



Harras Moor, Whitehaven

Landscape and Visual Appraisal

Homes England

May 2018

Prepared by WYG Environment Planning Transport Limited.

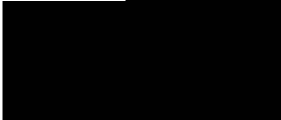
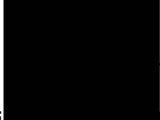


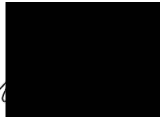
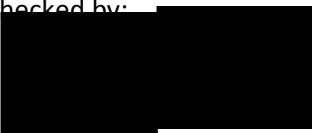
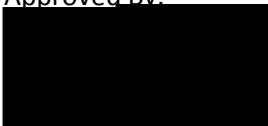
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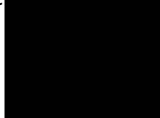
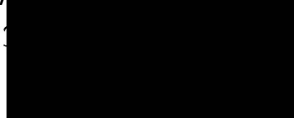
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1.0 Introduction

1.1 Scope of the Assessment

- 1.1.1 WYG is instructed by Homes England to prepare this Landscape and Visual Appraisal (LVApp) which relates to the proposed residential development on land at Harras Moor, to the north-east of Whitehaven.
- 1.1.2 The site area is located at Harras Moor to the west of Harras Road, east of the A595, south of Laurel Bank, and north of Caldbeck Road and comprises primarily pasture land with belts of mature deciduous woodland along some of the site boundaries and within the site area, as shown on **Figure LA.01**.
- 1.1.3 The proposal is for the development of up to 370 houses with associated open space and infrastructure (see **Appendix D**).
- 1.1.4 This LVApp provides an assessment of the effects of the proposed development, on the landscape of the site and its context. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the assessment process as it progressed. During the assessment, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.
- 1.1.5 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined, shown on **Figure LA.01**:
- Site area extends to the red line boundary and the study area extends to 3 km beyond the site area as identified on **Figure LA.01**;
 - The immediate landscape context is identified as extending up to 1 km from the site boundary;
 - The wider landscape context is identified as extending up to 3 km from the site boundary;
 - The visual study area extends up to 3 km from the site boundary; and
 - The cumulative effects study area extends up to 3 km from the site boundary.

1.1.6 The objectives of the assessment are to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation; and
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

1.1.7 The LVApp is presented with separate chapters dealing with effects on landscape, effects on visual amenity, and cumulative effects. The LVApp is illustrated by plans and photographs (Figures), (see **Appendix E**) as follows:

Figure LA.01	Site Location
Figure LA.02	Designations
Figure LA.03	Landscape character
Figure LA.04-1	Visual Appraisal – Topography
Figure LA.04-2	Visual Appraisal – Site Context
Figure LA.05-1	Zone of Theoretical Visibility – Bare earth Analysis
Figure LA.05-2	Zone of Theoretical visibility – Screening – Buildings
Figure LA.05-3	Zone of Theoretical visibility – Screening – Buildings and Woodland
Figure LA.06-1 to LA.06-3	Viewpoint Assessment Photographs
Figure LA.07-1 to La.07-3	Site Photographs

1.1.8 Detailed information is presented in Appendices as follows:

Appendix A	Report Conditions
Appendix B	General Assessment Methodology
Appendix C	Planning policy
Appendix D	Development Proposals
Appendix E	Figures
Appendix F	Cumulative Schemes

1.2 Assessment Methodology

1.2.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the methodology used is set out in **Appendix B**.

1.2.2 The Landscape Institute has advised in relation to Landscape & Visual Appraisals outside a formal EIA process in its “Statement of Clarification 1/13”ⁱ:

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 on likely ‘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 outside the formal requirements of EIA.

1.2.3 As a result of this guidance, this assessment process comprises a combination of desk studies and field surveys, with subsequent analyses, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on Tuesday 21st November 2017. The proposed viewpoints were discussed and agreed with the Planning Development Manager at Copeland Borough Council;
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects of the proposed development;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely

to arise from the development;

- Identification of the extent of theoretic visibility of the development and viewers, their susceptibility and sensitivity, and view locations, supported by a viewpoint analysis;
- Consideration of the proposals and the mitigation measures to avoid, reduce or offset adverse effects; and
- Assessment of magnitude of change, the degree and nature of effects on the landscape and on visual amenity, with the mitigation proposals in place.

1.3 **Assessment and Mitigation**

1.3.1 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes or of the use of public rights of way may be proposed. The purpose of mitigation measures is first, to prevent or avoid the potentially adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

1.3.2 Details of the criteria for assessing landscape effects, visual effects, and cumulative effects, are set out in those respective chapters.

1.4 **Weather**

1.4.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Officeⁱⁱ publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For St. Bees Head, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 159.3 days in the year, about 43.64% of the year;
- There are on average 26.1 days when air frost occurs, which can produce hazy conditions limiting visibility, about 7.15% of the year; and
- There is an average of 1345.9 hours of sunshine per annum for the district, less than

the regional average of 1376.2 hours).

1.5 Guidance

1.5.1 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.

