

# Cleator Moor Innovation Quarter

## Cleator Moor

### Residential Visual Amenity Appraisal

Client: Copeland Borough Council

Version: FOR OUTLINE PLANNING

Revision Rev A– May 2022

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**ONE-  
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## **INTRODUCTION**

### **Background**

- 1.1 The report forms an Addendum to the Landscape and Visual Appraisal (LVA) report submitted in support of the Outline Planning Application to Copeland Borough Council (CBC) for the development of the site known as the Cleator Moor Innovation Quarter (CMIQ)
- 1.2 This study provides an appraisal of the impacts on visual amenity, experienced by residents of local properties in close proximity to the Site that would be likely affected by the proposed development of the Area 3 part of the Innovation Quarter. The report focuses on individual properties or groups of properties and involves a detailed assessment of the changes to the view at these locations. The distance from the Area 3 Development, the orientation and height of the residential property and the influence of intervening screening are key factors to be considered in assessing the potential impact on visual amenity.
- 1.3 The purpose of this report is to ascertain the extent of change within the view from specific residential properties and to determine whether further mitigation within the Landscape and Site Masterplans are required. The report considers visual amenity does not consider other aspects of residential amenity such as noise and dust.
- 1.4 The report was prepared in response to a request from Copeland District Council in February 2022. Seven residential properties were discussed and agreed with the Planning Officer on 2<sup>nd</sup> March 2022 prior to the commencement of fieldwork. The fieldwork was undertaken on 7<sup>th</sup> March on a clear sunny day with very good visibility. On site it was noted that the worst case view for properties on Sanderson Park was to the northern end of the cul de sac and Viewpoint 6 was relocated to that position. Also the Assessor met a few residents from Litt Place who expressed concern regarding the view from their properties and an additional Viewpoint (No 8) was added.
- 1.5 The report follows the methodology outlined in the Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA).<sup>1</sup> The detailed methodology for the residential visual appraisal is set out along with the scope of the appraisal as agreed with Copeland District Council. The findings are presented in tabular form for individual or groups of properties and as text for parts of the settlement. The appraisal concludes with a summary of the findings.

### **Findings of the LVIA report**

- 1.6 The LVIA report (dated March 2022) considered 22No viewpoints which were representative of potential visual receptors within 2km of the Proposed Development. Of these the LVA predicted major adverse effects on visual amenity at residential properties at a distance of 0 to 100m and 100 to 500m at Year 15. It could be concluded that visual effects from the

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<sup>1</sup> Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA)

residential properties within 0.5k with open views of Area 3 would be likely to be significant in the context of the EIA regulations.

- 1.7 The purpose of this study is not to make a further assessment of significance but to examine the potential for adverse effects on the visual amenity component of residential amenity at the properties closest to or overlooking the Area 3 part of the Proposed Development.

### **Scope of this Study**

- 1.8 This Appraisal provides a description of the existing views from local residential properties and the potential changes to the view that would be likely to result from the introduction of the Area 3 Development into the landscape.
- 1.9 The Appraisal describes the likely visual effects that would arise during the Operational Phase.
- 1.10 It is acknowledged that residential properties overlooking the existing Areas 1 and 2 have a current view of the existing townscape. Therefore, this RVA focuses on residential properties overlooking the green field land proposed as Area 3 only.
- 1.11 The report used the Norr Consultants Ltd Proposed Site Plan, Drg No ZZ-DR-A-90002 Rev P06 and the One Environments Ltd Figure 16 Illustrative Masterplan dated March 2022 as a reference. Supported by the Development Schedule which states that for Areas 1, 2 and 3 the proposed parameter plan build height for the individual plots would be 9 to 15m tall with the lowest built form being at the eastern and western edges of the site.

### **Context to the Appraisal**

- 1.12 The LI Technical Guidance 2/19 states thus: Residential Visual Amenity means, '*the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.*' The purpose of the RVA is to determine whether the effect of the development on Residential Visual Amenity is of such nature and/or magnitude that it potentially affects 'living conditions' referred to as the Residential Visual Amenity Threshold. Determining the threshold requires informed professional judgement to enable a conclusion to be reached.

