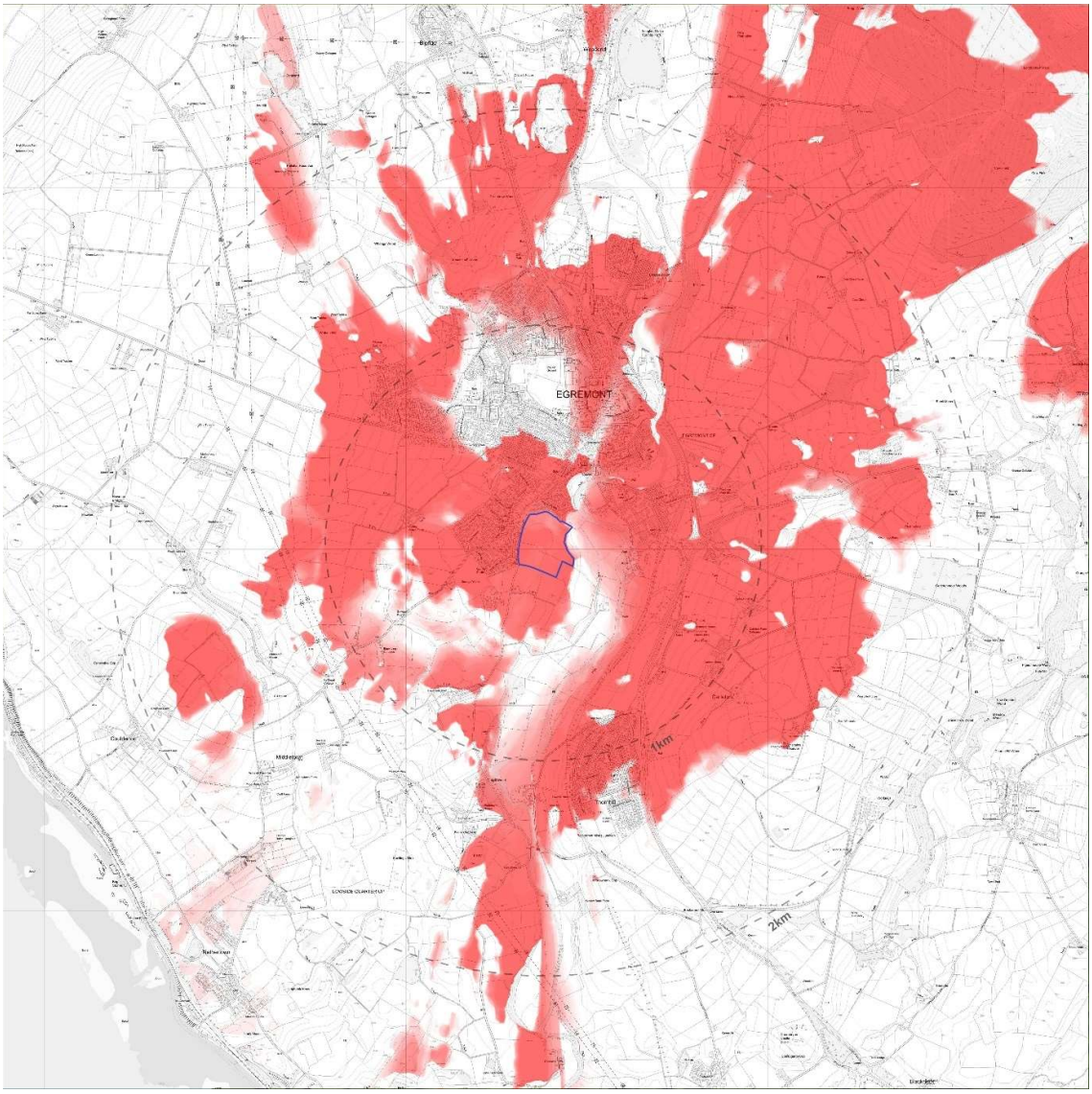


Figure 4 Cumbria Landscape Character Types

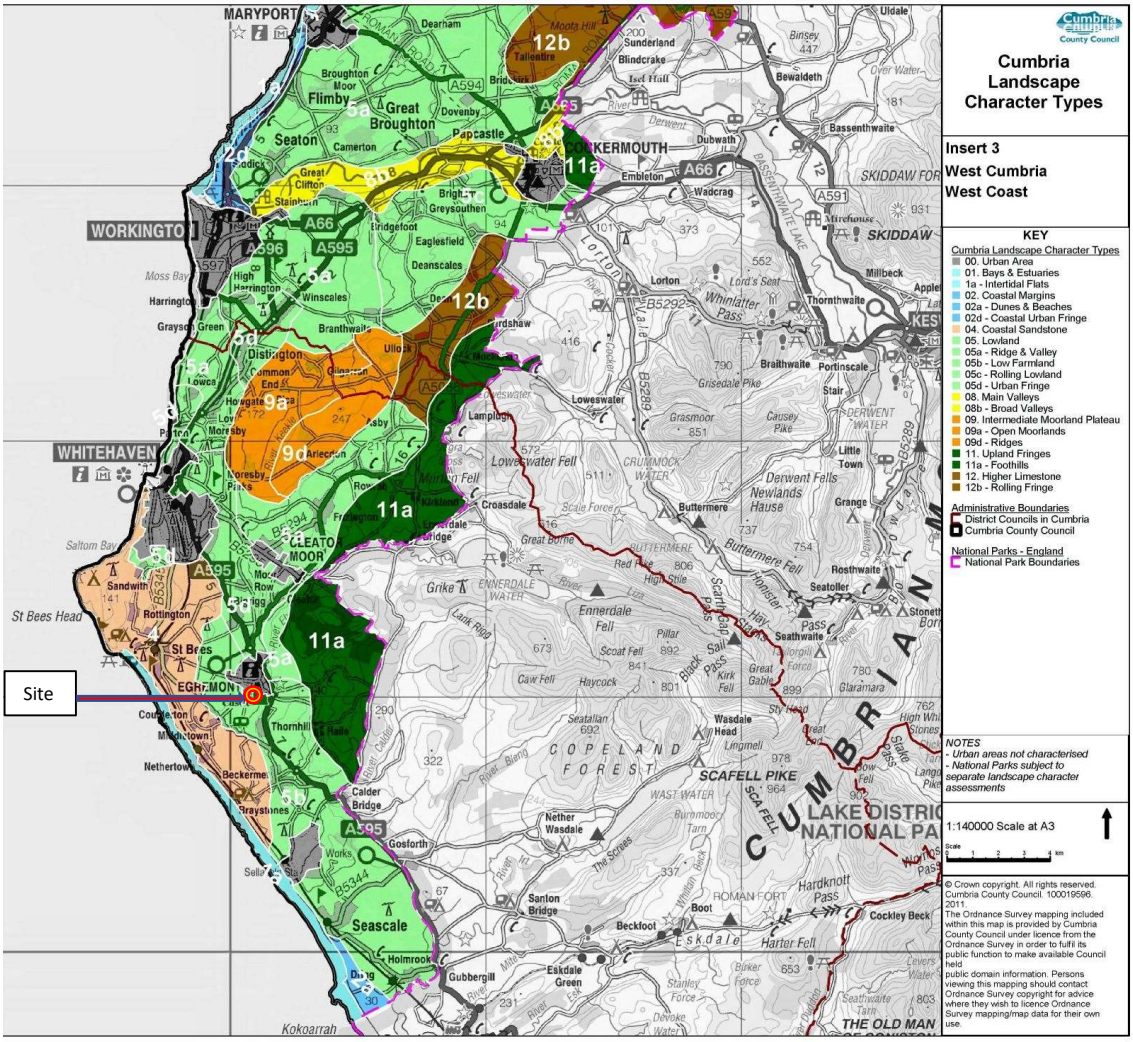
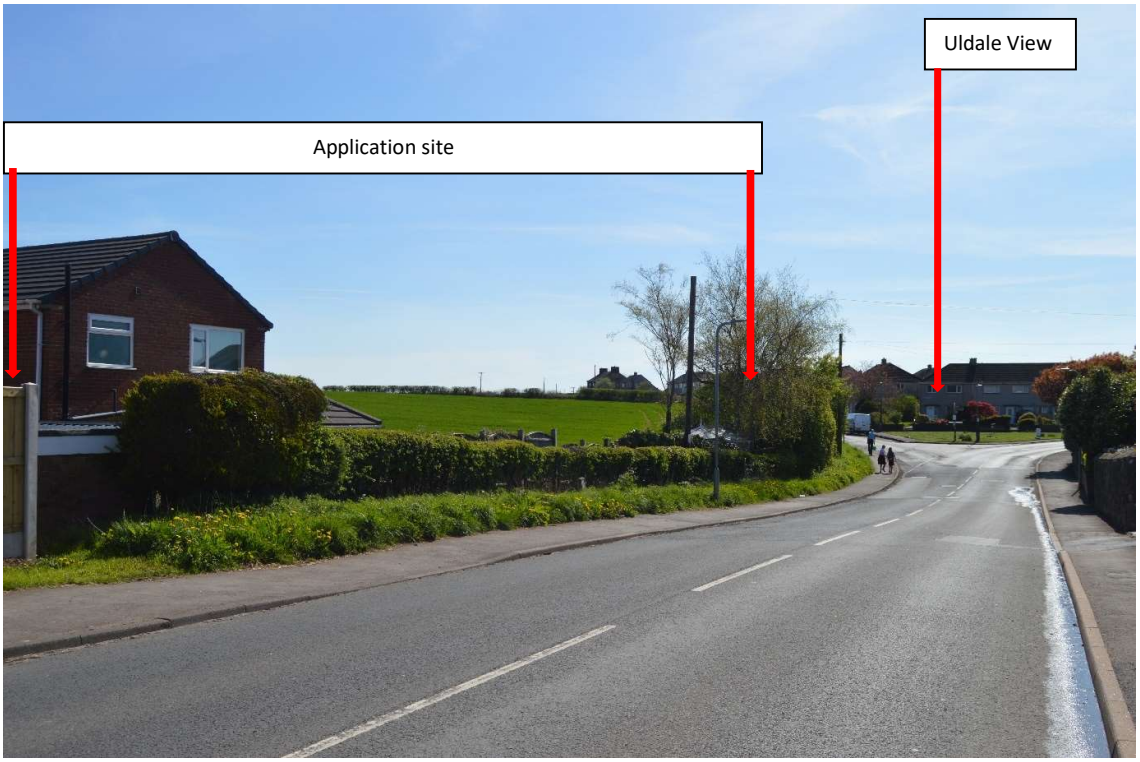


Figure 5 Photographic Landscape Analysis