1.5.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- Landscape Character Assessment: Guidance for England and Scotland, published by Countryside Agency, 2002;
- Natural England updated character area descriptions, July 2013;
- Cumbria Landscape Character Guidance and Toolkit Part 1 (dated March 2011);
- Cumbria Landscape Character Guidance and Toolkit Part 2 (dated March 2011); and
- Cumbria Landscape Character Guidance and Toolkit Maps (Insert 3, West Cumbria, West Coast Map, 2011).

1.6 Photography

1.6.1 Photographs have a special role in describing landscape character and illustrating key views. For a photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degreesⁱⁱⁱ. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50 mm.

1.6.2 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in PTGui (panorama stitching software) using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual

photographs is slightly manipulated to create a consistent panorama without visible joins. The viewpoint locations are shown on **Figure LA.05-3**.

2.0 Landscape Policies and Designations

2.1 National and Local Policy

2.1.1 The National Planning Policy Framework (NPPF), 2012, sets out the Government's economic, environmental and social planning policies for England, and their vision for sustainable development. The key principles that are of relevance to the development are summarised below.

2.1.2 Twelve core planning principles are set out in NPPF. The first is that planning should be genuinely plan led. Other relevant Core Principles to this assessment are that planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas;
- contribute to conserving and enhancing the natural environment; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.

2.1.3 Thirteen ways of "Delivering sustainable development" are also set out within the NPPF. Of relevance to the landscape and visual amenity aspects of the proposed development are:

7. Requiring Good Design

2.1.4 This is seen as a key aspect of sustainable development, indivisible from good planning, which should contribute positively to making places better for people. Advice is given on the policies in Local and Neighbourhood Plans, including to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place;

- respond to local character and history and reflect the identity of local surroundings and materials;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

11. Conserving and enhancing the natural environment

2.1.5 Two elements identified under this heading are relevant to the landscape assessment. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

12. Conserving and enhancing the historic environment

2.1.6 The role of development in relation to landscape character is recognised in the advice that, in determining planning applications, local planning authorities should take account of “the desirability of new development making a positive contribution to local character and distinctiveness”.

2.1.7 This advice is reiterated amongst considerations in determining planning applications, where it is also advised that appropriate conditions should “provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards”.

2.1.8 The NPPF is supplemented by Planning Practice Guidance, an online resource launched in 2014, setting out the government's planning policies and provides guidance on how the policies are expected to be applied.

2.2 Local Policy

2.2.1 The site lies within the boundaries of Copeland Borough Council. The local development plan is the Copeland Local Plan 2013-2028, adopted in December 2013^{iv}. Relevant policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix C** of this report. In addition to the Core Strategy document of the Copeland Local

Plan, the Council will have regard to 'saved' policies from the Copeland Local Plan 2001-2016 (adopted 2006)^v relating to specific areas of land.

Copeland Local Plan 2013-2028

- Policy SS5 – Provision and Access to Open Space and Green Infrastructure: sets out that existing green open space should be protected and that minimum open space standards should be provided within developments;
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes: sets out that the Borough's landscapes should be protected from inappropriate development and ensure that development does not detract from the distinctive character; states that where the benefits of development outweigh harm, that the impact is minimised through mitigations; and that the Council will support proposals that enhance the value of the Borough's landscapes; and
- Policy ENV6 – Access to the Countryside sets out the Council's objective to provide better access to the countryside from settlements.

2.2.2 The Copeland Local Plan also sets out a series of Development Management Policies. The following are considered relevant to the proposed development:

- Policy DM12 – Standards for New Residential Developments: sets out the required standards to be met for new residential development, including the provision of public space;
- Policy DM26 – Landscaping: sets out the requirement for all development to consider the existing landscape and how this can be enhanced. The policy sets out the basis against which proposed development will be assessed and sets out the requirements for the provision of landscape schemes to accompany proposed development; and
- Policy DM28 Protection of Trees: sets out the requirement for arboricultural assessments where development proposals may affect trees and that where necessary, appropriate justification will be required for the removal of trees.

Copeland Local Plan 2001-2016 ('saved' policies)

2.2.3 Policy HSG2 New Housing Allocation relates to the area of land in the north-east corner of the site to the south of Spruce Grove and in the east extent of the site, west of Red Lonning Road. The policy sets out the requirements of site HA1 Highlands Extension; an extract of this

can be found in **Appendix C**.

2.3 Designations

- 2.3.1 Landscape designations provide an indication of landscape value. They are areas that have been recognised for the scenic beauty and recreational potential of the landscape. Designations are shown on **Figure LA.02**.

National Park/AONB

- 2.3.2 There are no National Parks located within the study area. The closest, the Lake District National Park, is located approximately 5.3 km to the south east and is not anticipated to be affected by the proposed development and is therefore not considered any further.
- 2.3.3 There are no Areas of Outstanding Natural Beauty located in the study area or in close proximity beyond the study area extent.

Historic and Cultural Landscape Designations

World Heritage Site

- 2.3.4 There is one World Heritage Sites located within the study area; the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site (WHS). The WHS is located approximately 2.5 km to the north of the site and the ZTV mapping illustrates that there is no theoretical intervisibility between the WHS and the proposed development. The WHS is therefore not considered any further within the landscape appraisal.
- 2.3.5 The Lake District National Park is also located approximately 5.3 km to the south east and is not anticipated to be affected by the proposed development and is therefore not considered any further.