## **METHODOLOGY**

- 1.13 This section describes the methodology used as follows:

### STEP ONE

- 1.14 Definition of study area and scope of the assessment – informed by the description of the proposed development, defining the study area extent and scope of the assessment with respect to the properties to be included.

### STEP TWO

- 1.15 Consultation with the Local Planning Officer to confirm the study area extent and location of sensitive residential visual receptors.

### STEP THREE

- 1.16 Field survey to evaluate the baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.

### STEP FOUR

- 1.17 Assessment of likely magnitude of change to visual amenity of included properties in accordance with GLVIA3 principles and processes. A judgement is formed for each viewpoint location, of whether the predicted change would have the potential to adversely affect living conditions. The judgement is reached using the following criteria:

- Distance of property from the proposed development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground);
- Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;
- Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;
- Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;
- Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;
- Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;
- Duration and nature of the changes, whether temporary or permanent, intermittent, or continuous, reversible or irreversible etc.; and
- Mitigation opportunities – consider implications of both embedded and potential further mitigation.

### STEP FIVE

- 1.18 Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold

### **Study area and Scope**

- 1.19 Copeland District Council requested the following individual/groups of properties to be considered as follows:

East of Area 3

- Threaplands (adjacent to Bowthorn Road)
- Layfield Lane
- Threaplands (higher end of the street)
- Sanderson Park (reviewing views of Area 3 is limited due to lack of access to the field)

West of Area 3

- Birks Road.

- 1.20 The properties have a direct view onto the Site either due to their proximity or elevated position overlooking the Site. This is confirmed by the Zone of Theoretical Visibility within the LVA report, Figure 17. The following individual properties were assessed. The location of the properties is illustrated on Figure 18.

#### **Viewpoints from individual properties assessed.**

Viewpoint	Location	Number of dwellings	Grid reference		Elevation	Distance from the edge of the Proposed Development (km)
1	Nos 6, 7, 8 and 9 Layfield Lane	4	301626	515930	93m	0.07km
2	Alevor, No 13 Layfield Lane	1	301662	515880	84m	0.01km
3	No 16 Layfield Lane	1	301582	515852	86m	0.07km
4	No 1 Layfield Lane	1	301554	515873	90m	0.1km
5	No 20 Threaplands	1	301519	515912	92m	0.15km
6	No 22 Sanderson Park	1	301648	515783	77m	0.01km
7	Nos 63, 64, 65, 66, 67 Birks Road	5	302247	515505	90m	0.01km
8	No 1 Litt Place	1	301621	515864	92m	0.13km

### **Baseline Visual Amenity**

- 1.21 For the purposes of this study, the visual amenity experienced at a property is made up of a combination of the type, nature, extent and quality of views that may be available from the property and its domestic curtilage (e.g. gardens and access drives).
- 1.22 In considering baseline visual amenity, the following has been examined:
- the nature and extent of the available existing views (including main/primary views) from the property and its garden, including the proximity and relationship of the property to surrounding landform, landcover and visual foci; and
  - views experienced when approaching or departing from the property via its driveway and / or access track, if applicable. (Due to the nature of the style of dwelling in the selected locations this is seen as less of an issue due to most properties having parking within the curtilage of the building, with no driveway).

### **Field surveys**

- 1.23 Each of the individual properties was visited from publicly accessible locations only by visiting the frontage or rear if accessible and existing views were noted. These visits were undertaken in March 2022 in order to confirm:
- the orientation and likely views from each property (including main aspects and direction of windows);
  - layout and orientation of the external spaces and gardens associated with the property curtilage;
  - access location, and likely views from private or shared driveways or access tracks as appropriate; and
  - composition, type and experience of existing views from each property.

### **Photography**

- 1.24 Photography from each viewpoint near the residential properties has been prepared for each of the assessment locations. The camera used was a Canon EOS R, with a Canon 50mm Fixed Lens with the views merged in Adobe Photoshop.
- 1.25 It should be noted that the locations illustrated are representative of a range of views from the property and the stated distances and angles measured from this point are subject to some variation, depending on the exact viewing location. In addition, it is recognised that views may be more extensive from upper storey windows than ground floor level.