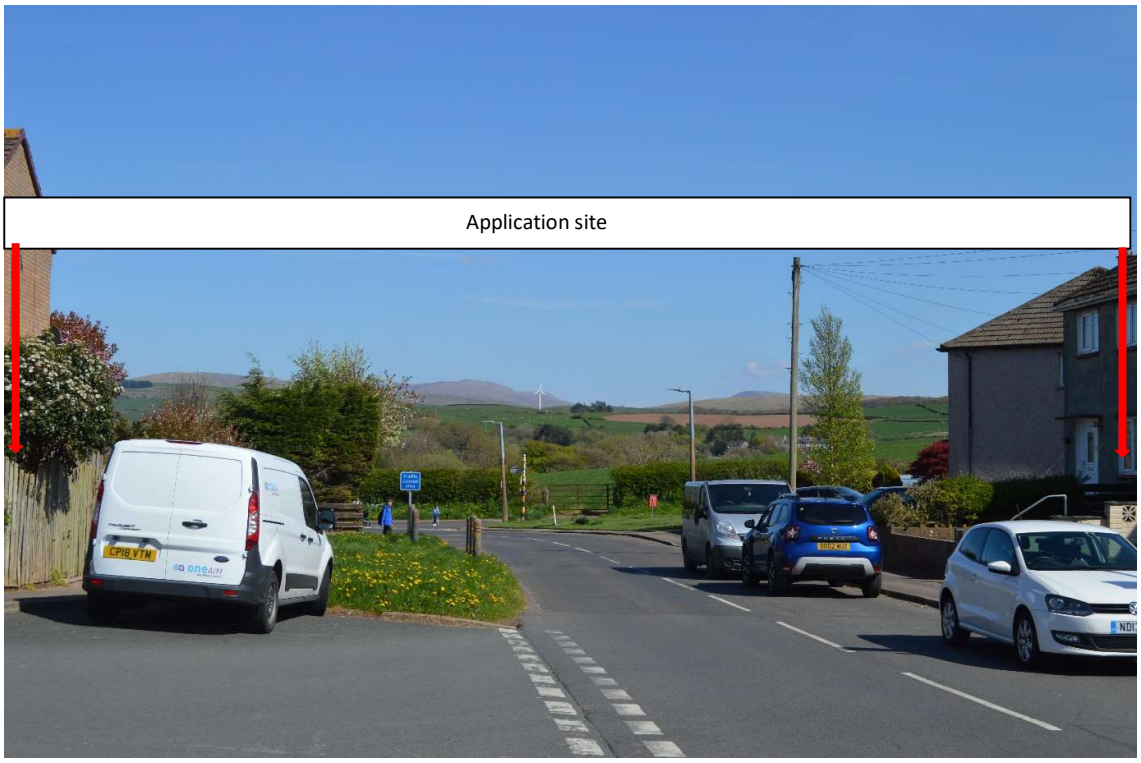
Refer to separate document which includes the selected visual receptors and other viewpoints where there may be no views towards the site.