Conservation areas and listed buildings

- 2.3.6 The nearest listed buildings to the site are located in Whitehaven, to the west of the A595. Listed buildings and structures located within 3 km of the site are shown on **Figure LA.02**. The nearest conservation area is located within 100 m immediately west of the site to the west of the A595. There is a further conservation area to the south west on the edge of Hensingham following Inkerman Terrace and Corkickle; and a small conservation area to the south on the southern edge of Hensingham, south of the B5295.

- 2.3.7 The presence and setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact appraisals; however, the LVApp does not provide an assessment of these assets and reference should be made to the Cultural Heritage Report if available.

Scheduled Monuments

- 2.3.8 Scheduled Monuments are shown on **Figure LA.02**. The nearest to the site are located on the Cumbria Coast within Whitehaven, approximately 1.5 km away.

Registered Parks and Gardens

- 2.3.9 There are no Registered Parks and Gardens located within the study area.

Ecological Designations

- 2.3.10 Ecological designations, although not specifically related to landscape amenity, are an indication of landscape value. Ecological designations are shown on Figure LA.02.

Ramsar site

- 2.3.11 There are no Ramsar Sites located within the study area.

Special Areas of Conservation

- 2.3.12 There are no Special Areas of Conservation located within the study area.

Sites of Special Scientific Interest

- 2.3.13 There is one Site of Special Scientific Interest (SSSI), St. Bees Head SSSI located within the study area extending north to south along the Cumbria Coast, approximately 1.85 km to the south-west of the site. Part of this is also a marine conservation zone. The site is designated for its biological and geological interest comprising natural cliff-top grassland and heath, sheer cliff face and cliff-fall rubble, shingle and wave-cut platform which provides the only breeding site on the Cumbria coast for a variety of colonial seabirds.

Ancient woodland

- 2.3.14 There is an area of ancient woodland bordering the site to the south-west (part of Midgely

Wood); this area of woodland extends across the A595, Loop Road South, and along Midgley Gill which flows in a south-west direction.

- 2.3.15 Located approximately 60 m north of the site is the north extent of Crowpark Wood to the east of the A595 Loop Road South. Again, the area of ancient woodland extends across the A595 and extends to the south west along a small watercourse leading to the south west.

Other designations

- 2.3.16 The east and south east extent of the site area is designated as Open Greenspace as identified by Ordnance Survey. This designation extends into the adjacent golf course to the east of Red Lonning.

Public Access

Public rights of way (PRoW)

- 2.3.17 There are no public footpaths or bridleways identified on Ordnance Survey mapping that cross the site area.
- 2.3.18 There is a good public footpath and bridleway network within the study area connecting roads and settlements. The following routes are present within 1 km of the site boundary:
- Footpath 431 008 to the north of the site connecting Harras Road with Harras Park Farm;
 - Footpath 431 009#3 to the north of the site connecting Harras Road with Harras Park Farm;
 - Footpath 431 011#1 leading north from Harras Road across Harras Moor leading north towards Bleachgreen;
 - Footpaths 431 022 and 431 023 to the north of the site leading east from Harras Road towards Red Lonning and beyond to the east;
 - Footpaths 431 024 and 431 025 passing through the urban area south of the site;
 - Footpath 431 065 and 431 012 south of the site passing through the urban area;
 - Footpath 431 053, 431 054 and 431 055 north-west of the site passing through the urban area;
 - Bridleway 431 010 leading north from Harras Road towards Harras Park Farm; and

- Bridleway 431 044 leading south-west from the A595 to the A5094 along the south edge of Midgey Gill.

Open Access Land

- 2.3.19 There is an area of Open Access Land as defined by the Countryside and Rights of Way Act (2000) located approximately 2.7 km to the south west of the site at the site of a disused quarry (west of Woodhouse). There is a second area of Open Access Land to the north east beyond Weddicar Rigg, approximately 2.9 km from the site.

Long distance footpaths (LDFP)

- 2.3.20 There is a long-distance footpath (England Coastal Path) leading north from South Beach at Whitehaven extending beyond the study area to Workington to the north and beyond. The long-distance footpath as it passes through Whitehaven has been visited and there are distant intermittent and filtered views to the south east along Pow Beck valley towards the site. Due to the limited visibility, the LDFP is scoped out of the assessment.

National cycle routes

- 2.3.21 Route 72 of the National Cycle Network, part on-road and part traffic-free, extends from Moor Row to the south-east of the site towards Whitehaven centre before heading north along the coastline towards Lowca and Workington. National Route 72 as it passes through Whitehaven has been visited and there are distant intermittent and filtered views to the south east along Pow Beck valley towards the site. Due to the limited visibility, the LDFP is scoped out of the assessment.

Other routes

- 2.3.22 There are several permissive routes identified on site using Homes England signage. These routes are primarily in the south of the site and provide connectivity to the adjacent existing residential areas.

2.4 Interim Summary

- 2.4.1 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:

- Public footpaths and bridleways within the study area;

- Existing trees and hedgerows on the site boundary and within the site area;
- Areas identified as OS Open Greenspaces identified on **Figure LA.02**; and
- Landscape Planning policy relevant to the study area including policies ST1 Strategic Development Principles, SS5 Provision and Access to Open Space and Green Infrastructure, ENV5 Protecting and Enhancing the Borough's Landscapes, ENV6 Access to the Countryside, and DM26 Landscaping.