### **Change in view**

- 1.26 The magnitude of change which would be experienced was judged, and the change in views summarised, with reference, as appropriate, to the following factors as set out in the Guidelines for Landscape and Visual Impact Assessment <sup>2</sup>:
- *"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 proposed development;*
  - *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;*
  - *angle of view in relation to the main activity of the receptor;*
  - *distance of the viewpoint from the proposed development; and extent of the area over which the changes would be visible."*

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<sup>2</sup> Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013



- 1.27 The following additional factors are specific to the type of development proposed:
- the (relative) size and scale of the proposed built form;
  - the type and nature of the available view (e.g. panoramic, framed);
  - the direction (including the aspect) of the view affected; and
  - the density and spacing of the built form and the overall composition in the view.
- 1.28 For individual properties, the evaluation consists of:
- a description of the property and of its location and context;
  - a description of the likely existing available views and visual amenity from the property and its domestic curtilage, including gardens and private or shared access drives; and
  - a description of the likely effect on views and visual amenity resulting from the proposed Area 3 development. No additional developments (cumulative effects) are proposed within Area 3.


### **Magnitude of change in visual amenity**

- 1.29 Informed by the preparatory desk work and supported by maps, an assessment was undertaken during field surveys, of the magnitude of the likely change in visual amenity that would result from the introduction of the CMIQ Masterplan into the local landscape and the view(s) from the property. For the purpose of this study all residential receptors were considered to be of high sensitivity to change in their view.
- 1.30 Magnitude of change is expressed on a relative scale, as set out in Table A2 below which highlights the differences between the types of change experienced in views at the residential properties examined as part of this study. The existing and proposed view from each property is described, and the likely relative magnitude of change (high, medium, low, imperceptible) arising from the proposed development determined. The nature of existing and predicted views (open, enclosed, panoramic, focused, framed etc.) affects the relative magnitude of change and is taken on board in reaching that judgement.
- 1.31 For properties experiencing a high magnitude of change, this study concludes with a judgement as to the effect of the change in view on 'living conditions', or residential visual amenity. For properties experiencing a medium or lower magnitude of change, it considered that there is no potential that living conditions would be affected, and this final stage is therefore not considered.


**Table A2 Level of Magnitude of Change in the view for residential properties**

<b>Magnitude of Change</b>	<b>Description</b>
<b>High</b>	The proposed development would be a key/defining element in the view.
<b>Medium</b>	The proposed development would be clearly discernible but would not be a key/defining element of the view.
<b>Low</b>	The proposed development would be visible and would form a minor element of the view.
<b>Negligible</b>	The proposed development may go unnoticed as a minor element of the view or is not visible.


## **ASSESSMENT OF CHANGE TO INDIVIDUAL PROPERTIES**

Property Reference No.	1
Property Name	No 6, 7, 8 and 9, Layfield Lane
OS Grid Reference	301626 515930
Direction of view to Area 3	North east to South West
Angle of view potentially affected by built form	<i>Ground level:</i> channelled views in-between properties on Layfield Lane at a lower elevation at the following angles of view:  80 to 82°, 114 to 115° and 142 to 148°
Distance to nearest building in Area 3	0.07km
Potential number of buildings visible in Area 3	2No from Front of properties Nos 6, 7, 8 and 9. (channelled views)  From Property No 9, potentially 7No from rear garden.
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Viewpoint is representative of a group of two storey, brick detached properties with south facing aspect at head of cul-de-sac at the end of Layfield Lane. Properties have mainly south facing orientation at both levels on front elevations.</li> <li>• Neighbouring properties No 10, 11 and 12 are single storey with garden fence boundaries and garden vegetation. Views are east facing.</li> <li>• Street and off road car parking present with front gardens.</li> <li>• The properties, Nos 6, 7, 8 and 9 lie on a south east facing slope with elevated views from windows at ground level and first floor facing to the east, south east and south.</li> <li>• Directly to the east lies open countryside. The aspect of each property slightly alters for each individual building.</li> </ul>
Description of existing views and visual amenity	The existing view is shown on Figure 19.