Appendix 2

Viewpoints for selected visual receptors



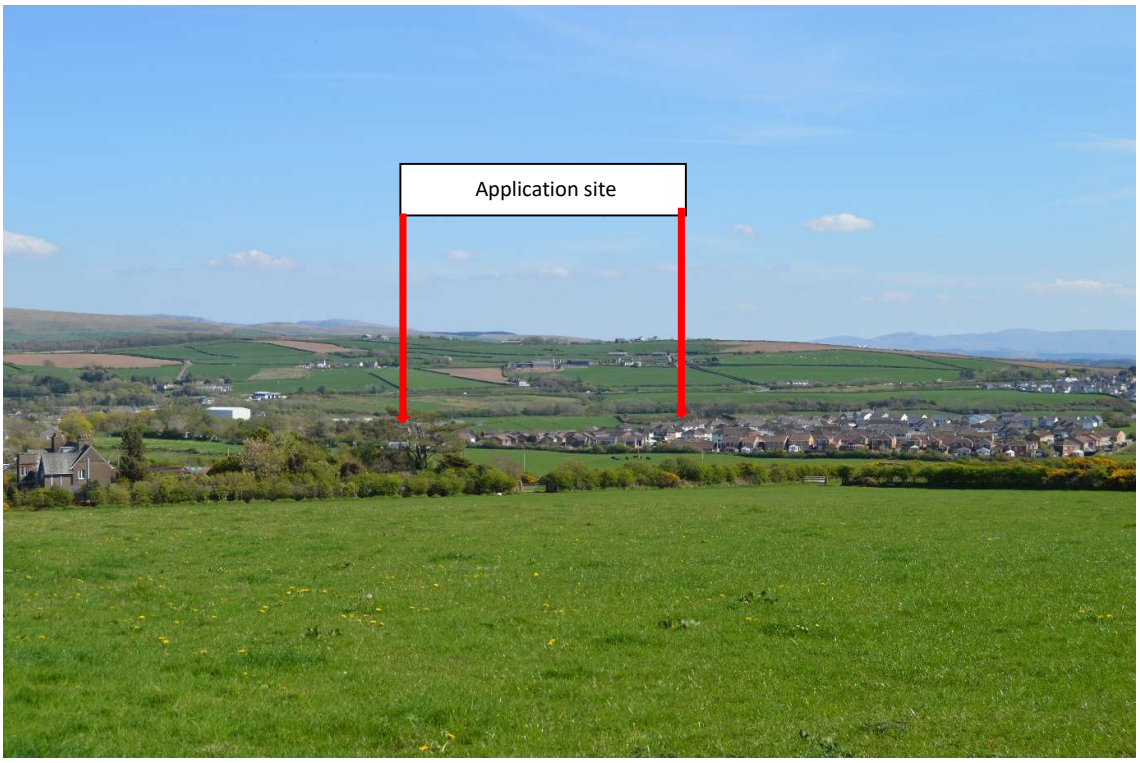
Viewpoint 1a (Photo 9) Green Dykes, Egremont



Viewpoint 1b (Photo 10) Queens Drive, Egremont

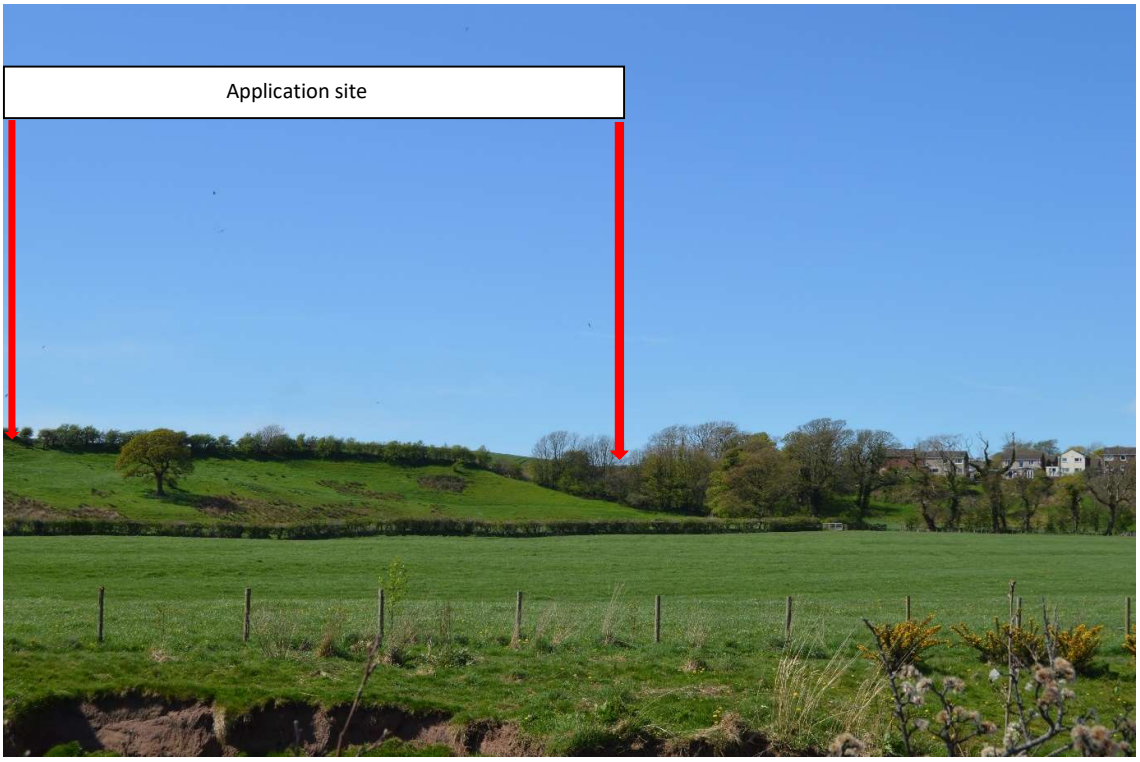
Viewpoint 2a (Photo 11b) Uldale View, Egremont