3.0 The Proposed Development

3.1 The Development

3.1.1 This chapter describes the main aspects of the proposed development which could potentially affect landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.

3.1.2 The following provides a brief description of the main features of proposed development:

- The provision of up to 370 residential dwellings;
- Creation of a primary and secondary road network with private driveways;
- Public open space;
- Attenuation ponds within the west and south-west of the site; and
- Road and footpath connections to the adjacent highways and residential estates.

3.2 Sources of potential effects on landscape and views

3.2.1 The main features of the development proposal which could potentially result in landscape and visual impacts are:

- The presence and movement of vehicles along the local road network delivering materials to site during the construction period which is considered short term (duration of 0 – 5 years);
- The potential for loss of, or disturbance to, existing mature woodland and trees during the construction of residential properties;
- The potential introduction of pedestrian connections through to the A595 Loop Road South to the west, the existing Highlands Estate to the north, access on to Harras Road to the east, and access via Caldbeck Road to the south;
- On site operations involved in the construction of residential properties with associated temporary lay down areas and site compounds;
- A permanent change in land use from pasture and rough grassland to residential development with associated infrastructure and public open space; and

- The introduction of lighting into an area in which it does not currently have any lighting.

3.3 Mitigation Measures

3.3.1 The potential for adverse effects on landscape and visual amenity have been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.

3.3.2 Mitigation measures incorporated into the scheme design include:

- The retention of open grassland in the west extent of the site where the land falls steeply to the A595 Loop Road South to improve the visual separation to the north of Midgey Wood; and
- The retention of mature woodland belts on the site perimeter and within the site to break up the physical and visual massing of the proposed development.

3.4 Enhancement measures

3.4.1 No additional enhancement measures have been identified.

4.0 Effects on the Landscape

4.1 Introduction

- 4.1.1 This chapter deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site. Decommissioning/demolition of the site is not considered within the assessment as the development is considered to be long-term and permanent, lasting greater than 25 years. A year 15 assessment is often considered to demonstrate the anticipated effects of the development once any proposed vegetation has begun to mature; however, as this is an outline application, no landscape mitigation proposals are provided and therefore a year 15 assessment is not included within the report.

4.2 Assessment Criteria

- 4.2.1 The assessment process is described generally in section 1.2 of this report. The general methodology for assessing the effects is set out in **Appendix B**, and the criteria used in this LVApp are set out in the tables below.
- 4.2.2 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

Sensitivity

- 4.2.3 As described in **Appendix B**, the sensitivity of landscape receptors^{vi} is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors combines professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:
- 4.2.4 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

Table 4.1 Indicative criteria for assessing landscape sensitivity

Category	Indicative criteria
High sensitivity	A highly-valued landscape e.g. of national or international importance, whose character or key characteristics are susceptible to change; Aspects of the landscape character are highly valued as “key characteristics” and susceptible to change in National or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly-valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also noted in national or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance; A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading; Good potential for substitution or replacement.

- 4.2.5 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

Magnitude of Change

- 4.2.6 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.
- 4.2.7 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

Table 4.2 Indicative criteria for assessing magnitude of landscape change

Magnitude of change	Landscape change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context; likely to be short term and reversible.
Negligible/no change	No apparent change to landscape characteristics.

- 4.2.8 While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a “great change”.

Assessing Effects

- 4.2.9 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

Table 4.3 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character.
Moderate	Medium change to moderately sensitive landscape; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; Greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape.

Negligible	No perceived change to the existing landscape character; The change is difficult to discern.
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4.2.10 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where the magnitude of change is “None”, the effect would correspondingly be “None”.

4.2.11 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

4.3 Landscape Baseline

4.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National landscape character assessment

4.3.2 The National Character Assessment for England divides England into 159 distinct National Character Areas (NCAs), for each of which a “profile” is provided^{vii}. Each NCA ‘is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment’.

4.3.3 The site is located within the **National Character Area 07, West Cumbria Coastal Plain**^{viii}. The key characteristics of this character area are identified as:

- The NCA consists of an undulating coastal landscape of varying width with **open views to the Cumbria High Fells** NCA and across the Irish Sea to Galloway and the Isle of Man;
- The area has a diverse, open coastline ranging from depositional sand, shingle and pebble beaches and sand dunes, through low soft cliffs of glacial or industrial origin, to high sandstone cliffs with a rich and varied flora and fauna, including dune grasslands, seabird colonies and the natterjack toad;

- There are lowland **river valleys** with limited **ancient semi-natural woodland**, and expansive estuarine landscapes with lowland raised mires, salt marshes, mudflats and intertidal habitats with large numbers of wintering waders and wildfowl;
- Important areas of brownfield biodiversity, often in urban-fringe locations, are characterised by rare plants, reptiles and invertebrates including the small blue butterfly;
- The area includes **open pastoral farmland** with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with stream sides, low-lying land, and localised pockets of arable land supporting species such as curlew and wintering hen harrier;
- There are areas of ancient enclosure with medium to large rectilinear fields **and few hedgerow trees**. They are bounded by hedges (often gappy and augmented by wire fences), stonewalls on higher ground, and stone-faced earth banks locally known as 'kests' along the coast;
- There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors. There are some **plantation woodlands and shelterbelts** associated with the upland margins of the area and former open cast mining sites;
- There is a dispersed rural settlement pattern of hamlets and isolated farmsteads with some villages;
- Distinctive building materials are a combination of locally quarried red sandstone, **red brick** and **render** augmented by coastal pebbles along the southern coast;
- Larger urban settlements and coastal towns are closely linked with the growth and location of the area's strong industrial history of coal and iron ore mining, processing ore, smelting and ship-building;
- Extensive urban-fringe influence is linked to highly visible industrial past and present, including quarrying, open cast mining, restoration and reclamation initiatives, manufacturing and processing plants and the nuclear energy industry; and
- A rich history is evident in the pattern of land use and heritage features dating from the Neolithic period onwards, including earthworks, forts and castles and all the Roman coastal forts that form part of the Hadrian's Wall World Heritage Site.