	<p><i>Ground level:</i> Distant views of the elevated land of the Lakeland Fells on horizon above the middle and foreground views of adjacent properties and gardens.</p> <p>Narrow intermittent channelled views of lower lying land are glimpsed in between houses in the fore and middle ground.</p> <p><i>First floor:</i> Views of the adjacent properties with gardens and car parking remain dominant in the foreground and middle distance. Uninterrupted expansive views of open countryside and the elevated fells in the far distance above the intervening buildings.</p> <p>Properties with rear gardens (No 9, 10, 11) have views eastwards to the open countryside, screened by boundary fencing and intervening hedgerows.</p>
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p><i>Ground level:</i> The proposed built form of Area 3 would occupy a narrow channelled view in between neighbouring properties dominant in the foreground.</p> <p><i>First Floor:</i> The top of the taller buildings in Area 3 would potentially be visible in the middle distance, above the intervening buildings to the south east with new roads, lighting and landscaping works. The view of the elevated land of the Lakeland Fells would remain intact. Views of the adjacent housing and gardens would remain prominent in the foreground and middle distance.</p> <p>The new built form of Area 3 would contrast with the surrounding countryside due to the large scale, height and massing and light colour of the buildings. There would potentially be impacts from security flood lighting and street lighting in an area currently unlit.</p> <p>Over time the visual impact of the new built form and infrastructure would lessen with growth of the soft landscape proposed in-between the new buildings. The tops of the taller buildings would remain visible as a line of new built form to the south east in the middle distance.</p>
Conclusion	<p>For No 6, 7 and 8, from the front elevations at ground level, for south facing windows, the magnitude of change would be <b>Minor</b> due to the intervening buildings screening the view of the low lying land.</p> <p>At first floor, with the wider expanse of view to the east, south and south west, the magnitude of change would be <b>Minor</b>, due to the narrow angle of change. There would be direct views of the new built form of Area 3 from the first floor windows of south facing properties, visible in the middle distance. The angle of view of change would be minor in relation to the wider expanse of view of settlement and Lakeland fell and surrounding countryside.</p>

	For No 9, 10, 11 and 12, there would be views from the rear gardens and rear elevations facing south east. At first floor the magnitude of change would be
<b>Property Reference No.</b>	<b>2</b>
<b>Property Name</b>	<b>Alevor, No 13 Layfield Lane</b>
OS Grid Reference	301662 515880
Direction of view to Area 3	North East /East
Angle of view potentially affected by built form	58° to 167°
Distance to nearest building in Area 3	0.01km
Potential number of buildings visible in Area 3	7No
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Single storey bungalow with side conservatory with rear garden with south facing aspect. Windows of living accommodation facing south. Elevated location overlooking Area 3.</li> <li>• Neighbouring properties also with south east facing aspect, single and two storey properties with front or rear gardens.</li> <li>• The property lies on a south east facing slope with elevated views from the property and rear garden to the east, south east and south.</li> </ul>
Description of existing views and visual amenity	The existing view from the end of the front garden is shown on Figure 19.