Viewpoint 2b (Photo 12) Uldale View, Egremont

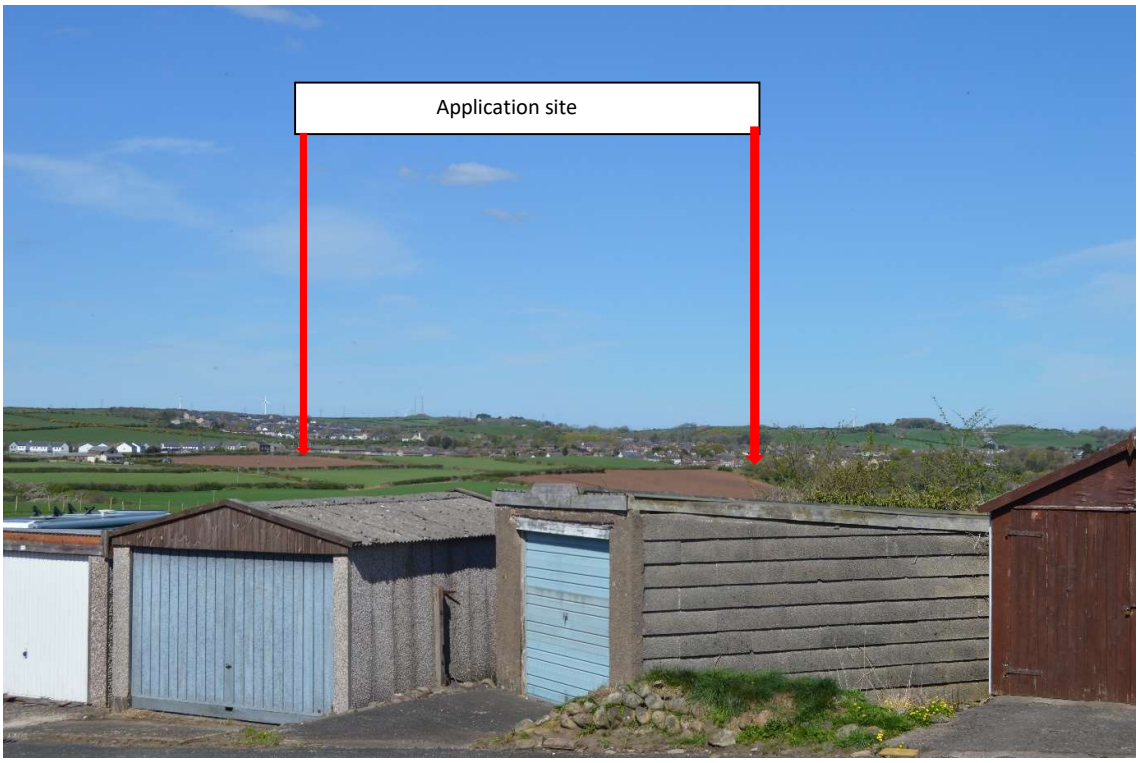


Viewpoint 3 (Photo 20a) Grove Road, Egremont

Viewpoint 4a (Photo 17) Bridge End Road, Egremont.

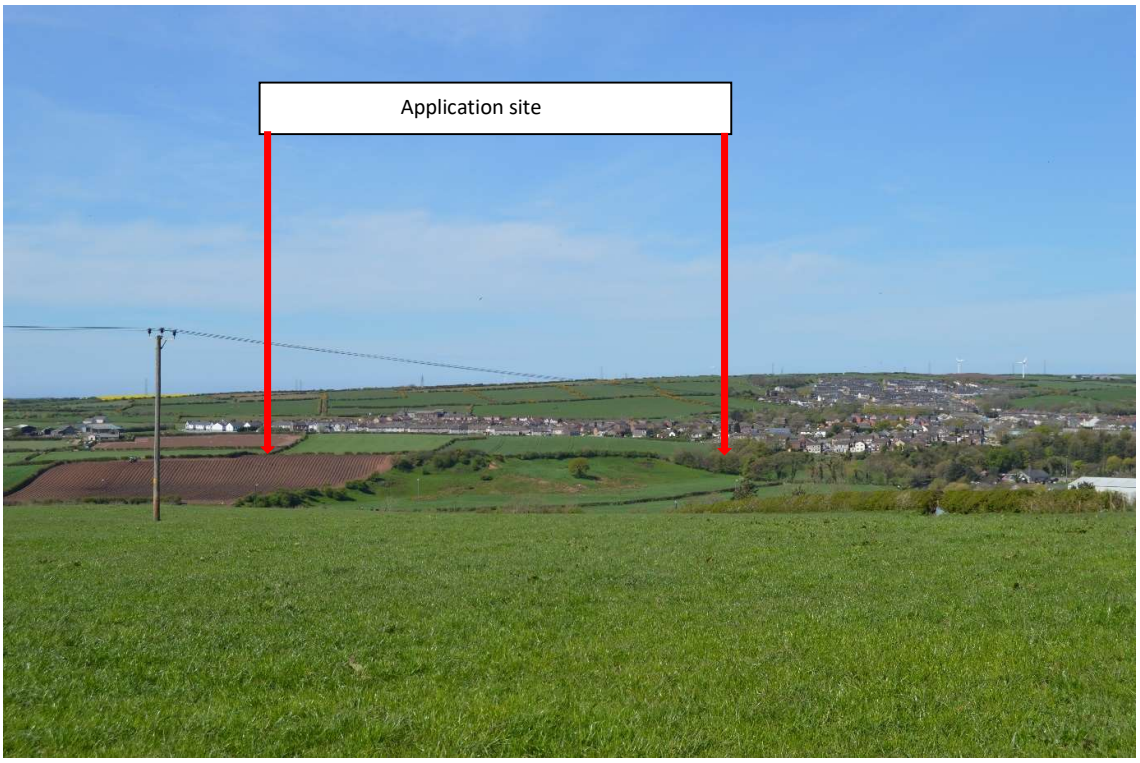


Viewpoint 4b (Photo 19) PROW alongside the River Ehen.

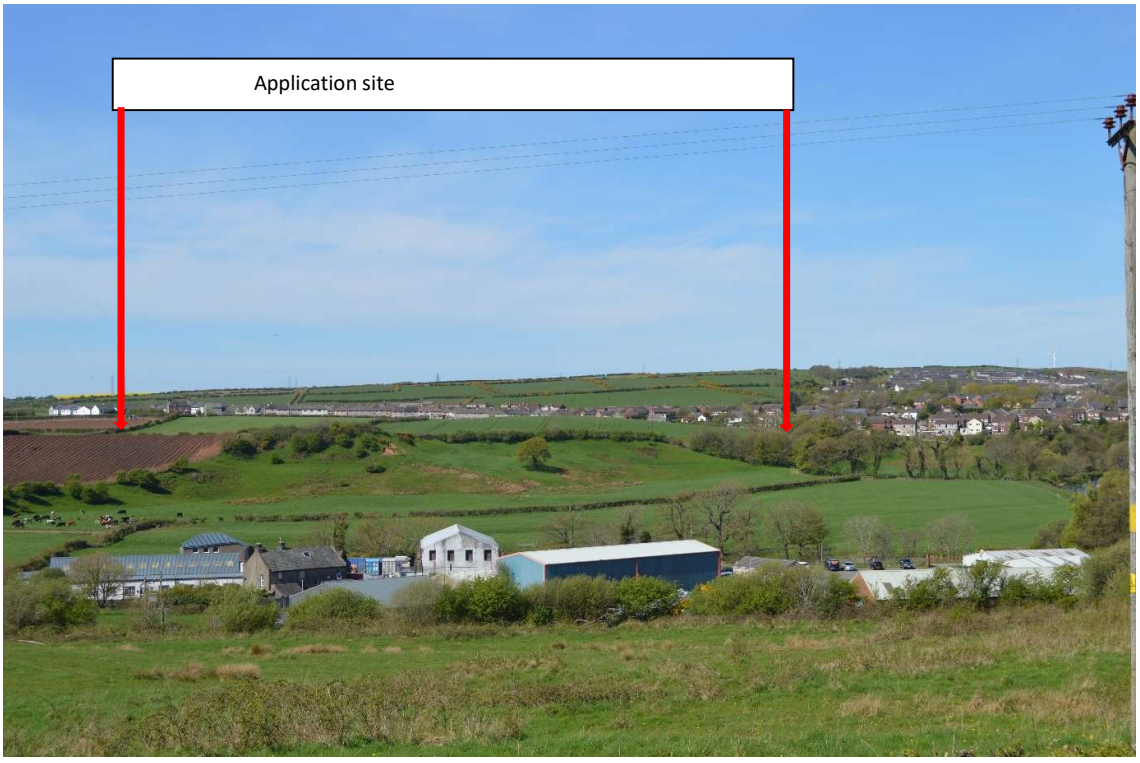


Viewpoint 5 (Photo 28) Thornhill.