4.3.4 Within the 'Changing Countryside' section, the following points are of relevance to the area:

- The area is described as having a lack of woodland with a decline in broadleaf woodland and ancient semi-natural woodland in some areas. The description notes the plantation of blocks of woodland to the east of Whitehaven. The area has suffered from the impact of Dutch elm disease which has changed the character of some woodlands;
- Hedgerow boundaries have been impacted by the mechanical management practices resulting in many hedgerows being reinforced by fencing to enclose stock;
- There has been a loss in moorland acid grassland and rough pasture in the lower fells. Areas of grassland are continually subject to agricultural improvement. A change in the intensity of land management has resulted in some rye grass leys reverting to species poor rushy pasture;
- There has been a decline in industry and some former open cast mines have been restored; whereas other brownfield sites remain. A decline in the fishing industry has resulted in an increase in tourism. Wind turbines have become an increasing feature in the landscape with the expansion of sites along the coast to more inland sites. The development of a major biomass plant at Whitehaven has resulted in the increase for local biomass crops to be produced;
- There has been a general loss of semi-natural habitat within the area and alien invasive species are increasing along many watercourses;
- Historic sites along the coastline are gradually being lost to coastal erosion; particularly at Walney; and
- Coastal erosion is constantly changing the coastal profile with sea defences being constructed in some locations. In addition to this, marine issues including rubbish has resulted in deposits along the coastline. Recent years have seen the increase in flooding of the river system resulting in damage to infrastructure.

4.3.5 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- SEO 1: Conserve and enhance the unique open coast and estuarine landscapes with their distinct geology, improving and connecting habitats and their species, and enabling natural coastal processes to occur to enhance and improve the coast's ability to adapt to and mitigate the impact of climate change;

- SEO 2: Manage and enhance the farmed environment to secure viable and sustainable farming, improving water quality of the rivers and coast, reducing soil erosion, strengthening historic landscape character, conserving heritage features and archaeology, supporting species populations that are dependent on this area, and improving habitat connectivity;
- SEO 3: Improve and enhance sustainable recreation, enabling people to experience the peace and beauty of the area and learn more about its biological, geological and heritage assets and natural processes, while managing visitor pressure to conserve the highly-valued tranquillity and protect the sensitive semi-natural habitats and species found there; and
- SEO 4: Manage industrial and former industrial sites to accommodate both their economic and environmental potential by managing new energy industries, growth areas and their associated infrastructure to provide social and environmental gain while minimising pollution and disturbance and to improve ecological connectivity in the landscape, particularly in urban-fringe areas.

4.3.6 Due to the relatively small scale of development when considered in the context of the NCA, it is considered that the proposed development is unlikely to result in a change upon the overall characteristics of NCA 07: West Cumbria Coastal Plain. The NCA is therefore not carried forward to the assessment stage.

4.4 County and District Level Landscape Assessments

4.4.1 The most recently published Landscape Character assessment of relevance to the site is the Cumbria Landscape Character Guidance and Toolkit, which was published in March 2011. The site is located partly within Type 00 Urban Area, but mostly within Type 5 Lowland and Sub-type 5d Urban Fringe; the key characteristics are identified as:

Type 5 Lowland

4.4.2 This landscape type is described as including large areas of lowland pasture, covering the ridges and valleys of the undulating rolling farmland on the urban fringes. The areas are generally influenced by 20th century development. It is described as a relatively open landscape which is sensitivity to incremental and planned development.

Type 5d Urban Fringe

4.4.3 The sub-type is found on the urban edges of Carlisle, Workington and Whitehaven and the key characteristics are identified as follows:

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

4.4.4 Within the 'Sensitive characteristics or features' section, the wooded valleys, restored woodland, and intact field patterns are sensitive to change in land management, and that open space on the edge of settlements is sensitive to unsympathetic development.

4.4.5 The long-term vision for the sub-type is that the area will be 'enhanced through restorations'. To achieve this, management and maintenance practices will be introduced to create a 'bold landscape structure'.

4.4.6 The anticipated changes in the landscape over the next 10-20 years include the potential for development. The following relevant potential pressures from development are identified:

- tendencies for urban development to further encroach on the countryside and for agriculture to suffer from vandalism and pressures for access;
- Housing development on sensitive ridges can often lack the soft landscaping needed to help integrate it into the wider landscape;
- Expansion of villages can lead to a lack of identity and poor definition between town and country; and
- Green infrastructure provides an opportunity to seek enhancements to the landscape, biodiversity and cultural heritages adjacent to urban areas and to create green corridors between settlements.