	<p>From the house there would be a view of the front garden and low boundary fence in the foreground. View of the low lying land or open countryside of pasture, hedgerows and occasional trees. Isolated farmsteads and farm buildings. In the middle distance the linear line of trees on raised embankment of the former railway line which screens the existing industrial estate from view. Housing on Sanderson Park is visible in the middle distance screening views to the south.</p> <p>Long distance views of the elevated fells of the Lake District National Park on the horizon to the south east and south.</p>
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>The view to the south would remain unchanged with the open green space of Area 3 still remaining intact. There would be occasional surfaced footpaths as a minor element in the view backdropped by the wooded raised embankment which would remain to screen the Area 1 and 2 industrial estates.</p> <p>The view to the east and south east in the middle distance would be altered by the introduction of new built form of large scale industrial buildings. A line of industrial units would contrast with the surrounding muted hues of the countryside by their scale, form, massing and light colour. There would potentially be impacts from security flood lighting and street lighting in an area currently unlit. The new built form would be backdropped by the higher fells beyond in the far distance.</p> <p>Part of the view of the Lakeland hills would be screened by the built form closest to the property. The view of the upper elevations of the Lakeland Fells would remain intact.</p> <p>Over time the visual impact of the new built form and infrastructure would lessen with growth of the soft landscape proposed in between the new buildings. The tops of the taller buildings would remain visible as a line of new built form to the east and south east in the middle distance.</p>
Conclusion	<p>Area 3 would introduce new key elements into the view that would contrast with the surrounding open views of countryside. The development would be clearly discernible even after 15 years of vegetation growth. The magnitude of change from this residential property would be <b>High</b>.</p>
Property Reference No.	<b>3</b>
Property Name	<b>No 16 Layfield Lane</b>
OS Grid Reference	301582 515852
Direction of view to Area 3	South East

Angle of view potentially affected by built form	121° to 140°
Distance to nearest building in Area 3	0.07km
Potential number of buildings visible in Area 3	3No
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Single storey bungalow, with rear aspect facing south east. Kitchen and Bedroom accommodation at rear, with windows facing south east. Boundary fence screens views at ground level from the rear garden. Adjoining single storey dwellings to the south and east and two storey dwellings to the north and west.</li> <li>• The property lies on a south east facing slope with elevated views to the east, south east and south.</li> </ul>
Description of existing views and visual amenity	View of Bowthorn Road with roadside hedgerow visible in the foreground. Framed views in between garden vegetation and housing on Sanderson Park screens much of the view towards Area 3. The wooded embankment screening the existing industrial estate is visible above the housing. A channelled narrow view of the lower lying land currently used as pasture is visible in the middle distance. Views of the Lakeland fells visible on the far distance on the horizon.
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>There would be a channelled view in between the vegetation and nearby housing of the top of the buildings proposed in Area 3 in the middle distance. The scale of the change would be minor due to the small angle of view and other detracting features present.</p> <p>The proposed built form would contrast with the muted tones of the surrounding landscape due to the light colour, large scale and mass of the architecture.</p>


Conclusion	The magnitude of change would be <b>negligible</b> .
Property Reference No.	4
Property Name	No 1 Layfield Lane
OS Grid Reference	301554 515873
Direction of view to Area 3	South east
Angle of view potentially affected by built form	Narrow channelled views intermittent in between surrounding buildings.  60 to 80°, 132 to 150°, 168 to 178°
Distance to nearest building in Area 3	0.1km
Potential number of buildings visible in Area 3	Ground floor: 1No  First floor: 1No
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Two storey detached dwelling with front garden and parking. Front elevation ground floor and upper floors with south east facing aspect.</li> <li>• The property lies on a south east facing slope with elevated views to the east, south east and south.</li> <li>• Adjacent properties are single storey to the north and south and two storey to the east and west.</li> </ul>
Description of existing views and visual amenity	<p>The existing view is shown on Figure 19.</p> <p><i>Ground level:</i> Intermittent views of the elevated land of the Lakeland Fells on horizon above the middle and foreground views of adjacent properties and gardens. Narrow intermittent channelled</p>