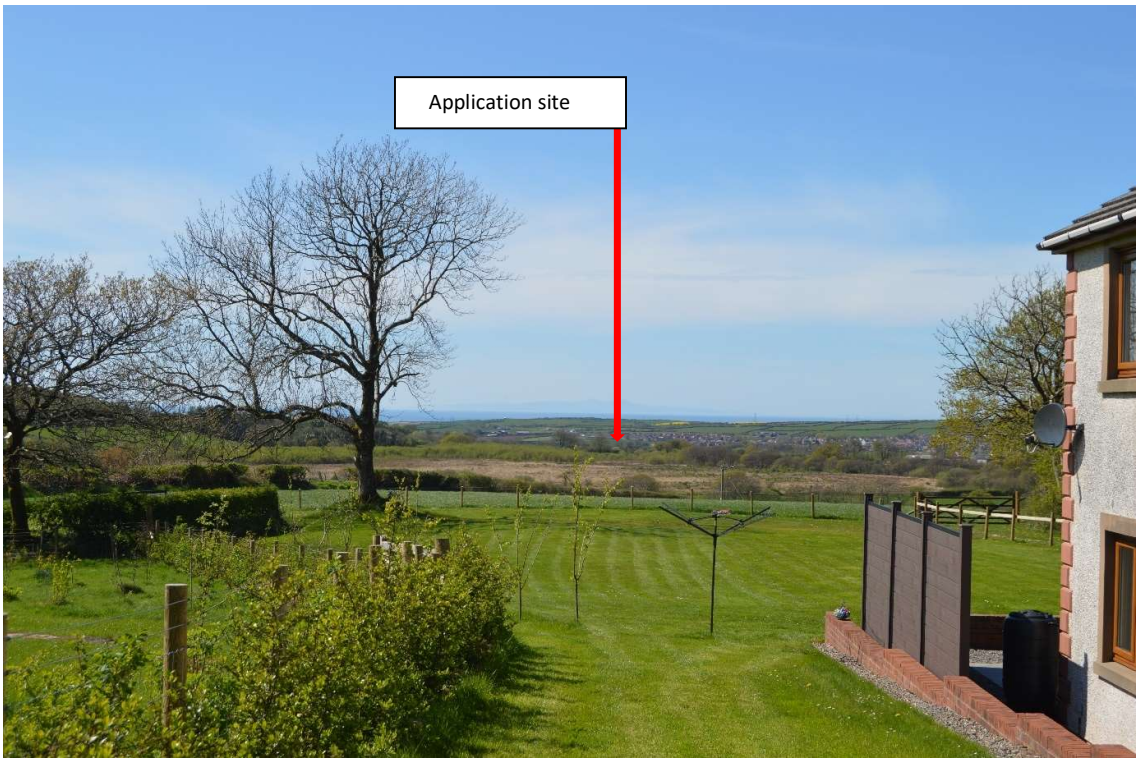
Viewpoint 6a (Photo 30) Thorny Lane, Carleton.



Viewpoint 6b (Photo 31) Manor House, Carleton and Scurgill to Winscales/ Haille PROW.



Viewpoint 7 (Photo 32) View westwards from the A595.



Viewpoint 8 (Photo 38) Wilton.

Viewpoint 9 (Photo 39) Cold Fell, Lake District National Park.

Appendix 3

Westwood Landscape LVIA Methodology

Landscape and Visual Impact Assessment (LVIA) Methodology

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used by Westwood Landscape to identify and assess the effects of change resulting from a proposed development (any proposal that results in a change to the landscape and/or visual environment) on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA) or informally as a contribution to an appraisal of development proposals and planning applications. The broad principles and the core of the approach are the same in each case.

LVIA as part of EIA

EIAs have been required formally for certain types of development since 1985. Stemming from a European directive, the requirements of EIA are translated into domestic law in each member state. With devolution in the UK, the devolved legislation is leading to subtle differences in each area. While the practitioner must be aware of these differences in legislation, the principles of LVIA will remain the same.

Within the context of an EIA, LVIA deals with effects on the landscape itself and on people's visual amenity, as an aspect of effects on human beings, and also with possible inter-relationships of these with other related topics.

LVIA in the appraisal of development proposals

Where no EIA is required for a development, planning authorities may still ask for an LVIA as part of the appraisal process of a proposed development that may bring about a change in the landscape and in the visual amenity. While there will be no rigid requirement to follow the defined terms of an EIA, the required approach is likely to be broadly similar.

Landscape and visual impact assessments prepared by Westwood Landscape will focus on proportionality, transparency, professional judgement, clear communication and presentation.

Methodology

The methodology used by Westwood Landscape Ltd to carry out LVIAs is informed by:

- Landscape Institute and Institute of Environmental Management & Assessment 2013 *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (referred to as GLVIA3);
- Countryside Agency and Scottish National Heritage 2002 *Landscape Character Assessment. Guidance for England and Scotland*;
- Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

In addition, LVIAs for EIA developments will comply with the scoping opinion given by the planning authority where this has been sought.

The core components of the methodology and their relevance to LVIA as part of EIA and LVIA in the appraisal of development proposals are:

Component	LVIA as part of EIA	LVIA in the appraisal of development proposals
Project description	Required	Required
Baseline studies	Required	Required
Identification and description of effects	Required	Required
Assessment of significance (or level) of effects	Required	Not required[1]
Mitigation	Required	If required

[1] For Non-EIA Landscape and Visual Impact Appraisal GLVIA3 Statement of Clarification 1/13, 10th June 2013 states:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The emphasis of 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts.

Project description

The planning application will include a description of the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects including:

- a description of the siting, layout and characteristics of project as a minimum;

  Refer to GLVIA3, paragraph 4.15 for information to be presented and illustrated.

- information concerning relevant stages in the project's life cycle including, as appropriate, construction, operation, and decommissioning and restoration/reinstatement stages.

Refer to GLVIA3, paragraphs 4.17-4.20 for relevant information.

The LVIA will highlight those aspects of the development that are the key sources of landscape and visual change.

Baseline studies

The baseline studies will set out the existing landscape and visual conditions within the study area.

Landscape

The landscape baseline will identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and determine the value attached to the landscape.

The area of landscape to be studied will be agreed with the local planning authority. It will include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner (based on extent of Landscape Character Areas or a Zone of Theoretical Visibility).

Information will be collected on land use, landscape features, landscape character and landscape designations (value), drawing on published landscape character assessments including National Character Area Profiles published by Natural England, relevant Regional Landscape Character Assessments, relevant District/Unitary/AONB Landscape Character Assessments and management plans for designated landscapes.