4.4.7 Within the 'Guidelines' section, the guidance is provided under the 'Development' heading which is summarised as follows where relevant to this assessment:

- New development should take the opportunity to enhance the green infrastructure;

- Protect 'green' areas from peripheral development maintaining areas between development to support green infrastructure;
- Site new development in non-prominent locations;
- Strengthen undeveloped areas with woodland and hedgerow planting; and
- Encourage periphery land uses e.g. horse grazing to respect the field pattern and prevent erosion of the pastoral landscape.

4.4.8 Other relevant landscape Types and Sub-types within the 3 km study area are identified below with their key characteristics:

Landscape Type 4 Coastal Sandstone^{ix}

- Coastal sandstone cliffs;
- Sandstone rolling hills and plateaus;
- Large open fields;
- Prominent hedge banks bound pastoral fields;
- Small woodland blocks along valley sides; and
- Exposed coastal edge moving to intimate and enclosed farmland inland.

4.4.9 Landscape Type 4 Coastal Sandstone is in the west and south of the study area beyond the existing urban area of Whitehaven. Due to the intervening urban area, it is considered unlikely that the proposed development would result in a change in the setting of the character area and therefore is not carried forward to assessment.

Landscape Type 5 Lowland

- Sub-type 5a Ridge and Valley^x
 - A series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells;
 - Well managed regular shaped medium to large pasture fields;
 - Hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations;
 - Scattered farms and linear villages found along ridges; and
 - Large scale structures generally scarce.

Landscape Type 9 Intermediate Moorland and Plateau

- Sub-type 9a Open Moorlands^{xi}
 - High mostly open landscapes;
 - Undulating semi-improved and unimproved pasture;
 - Open rough moorland;
 - Areas of deciduous woodland; and
 - Areas of peat and raised mire.

4.4.10 The Landscape Sub-type is located approximately 1.3 km north east of the site with only a small part of the development theoretically visible from within the Sub-type. Due to the distance and limited theoretical visibility it is considered unlikely that the proposed development would result in a change in the setting of the area. Landscape Sub-type 9a is therefore not carried forward to assessment.

- Sub-type 9d Ridges^{xii}
 - Distinct ridges;
 - Extensive areas of true heathland moorland;
 - Improved pasture with distinctive stone walls; and
 - Woodland and small belts of trees form prominent features.

4.4.11 The Landscape Sub-type is located approximately 2.5 km east of the site with only a small area of theoretical visibility from within the Sub-type. Due to the distance and limited theoretical visibility it is considered unlikely that the proposed development would result in a change in the setting of the area. Landscape Sub-type 9d is therefore not carried forward to assessment.

4.4.12 No description is provided for the urban area within the Cumbria character assessment; however, for the area located within and immediately adjacent to the site this can briefly be described as follows:

- Areas of rough grassland used as informal pasture for horses;
- Moderate density residential areas with associated access and public open space;
- Areas of ancient and semi-natural woodland extending into the Pow Beck valley; and
- Bands of structure planting extending along the site boundary, into the site and connecting with ancient and semi-natural woodland beyond the site boundary.

4.5 Site-specific Appraisal

The landscape of the site

4.5.1 The site comprises parcels of land separated by shelter belts of mature plantation. Harras Moor Industrial Estate is located immediately east of the site, partially surrounded by the site; and Caldbeck Road extends from the existing residential area to the south into the site. In the north of the site, the land falls from east to west from Harras Moor Road to Loop Road South; the area is bound to the north by the existing Highlands residential area and to the south by mature woodland (see **Figure LA.07-1 Site Photograph 02**). In the north-east corner of the site, there is an area of land slightly separated from the remainder of the site area by Harras Moor Industrial Estate; this area was formerly in use as a football pitch although now is no longer used and shows signs of water logging (see **Figure LA.07-1 Site Photograph 01**). To the west of Harras Moor Industrial Estate is an area of grassland enclosed to the east and west by mature woodland shelter belts and to the north by the shelter belt forming the boundary of the site with Standings Rise and Midgey Wood (see **Figure LA.07-1 Site Photograph 03**).

4.5.2 A permissive footpath identified by Homes England crosses the site east to west; in the east of the site, to the south of the footpath, is an area of grassland used for grazing horses and sheep at the time of the site visit. When looking south across this area the residential properties to the south of the site are clearly visible (see **Figure LA.07-2 Site Photograph 04**). To the east of Caldbeck Road, the area appears used for grazing horses with signs of a stable building and feed in the north of the area (see **Figure LA.07-2 Site Photograph 05**). This area of land slopes relatively steeply from Caldbeck Road leading north to south through the centre of the site, towards the west site boundary, which is identified by a band of mature structure woodland with existing residential properties beyond (see **Figure LA.07-3 Site Photograph 09**). The west site boundary is also defined by a permissive footpath identified by Homes England providing access from residential properties to the south of the site to the residential area north west of the site; this footpath connects with the east to west route crossing the site.

Features of the site

4.5.3 A key feature of the site is the mature deciduous woodland shelter belts located both on and within the site and on the site perimeter. The existing woodland assists in integrating the site into the wider landscape and is considered typical of the local landscape character area. The presence of the woodland also either screens or filters views to the site area from many

locations.