	<p>views of lower lying land are glimpsed in between houses in the fore and middle ground.</p> <p><i>First floor:</i> Views of the adjacent properties with gardens and car parking remain dominant in the foreground and middle distance. Narrow intermittent channelled views of lower lying land are glimpsed in between houses in the fore and middle ground. The top of the Lakeland fells visible in the far distance above the intervening buildings.</p>
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	The view will remain largely as existing. The proposed built form within Area 3 would be screened from view by the properties in the foreground on Layfield Lane. The green space within Area 3 would be visible on the lower lying land with the wooded disused railway embankment continuing to screen the proposed Area 1 and 2 industrial estates.
Conclusion	The magnitude of change from this property would be <b>negligible</b> due to the angle of view and the presence of intervening buildings and vegetation.
<b>Property Reference No.</b>	<b>5</b>
<b>Property Name</b>	<b>No 20, Threaplands</b>
OS Grid Reference	301519 515912
Direction of view to Area 3	East South East
Angle of view potentially affected by built form	135° to 147°
Distance to nearest building	0.15km
Potential number of buildings visible	None
Description of property, location and Context	<ul style="list-style-type: none"> <li>• Single storey property with views directly south east along Threaplands road. Windows of living accommodation on the front elevation facing south east.</li> <li>• The property has single storey dwellings to the east and south, with public open space directly to the west.</li> </ul>
Description of existing views and visual amenity	<p>The existing view is shown on Figure 20.</p> <p>Surrounding single storey properties present on Threaplands screen views to the wider countryside to the east, south east and south. Looking east there is a partial view of the highest Lakeland fells above the intervening properties. There is an open view along the Threaplands Road looking southwards towards the settlement of Cleator Moor, with the Lakeland Fells visible as a backdrop. The</p>



	raised wooded embankment screening the existing industrial estate is visible in the middle ground, the lower lying land of Area 3 screened by intervening buildings.
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>Properties on the south side of Threaplands screen Area 3 from the view from the front of this property to the east and south east.</p> <p>The wooded disused railway embankment would screen the proposed Area 1 and 2 industrial estates. Due to the undulating topography and the intervening buildings present there is screening of the lower lying land of Area 3.</p>
Conclusion	The magnitude of change to the view from this property is considered to be <b>negligible</b> .
Property Reference No.	<b>6</b>
Property Name	No 22 Sanderson Park
OS Grid Reference	301628 515783
Direction of view to Area 3	East
Angle of view potentially affected by built form	52° to 150°
Distance to nearest building in Area 3	0.01km
Potential number of buildings visible in Area 3	7No
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Three storey dwelling located at the end of the Sanderson Park cul de sac, facing east towards Area 3. The house is located at a higher elevation than the adjacent properties.</li> <li>• Ground Floor, First and Second Floors. Living accommodation is on the first and second floor with a</li> </ul>

	<p>garage beneath at ground level with the rear garden. A terrace is located on the first floor.</p> <ul style="list-style-type: none"> <li>• Adjacent properties on Sanderson Park are two storey sited at a lower elevation, with an east facing aspect from rear gardens, or front elevations.</li> <li>• The property lies at the eastern edge of the settlement of Cleator Moor.</li> </ul>
Description of existing views and visual amenity	<p>The existing view is shown on Figure 20.</p> <p>Expansive views to the east and south east across open countryside with the elevated Lakeland Fells in the far distance. Grazing pastureland in the fore and middle ground with isolated farmsteads. The existing disused railway line screens the existing industrial estate from view.</p>
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>The view would be foreshortened by the proposed built form of Area 3, with large industrial units visible in the fore and middle distance. There would be over time partial screening of the lower part of the buildings however views of the upper parts of the tall buildings would remain visible after a 15 year growth period. The line of industrial buildings with ancillary infrastructure and lighting would be prominent features in the view due to their scale, mass, architectural style and colour in contrast to the muted natural appearance of the surrounding countryside.</p> <p>The view of the summits of the Lakeland Fells in the far distance would remain visible on the horizon.</p>
Conclusion	<p>The magnitude of change would be <b>high</b> as the new buildings would be prominent features in the view despite their distance from the property.</p>
<b>Property Reference No.</b>	<b>7</b>
<b>Property Name</b>	<b>Nos 63, 64, 65, 66 &amp; 67 Birks Road</b>
OS Grid Reference	302247 515505
Direction of view to Area 3	North west
Angle of view potentially affected by built form	280° to 340°
Distance to nearest building to Area 3	0.01km
Potential number of buildings visible in Area 3	4 to 5No depending on the final height of each building as the tallest would screen buildings as they are aligned in a similar angle of view from these properties.

Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Row of terrace houses with views from ground and first floor windows looking north east on Birk Road. Car parking in front of the dwellings on the highway.</li> <li>• A roadside hedgerow approx. 1.2m tall lies on the western side of Birks Road. The field to the west of Birks Road is currently grazed by livestock.</li> </ul>
Description of existing views and visual amenity	<p>The existing view is shown on Figure 20.</p> <p><i>Ground floor:</i> The view to the countryside foreshortened by the boundary hedgerow opposite. Above the hedgerow there are views of the open countryside with pasture, hedgerows and isolated farmstead. Through the field gate there are views of the edge of Cleator Moor settlement visible on elevated land in the far distance.</p> <p><i>First floor:</i> Uninterrupted views to the north east across the pastureland of the open countryside of pasture and hedgerows and isolated farmsteads with the settlement of Cleator Moor visible in the middle and far distance. The wooded disused railway line foreshortens the view to the south and west.</p>
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>A new access road directly in front of the properties would open up views to the north east. A section of hedgerow would require removal. There would be views of the top of the tall industrial buildings, prominent in the view in the middle distance due to the large scale, mass and light colour. The horizon would be blocked by the top of the tall buildings. There would be partial screening by intervening landscape works in the foreground and middle distance which would screen the ground level activity.</p>
Conclusion	<p>The magnitude of change would be <b>high</b> due to the alterations to the foreground view with hedgerow removal and new road entrance and the change in landuse to industrial from grazing pasture in the middle and far distance.</p>
Property Reference No.	<b>8</b>

Property Name	No 1 Litt Place
OS Grid Reference	301521 514865
Direction of view to Area 3	East
Angle of view potentially affected by built form of Area 3	Intermittent channelled views 68° to 70°, 112° to 130°
Distance to nearest building in Area 3	0.13km
Potential number of buildings visible in Area 3	5No
Description of property, location and Context	 <ul style="list-style-type: none"> <li>• Two storey detached properties located in quiet cul de sac off Threaplands.</li> <li>• The front garden, ground floor and first floor windows have an open aspect to the south east.</li> <li>• Surrounding properties to the north, east, south and north are two storey residential dwellings.</li> <li>• An undulating area of open space is directly present in the south east of the view.</li> </ul>
Description of existing views and visual amenity	<p>The existing view is shown on Figure 20.</p> <p>Views to the east south and west are screened by nearby residential properties. There are channelled views of Area 3 in between the surrounding residential properties. A framed open view to Area 3 is present in the middle and far distance. There are open views of the low lying land of Area 3, with open countryside leading</p>

	to the elevated Lakeland Fells in the far distance on the horizon. The rooflines of properties on Sanderson Park provide some screening of the low lying land.
Description of likely effects on views and visual amenity from the property and its domestic curtilage, including gardens or shared access drives as a result of the development	<p>The change in the view would be part of a channelled view visible in-between other built elements.</p> <p>The tops of the large scale built form of the industrial units would be visible in the middle distance backdropped by the land beyond. Due to the large mass of the buildings, height and light colour the buildings would be in contrast to the muted shades of the surrounding countryside. The top of the buildings would remain visible after 15 years due to their height. The low lying land closer to the viewer would remain green as public open space.</p>
Conclusion	<p>Due to the nature of the channelled view in-between housing, distance from the viewer, the elevated location and the backdrop effects the magnitude of change to the view would be <b>moderate</b>. The proposed development would be prominent and visible however there are other detracting features present in the immediate surroundings which ensure that attention is drawn to these rather than the channelled view to the wider countryside.</p>

### Summary of Findings

- 1.32 All people at their place of residence are considered to have a high sensitivity to changes in their local visual amenity. Changes to views resulting from proposed development can lead to potential significant effects on visual amenity as defined by the EIA Regulations.
- 1.33 Of the eight individual or groups of properties considered, three groups of properties are appraised as having the potential to experience a high magnitude of change which would

indicate potential significant effects. These are residential properties located within 100m of the Site with an uninterrupted view:

- No 13 Layfield Lane (VP2). Also neighbouring properties Nos 14, 15 and 16;
- No 22 Sanderson Park (VP6);
- Nos 63, 64, 65, 66 & 67 Birks Road (VP7).