A field survey will be undertaken to supplement desk based information and to capture aesthetic, perceptual and experiential qualities of the area of landscape from a number of survey points. A field survey sheet will guide the collection of field data at each survey point. The survey sheet will be tailored to the development and will provide space for: a written description, a checklist of landscape elements and their significance, a checklist of aesthetic and perceptual factors, and space for observations about the sensitivity and management needs of the landscape.

A description of relevant policies and plans will also be included and the relevant Parish Plan consulted, where available, to understand local landscape values.

A landscape baseline report supported by illustrations where necessary should:

- Map, describe and illustrate the existing landscape and its character;
- Identify and describe the potential receptors of landscape effect (individual elements and aesthetic and perceptual aspects of the landscape);
- Indicate the condition of the landscape, including elements and features; and
- Consider the value attached to the landscape.

Visual

The visual baseline will establish the area in which the development may be visible, the range of people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points and agree with the relevant planning authority.

A zone of theoretical visibility (ZTV) will be prepared or provided by the Client to indicate the area over which the development may be seen. A ZTV is a computer generated plan that shows the theoretical visibility of the development in the surrounding landscape. ZTVs are based on topography and because they do not take into account screening elements within the landscape such as trees, woodland or buildings they indicate theoretical visibility only.

Viewpoints from which the development will actually be seen by different groups of people will be identified (with the aid of the ZTV) and discussed and agreed with the local planning authority and other stakeholders where relevant. The number of viewpoints required will vary with the location and scale of the proposal. Priority should be given to views from distances of less than 3km, views from sensitive locations (e.g. residential areas, areas popular with visitors or for outdoor recreation where views may be focussed on the landscape and recognised /iconic views), and views from elevated locations. These should include the clearest views of the development and if the development is visible from a protected landscape there will be a requirement for at least one viewpoint from that landscape. The purpose for selection should be recorded within the LVIA.

Final selection of viewpoints for inclusion in the assessment and for illustration of the visual effects should take account of a range of factors.

Refer to GLVIA3, paragraphs 6.18-6.23 for factors.

At each agreed viewpoint, baseline photographs will be taken to record the existing views in accordance with paragraph 2.2 of the Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

A visual baseline report will combine information on:

- Type and relative numbers of people (visual receptors) likely to be affect and the activities they are likely to be involved in;
- Location, nature and characteristics of selected representative, specific and illustrative viewpoints and details of visual receptors likely to be affected at each;
- Nature, composition and characteristics of existing views experienced at these viewpoints, including direction of view;
- Visual characteristics of existing views e.g. nature and extent of skyline, aspects of visual scale and proportion (horizontal or vertical emphasis) and any key foci;
- Element, such as landform, buildings and vegetation which may interrupt, filter or otherwise influence views.

The visual baseline report will be supported by:

- Plans to combine potential extent to which site of proposed development is visible from surrounding areas (ZTV), chosen viewpoints, types of visual receptor affected and nature and direction of views;
- Illustrations of existing views by photographs or sketches with annotations added to emphasise any important components and to help viewers understand what they are looking at;
- Technical information about the photography used to record the baseline including camera details, date and time of photography and weather conditions.

Identification and description of effects

This component will systematically identify and describe the likely landscape and visual effects of the proposal, identifying magnitude of change as a deviation from baseline conditions.

Landscape effects

The landscape baseline information is combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe landscape effects:

Step 1:

The components of the landscape that are likely to be affected by the proposal, the **landscape receptors**, are identified. These can include overall landscape character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects.

Step 2:

Interactions between these landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration/ reinstatement, are identified.

The assessment will consider direct, indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects of the development.

Direct physical effects of a proposal will be described in the LVIA, including quantities where appropriate.

Indirect effects: perceptual and visual effects on landscape character and visual effects on specific receptors.

Secondary effects: may include further LVIA effects arising from related development, which may be remote from the development site itself.

Short-, medium- and long-term effects: effects during various stages of a project including the construction stage and/or phased implementation.

Permanent and temporary effects: the LVIA process should identify whether effects are temporary or permanent (e.g. are they reversible or irreversible).

Positive and negative effects: interpreted as either a beneficial (positive) or adverse (negative) effect in LVIA terms.

Judgements on positive and negative effect will be based on clear criteria, such as: degree to which the proposal fits with existing character; and contribution to the landscape that the development may make in its own right (good design).

All effects on landscape features/fabric, landscape character and landscape values and visual amenity will be described.

- Effects on landscape features/fabric will consider loss of elements (e.g. hedges, trees).
- Effects on landscape character will describe the direct changes that will occur to the character of the landscape as described in the County/ District/Unitary/AONB Landscape Character Areas (i.e. with reference to Landscape Character Areas and Landscape Character Types as appropriate) – this should include how the development will affect perceptions of character and how widespread and prominent the changes will be.
- Effects on landscape values will also describe any potential changes in special qualities of landscapes as recorded in County/ District/Unitary/AONB Landscape Character Assessments. Particular weight should be given to protecting the special qualities of protected landscapes (i.e. AONB and National Parks), focussing on the reasons for designation referred to in their Management Plans.

Visual effects

Likely visual effects will be identified by considering the different sources of visual effects alongside the principal visual receptors that might be affected.

A range of issues will be considered to inform a description and comparison of effects including:

- Nature of the view of the development (full, partial, glimpse);
- Proportion of development that would be visible (full, most, small, part, none);
- Distance of viewpoint from development;
- Whether view is stationary or transient or one of a sequence of views (from footpath or moving vehicle);
- Nature of changes (changes in existing skyline profile, creation of new visual focus, introduction of new man-made objects, changes visual simplicity or complexity, alteration of visual scale and change to degree of visual enclosure).

All effects on visual amenity will be described.

- Effects on visual amenity will describe and illustrate the extent of visibility and record changes in views from the representative assessment viewpoints with reference to photographs and visualisations.
- Effects on settlements and at any properties with a clear view of the site will also be considered.

Assessment of significance (or degree) of effects

Landscape effects

The landscape effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of the landscape receptor and the **magnitude** of landscape effects.

Sensitivity of landscape receptors

The sensitivity of a landscape receptor is determined by an evaluation of its susceptibility to change (or the development type) and its value.

Susceptibility to change means *the ability of the landscape (whether that be the overall character or quality/ condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies* (GLVIA3, para 5.40).

Broad criteria for determining the susceptibility to change are based on the special qualities and landscape character attributes of the landscape most likely to be affected by a residential development in Table 1. These criteria may be altered depending on the type of development.