- 4.5.4 The site predominantly comprises parcels of semi-improved and rough grassland used for the grazing of horses and livestock, with the areas of grassland separated in some cases by bands of mature deciduous structure planting.
- 4.5.5 The former football pitch located in the north-east parcel of land to the east of the industrial estate is well enclosed by mature planting; however, residential properties located to the south do gain filtered views through the shelter belt, especially in winter.
- 4.5.6 Caldbeck Road divides the south area of the site and leads towards the centre point of the site. At the end of Caldbeck Road, there is an area of mounding which is well vegetated and is anticipated to have been formed at the time of the road construction or localised works in the adjacent fields.
- 4.5.7 The site area is not accessible via public rights of way; however, a number of permissive routes provided by Homes England are present crossing the southern site area.

Characteristics and aesthetics

- 4.5.8 The site is wooded in character and sits at the top of the broad valley of Pow Beck enabling middle to long distance views across Pow Beck to the opposite valley side and beyond out to sea. The mature wooded nature of the site is a strong physical and visual characteristic which is integral to the site's integration with the surrounding landscape which is also well wooded in many locations.
- 4.5.9 Land in the east of the site, located on the upper valley side is more level in characteristic than the land in the west of the site, west of Caldbeck Road and leading down towards Loop Road South, which slopes into the valley.

4.6 Public Access

- 4.6.1 There are no public rights of way passing through the site area; however, there are two permissive footpaths routes identified on site marked by sign posts erected by Homes England. These routes are provided by Homes England and may be extinguished at any time.

One passes east to west from Harras Moor Industrial Estate to the existing residential area west of the site. The second follows the area of mature deciduous woodland on the west site boundary leading north to south.

- 4.6.2 Access in to the site area is also provided via Caldbeck Road which leads into the approximate site centre from the existing residential area to the south of the site.

4.7 Landscape Baseline Summary

- 4.7.1 The site is large in scale, comprised of pasture, rough grassland, and woodland shelter belts located on the south edge of the existing Highlands residential estate. The site area is located on the upper valley side of Pow Beck and in general, the topography falls from east to west towards the valley.

- 4.7.2 In summary, the desk based study and site based studies have identified the following landscape issues to be considered in the assessment of potential landscape effects:

- The landscape features of the site including pasture, rough grassland, hedgerows and woodland shelter belts;
- The landscape asset of the permissive rights of way through the site; and
- The landscape types and landscape sub-types present within the study area.

4.8 Landscape Value

- 4.8.1 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVApp were taken into account as indicators of the aspects of the landscape important to the character, and evaluated according to the following criteria:

Table 4.4 Indicative criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international, national or local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition;

Value	Criteria
	Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape; There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character; The landscape is valued for recreational activities where experience of the landscape is important.
Low Value	Areas of landscape whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity; Particular components may be identified as important contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.

4.8.2 Where the value falls between high and low, the level of value is “moderate”.

4.8.3 The features/elements/characteristics identified as important or “key” to the landscape character of the site are identified below with the value associated with them through using the criteria set out in **Appendix B**:

- Landscape Sub-type 5a Ridge and Valley – the Ridge and Valley character areas are located to the north and east of the site and the landscape features of medium to large regular field patterns, hedgerow field boundaries and scattered farmsteads are typical of the areas. The sub-type is therefore considered of **moderate** value.
- Landscape Sub-type 5d Urban Fringe – the key characteristics of the area identify the wooded valleys, restored woodland and some semi-urbanised woodland as providing interest. The sub-type is therefore considered of **moderate** value.

- Urban Area – the key characteristic of the area includes the rough grassland and areas of structure planting on the site perimeter which connect with adjacent woodland. The urban area is therefore considered of **moderate** value.
- OS Open Greenspace – there are areas of Open Greenspace located throughout the study area and within the south-east extent of the site which appear to be in use. The Open Greenspace is therefore considered of **moderate** value.
- Permissive footpaths through the site – footpaths are not considered to be particularly rare within the local area; however, the site is only accessible by permissive routes. The permissive footpaths are considered to be of **moderate** value.
- Pasture land, rough grassland and scrub within the site area – considered to be representative of that commonly found within the local area and therefore not particularly rare. The pasture land is considered of **moderate** value.
- Woodland/woodland structure planting on the site perimeter and within the site – the woodland located on the site boundary is considered to contribute to the local woodland cover and the key characteristics of the landscape subtype. The woodland is considered of **moderate** value.

4.9 Effects on the Landscape

4.9.1 This section examines the landscape effects arising as a result of the proposed development with reference to:

- effects on landscape fabric within the site, its features and qualities;
- effects on landscape character, including consideration of effects on designated landscapes; and
- effects on the landscape setting of settlements, public rights of way and roads.

Effects on Landscape Features Qualities

4.9.2 Effects on the landscape fabric may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

Effects on Landscape Character

4.9.3 The effect of the proposed development on landscape character will depend on the key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them, and how the proposed development would influence the landscape context, affected by:

- the distance from the site;
- weather conditions; and
- the 'fit' of the proposed development within the landscape pattern and characteristics.