### **Mitigation Opportunities**

- 1.34 For each of the above properties there is potential to reduce the level of significant visual effects within the Masterplan by the following:
- Reduction in the height and mass of the proposed buildings in closest proximity to the residential property (the lowest vertical parameter are shown at the eastern and western edges of the site).
  - The colour of the buildings could be designed to relate to the muted hues of the surrounding countryside.
  - Ensure all street lighting is downward facing and security lighting is motion sensed only to minimise excessive light spill;
  - Within the CMIQ Masterplan there is potential to construct a high quality soft landscape. The introduction of tree planting and wildlife habitat would assist in the assimilation of the new built form into the landscape, detracting the viewer away from the built form. The impact of the built form could be lessened by adding screen planting on site boundaries, street tree planting (Medium to Large size trees) alongside primary routes, tree planting in car parking areas and wildlife habitat in areas between buildings. All street tree planting would require an appropriate root space to ensure their satisfactory establishment in the long term.

## FORMING THE RVAA JUDGEMENT

- 1.35 This Section concludes whether the predicted effects on visual amenity and views at the three groups of properties mentioned in Paragraph 1.33 are such that (following mitigation as listed above) the predicted effects on visual amenity and the views on the property are such that it may have reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity.
- 1.36 Prior to the submission of any reserved matters applications for individual plots within the masterplan area a scheme for the strategic landscape works will be submitted and implemented.
- 1.37 The key elements of the strategic landscape proposals to be approved prior to the RMA's for individual plots are:
- The boundary planting to the north and west of Area 3
  - The biodiverse habitat area to the east south of Area 3

*No 13 Layfield Lane (VP2). Also, neighbouring properties Nos 14, 15 and 16*

- 1.38 The residential properties are elevated above the Site with long distance open views towards the Lakeland Fells and the surrounding countryside. The view of the elevated Fells would remain intact. The foreground view from the properties at ground level would remain intact with garden planting and boundaries partially screening the views to the south and east. The view to the middle distance of open countryside would be altered due to the introduction of new built form with site user activity.
- 1.39 Subject to detailed mitigation, these residential properties would experience a change in the middle distance of the view however the foreground view and long distance views of the Lakeland Fells would remain unchanged and the Residential Visual Amenity Threshold would not be reached.

*No 22 Sanderson Park (VP6)*

- 1.40 The property has an elevated position overlooking the Site to the east, with long distance uninterrupted views across open countryside to the distant Lakeland Fells at ground floor level. The foreground and middle distance views are currently of open countryside.
- 1.41 It is considered that with detailed mitigation proposals as part of a RMA, in particular the softening of the built form by a quality landscape scheme on the western boundary, this residential property would experience a change in the middle distance of the view however the foreground view of green space and long distance views of the Lakeland Fells would remain unchanged and the Residential Visual Amenity Threshold would not be reached.

*Nos 63, 64, 65, 66 & 67 Birks Road (VP7)*

- 1.42 The line of terrace has a North West facing aspect towards the Site. The immediate foreground view from the ground floor of the properties is screened by the roadside hedgerow and occasional car parking.
- 1.43 Subject to detailed mitigation within the site there would be a buffer of soft landscape proposed on the eastern boundary which would over time assist in screening the view of the new built form and site activity.
- 1.44 It is considered that for the residential properties at this location, over a period of 15 years, with the establishment of the soft landscape buffer, the Residential Visual Amenity Threshold would not be reached. The foreground view would remain predominantly unchanged with tree planting visible above the hedgerow. The new road entrance would be visible to the south of the properties but this would be at an oblique angle from the living accommodation.
- 1.45 From the upper floors of the properties the tree planting on the western boundary would be designed to ensure there would remain long distance views to the north west.





## **APPENDIX**

FIGURE 18	VIEWPOINT LOCATION PLAN
FIGURE 19	PHOTOSHEET: VIEWPOINT 1-4
FIGURE 20	PHOTOSHEET: VIEWPOINT 5-8