Table 1: Typical criteria for determining susceptibility to change

		LOWER SUSCEPTIBILITY CRITERIA ⟷		HIGHER SUSCEPTIBILITY CRITERIA
CRITERIA	Scale	Larger scale and more open landforms. Open fields. Existing human-scale elements e.g. buildings or trees.		Smaller scale, enclosed landforms. Smaller, more intricate field cover
	Landform	Little topographic variation. Smooth, gently undulating or flat landforms.		Dramatic or distinct landforms such as prominent ridges, rolling hills or steep slopes.
	Landscape pattern	Large, regular scale field patterns. Limited tree cover.		Small, irregular field patterns. Areas of woodland, water and semi-natural habitats.
	Settlement	Concentrated settlement pattern. Presence of modern development e.g. utility, infrastructure or industrial elements. An exposed settlement		Dispersed settlement pattern. Absence of modern development, presence of small scale, historic or vernacular settlement. A well-integrated

		edge.		settlement edge with an intact landscape structure.
	Historic landscape character	Relatively few historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and little time depth		A high density of historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and great time depth
	Perceptual qualities	Site is significantly influenced by development/ human activity.		A tranquil or highly rural landscape, lacking strong intrusive elements. Higher degree of remoteness.
	Visual character	Site is enclosed/ visually contained and/or has a low degree of visibility from surrounding landscapes, and the site does not form a visually distinctive or important undeveloped skyline.		Site is open and/ or has a high degree of visibility from surrounding landscapes, and/ or the area forms a visually distinctive skyline or an important undeveloped skyline.

Judgements on susceptibility of receptors (which may include individual features or areas) are recorded on a scale of **high**, **medium** or **low** according to Table 2.

Table 2: Susceptibility of landscape receptors

		DESCRIPTION
SUSCEPTIBILITY	High	The landscape receptor has limited capacity to accommodate residential development and undue consequences to the baseline situation are to be expected. Attributes that make up the character of the landscape offer limited opportunities for accommodating the development without being altered, leading to a different landscape character. Landscapes of particularly distinctive character and without detracting features, vulnerable to relatively small changes
	Medium	The landscape receptor has some capacity to accommodate residential development and undue consequences to the baseline situation may occur. Attributes that make up the character of the landscape offer some opportunities for accommodating the development without key characteristics being altered. Recognisable landscape structure, characteristics, patterns and combinations of landform and land cover moderately valued characteristics with some detracting features and reasonably tolerant of changes.

	Low	The landscape receptor has more capacity to accommodate residential development and undue consequences to the baseline situation are unlikely. Attributes that make up the character of the landscape are resilient to being changed by the development. Non-designated landscape, very weak or degraded structure, extensive detracting features and tolerant of substantial change.

Value of a landscape receptor is concerned with the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its distinctive landscape pattern, cultural associations, scenic or aesthetic qualities. It should be noted that, in virtually all circumstances, landscapes are valued in the local context by various if not all sectors of the community e.g. due to its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc.

Where there is no clear existing evidence on landscape value, an appraisal is made based on the following factors (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1):

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations

The criterion in Table 3 is used to assess landscape value for non-designated landscapes.

Table 3: Criterion for assessment of landscape value for non-designated landscapes

	VALUE

		Low	Medium	High
CRITERIA	***Condition/quality***	A landscape with no or few areas intact and/ or in poor condition	A landscape with some areas that are intact and/or in reasonable condition	A landscape with most areas intact and/or in good condition
	Scenic quality	A landscape of little or no aesthetic appeal	A landscape of some aesthetic appeal	A landscape of high aesthetic appeal
	Rarity and representativeness	A landscape which does not contain rare landscape types or features	A landscape which contains distinct but not rare landscape types or features	A landscape which contains one or more rare landscape types or features
	Conservation interests	A landscape with no or limited cultural and/or nature conservation value	A landscape with some cultural and/or nature conservation value	A landscape with rich cultural and/or nature conservation value
	Recreation value	A landscape with no or limited contribution to recreation experience	A landscape with some contribution to recreation experience	A distinct landscape with a strong contribution to recreation experience
	Perceptual aspects	A landscape with prominent detractors, probably part of the key characteristics	A landscape with detractors that retains some perceptual values	A wild, tranquil or unspoilt landscape without noticeable detractors
	Cultural associations	A landscape without recorded associations	A landscape with some and/or moderately valued associations	A landscape of rich and/or highly valued associations

A landscape value for each receptor is defined on a scale of high, medium or low according to Table 4.

Table 4: Value attached to landscape

		DESCRIPTION
VALUE	High	Internationally or nationally designated landscapes (World Heritage Sites, National Parks, and Areas of Outstanding Natural Beauty). Also landscapes associated with Scheduled Monuments, Grade I and II* Listed Buildings and Registered Parks and Gardens. Areas of landscape character that are highly valued for their scenic quality. (including most statutorily designated landscapes) Receptor highly reflects high and medium value criteria in Table 3.
	Medium	Designated and locally valued landscapes (local authority landscape designations). Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features. Receptor moderately reflects high and medium value criteria in Table 3.
	Low	Landscapes without formal designation but valued at a community or site level. Damaged or substantially modified landscapes with few characteristic features of value. Landscape receptor poorly reflects high and medium value criteria in Table 3.

Magnitude of landscape effects

Each effect on a landscape receptor is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.

Size or scale of effect is a consideration of the degree of change arising from the development and is described as being major, moderate, minor and none, with reference to the definitions set out in Table 5.

Table 5: Size or scale of change to landscape receptor

		DESCRIPTION
SIZE OR SCALE	Major	Major loss of existing landscape elements, features or characteristics potentially resulting in a new landscape character type.
	Moderate	Noticeable loss of existing landscape elements, features or characteristics.
	Minor	A perceptible but small loss existing landscape elements, features or characteristics.
	None	An imperceptible or barely perceptible loss pf existing landscape elements, features or characteristics.

Geographic extent is a consideration of the geographical area over which the landscape effects will be felt and is determined by the following scale:

- on a **larger scale** affecting several landscape types or character areas (**Extensive**)
- at the scale of the **landscape type or character area** (**Major**)
- at the level of the **immediate setting** of the site (**Localised**)
- at the **site level**, within the Development site itself (**Restricted**)

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long term**);
- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);

- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

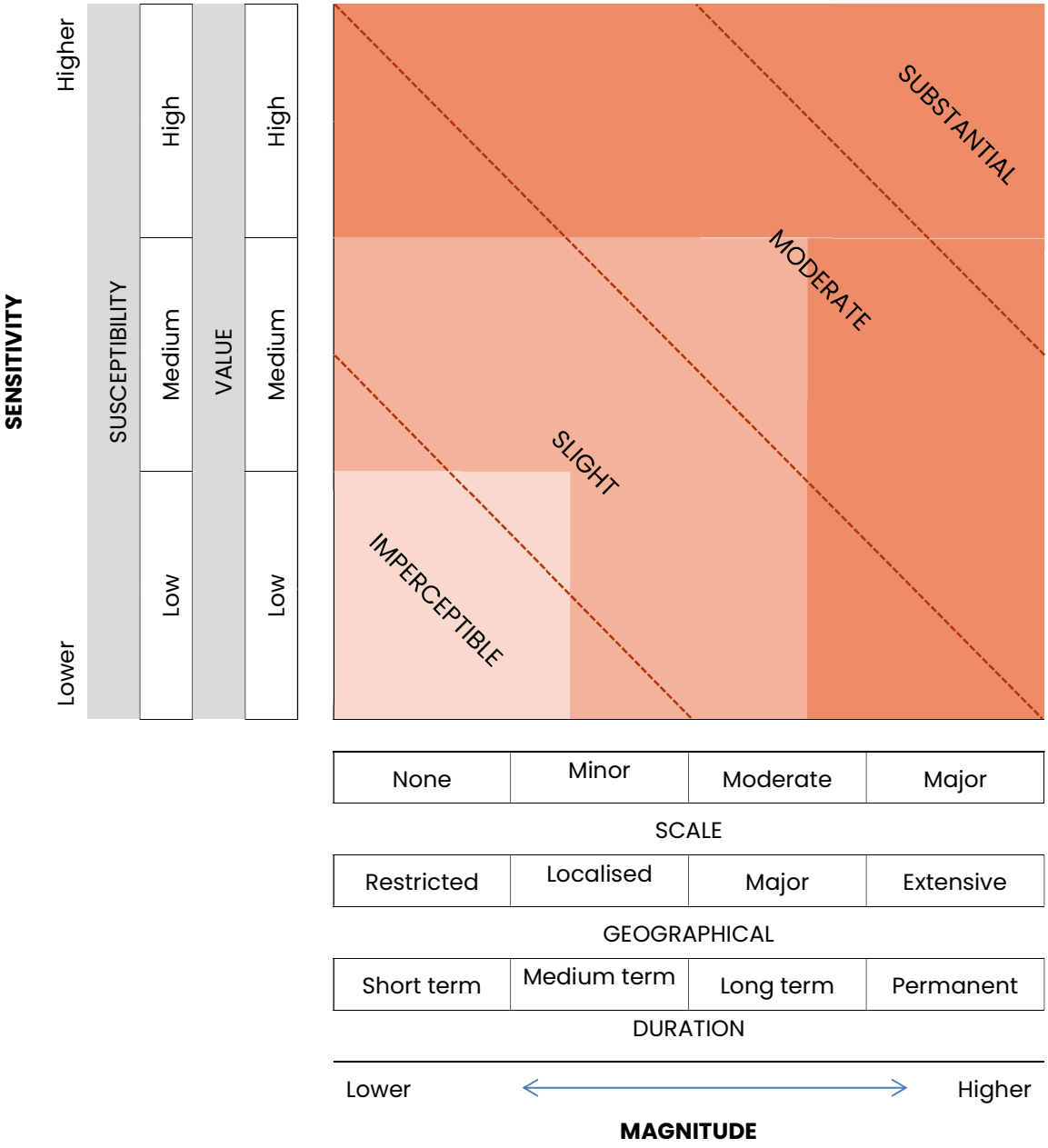
Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development, such as housing, will be not reversible).

Overall level (or significance) of landscape and effects

To draw final conclusions about the level (or significance) of landscape effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

Diagram 1: Degree of effects assessment diagram



Degrees of landscape effect are identified as: **Negligible**, **Slight**, **Moderate** or **Substantial**. Where it a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Negligible**, **Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 6.

Table 6: Degrees of landscape effect

		DESCRIPTION
LEVEL OF LANDSCAPE EFFECT	Substantial	Major loss or permanent negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
	Moderate	Noticeable or long term negative effects, over a landscape character type or area, on elements and/or aesthetic and perceptual aspects that contribute to local authority designated landscape.
	Slight	Perceptible but small negative effects, over a localised area, on elements and/or aesthetic and perceptual aspects that are key to the character of landscapes of community value.
	Negligible	Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.

A judgement is made on whether the effects are **positive** (beneficial), **negative** (adverse) or **neutral** in relation to the degree to which the Development fits with existing character; and the contribution to the landscape that the Development may make in its own right.

Visual effects

The visual effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of a visual receptor and the **magnitude** of visual effect.

Sensitivity of visual receptors

Visual receptors are all people and their sensitivity is assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.

The susceptibility of visual receptors to changes in views and general visual amenity is typically a function of the activity of people experiencing the view and

the extent to which their attention is likely to be focused on the view (GLVIA3, paragraph 6.32)

The susceptibility of visual receptor groups is recorded on as scale of **high**, **medium** and **low** using the definitions in Table 7.

Table 7: Susceptibility of visual receptors to change

		VISUAL RECEPTORS
SUSCEPTIBILITY	High	Residents at home particularly using rooms normally occupied in daylight hours; people engaged in outdoor activities whose attention is focused on the landscape or particular views e.g. users of public rights of way; visitors to heritage assets or tourist attractions where views of the surroundings are an important contributor to the experiences.
	Medium	Road and rail users where views of the surroundings form an incidental contribution to the journey; Cyclists or users of scenic roads where views of the surroundings contribute to the experience.
	Low	People engaged in outdoor sport and recreation which does not involve an appreciation of views of the landscape. People at their place of work whose attention may be focused on their work or activity and where the setting is not important to the quality of their working life.

Value attached to views is concerned with the value placed on the landscape resource in a view and will take account of:

- Recognition of the value attached to particular views e.g. in relation to heritage assets or through planning designations;
- Indicators of the value attached to views by visitors e.g. through appearance in guide books or on tourist maps, provision of facilities for their enjoyment (parking places, sign boards and interpretive material) and references to them in literature or art.

Judgements on value of views are recorded on scale of high, medium and low according to Table 8.

Table 8: Value attached to views

		DESCRIPTION
VALUE	High	Views appearing in guidebooks or on tourist maps; Provision of facilities for the enjoyment of a view (e.g. parking places, sign boards and interpretive material); and references to a view in literature. Views associated with nationally designated landscapes, designed views recorded in records for historic parks and gardens or scheduled monuments.
	Medium	Views associated with local authority designated landscapes or recorded as of importance in Conservation Area Appraisals or local authority landscape/townscape assessments.
	Low	Views valued at a community level.

Magnitude of visual effects

Each effect on visual receptors will be assessed in terms of its **size or scale**, the **geographical extent** of the area influenced and its **duration and reversibility**.

Size or scale of an effect considers:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

Size or scale is determined by the classification in Table 9.

Table 9: Size or scale of change in view

		DESCRIPTION
SIZE OR SCALE	Major	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Minor	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Negligible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Geographic extent of a visual effect considers:

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

Geographical extent is described as being **extensive**, **major**, **localised** or **restricted**.

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long-term**);
- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);

- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development such as housing will be not reversible).

Overall degree of visual effects

To draw final conclusions about the level (or significance) of visual effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

Degrees of visual effect are identified as: **Imperceptible**, **Slight**, **Moderate** or **Substantial**. Where a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Imperceptible**, **Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 10.

Table 10: Degrees of visual effect

		DESCRIPTION
LEVEL OF VISUAL EFFECT	Substantial	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Slight	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Imperceptible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Mitigation

As a consequence of the assessment process there are likely to be modifications to the scheme designed to minimise landscape and visual effects. In addition, there may be measures to prevent, reduce or offset very substantial or substantial adverse effects. These will be described in terms of relationship to/conservation of valued landscape features, relationship to landscape character and appearance from sensitive viewpoints and designated landscapes. All mitigation measures will be described and an indication of how they will be implemented provided. A description of the main reasons for site selection and any alternatives in site design or layout will also be provided where relevant.