4.10 Sensitivity

4.10.1 The sensitivity of landscape receptors is judged by considering their value, assessed in the baseline description above, and their susceptibility to the changes arising from the proposed development. The receptors, their value and susceptibility are set out in the following table, with the resultant judgement of their sensitivity to the proposed development:

Table 4.5 Sensitivity of landscape receptors

Receptor	Value	Susceptibility	Sensitivity
Landscape Sub-type 5a Ridge and Valley	Moderate value	Not susceptible as the proposed development is unlikely to affect the setting of the area	Moderate sensitivity; the Sub-type is of moderate value although not particularly susceptible to disturbance.
Landscape Sub-type 5d Urban Fringe	Moderate value	Very susceptible as the proposed development would affect Sub-type.	Moderate sensitivity; the Sub-type is of moderate value and particularly susceptible a change in setting.
Urban Area	Moderate Value	Very susceptible as the proposed development would affect the urban area.	Moderate sensitivity; the urban area is of moderate value and highly susceptible to

Receptor	Value	Susceptibility	Sensitivity
			changes resulting from the proposed development.
OS Open Greenspace	Moderate value	Very susceptible as the proposed development would require the loss of some Open Greenspace.	Moderate sensitivity ; as the open greenspace is considered of local importance and highly susceptible to change within the site area.
Permissive footpath through the site	Moderate value	Very susceptible as the proposed development would require the permissive routes to be extinguished.	Moderate sensitivity ; although very susceptible, potential for substitution exists.
Pasture land rough grassland and scrub within the site area	Moderate value	Very susceptible as the proposed development would require removal of the land from within the site area.	Moderate sensitivity ; although very susceptible, the land is common within the area.
Woodland/woodland structure planting and hedgerows on the site perimeter and within the site	Moderate value	Very susceptible as the shelter belts are a prominent landscape characteristic within the local area.	Moderate sensitivity ; the landscape feature is important within the local landscape context.

4.11 Magnitude of Change

4.11.1 The features of the development giving rise to changes in the landscape are the duration of the proposed construction phase with associated activities, including increased on site activity and construction vehicles and cranes; and the long-term presence of the proposed residential development.

Construction Phase

4.11.2 Landscape Sub-type 5a Ridge and Valley: due to the distance from the site, construction operations are not anticipated to result in a perceptible change in the setting of the Landscape Sub-type. The magnitude of change is assessed as **negligible**.

- 4.11.3 Landscape Sub-type 5d Urban Fringe: the proposed development is anticipated to result in a localised change to a minor proportion of the landscape Sub-type due to the introduction of built development on the edge of the character area including the presence of construction traffic during the construction phase and long term presence of residential units. The magnitude of change is assessed as **small**.
- 4.11.4 Urban Area: the localised presence of construction operations within the parcel of land identified as urban area to the west of Caldbeck Road is anticipated to result in a localised change to a minor part of the urban area character type due to the presence of plant and machinery. The magnitude of change upon the Urban area is assessed as **negligible**.
- 4.11.5 OS Open Greenspace: the proposed development would require the presence of plant and machinery and result in the construction of dwellings and loss of the areas identified as open greenspace within the site area. The magnitude of change upon open greenspace within the site is assessed as **great**.
- 4.11.6 Permissive footpath through the site: the proposed development would require the extinguishment/diversion of the existing routes during the construction phase. The magnitude of change is assessed as **great**.
- 4.11.7 Pasture land, rough grassland and scrub within the site area: the landscape feature would be lost within most areas of the site to facilitate the construction works throughout the construction phase. The magnitude of change is assessed as **great**.
- 4.11.8 Woodland/woodland structure planting and hedgerows on the site perimeter and within the site: the Illustrative Masterplan identifies the retention of the existing shelter belts within the site area which it is presumed would be appropriately protected in accordance with BD5837:2012 for the duration of the works along with any hedgerows to be retained; however, there would be localised removal required to implement the site road infrastructure. The magnitude of change is assessed as **small**.

During Operation

- 4.11.9 Landscape Sub-type 5a Ridge and Valley – due to the distance from the site, presence of the proposed development is not anticipated to result in a perceptible change in the setting of the Landscape Sub-type. The magnitude of change is assessed as **negligible**.

- 4.11.10 Landscape Sub-type 5d Urban Fringe – the proposed development is anticipated to result in a localised change in a minor proportion of the landscape Sub-type due to the introduction of built development into the landscape sub-type. The magnitude of change is assessed as **small**.
- 4.11.11 Urban area – the proposed development would result in a complete change in the Urban Area land parcel located in the south of the site immediately west of Caldbeck Road; however, this is not anticipated to alter the overall perception of the wider urban area of Whitehaven. The magnitude of change upon the character area is assessed as **negligible**.
- 4.11.12 OS Open Greenspace – the proposed development is anticipated to result in the loss of areas identified and open greenspace within the site area; however, areas of public open space are identified within the Illustrative Masterplan. The magnitude of change is assessed as **medium**.
- 4.11.13 Permissive footpath through the site – the proposed units would require the extinguishment/diversion of the existing routes; however, the Illustrative masterplan indicates that alternative pedestrian linkages would be provided which could offset this loss although the landscape context of the routes would change. The magnitude of change is assessed as **medium**.
- 4.11.14 Pasture land, rough grassland and scrub within the site area – the long-term presence of the proposed development would result in the loss of pasture land across most of the site. The magnitude of change is assessed as **great**.
- 4.11.15 Woodland/woodland structure planting and hedgerows on the site perimeter and within the site – it is anticipated that the existing shelter belts would form an integral part of the development area upon completion; however, it is anticipated that localised removal of woodland and hedgerows may remain following the construction operations. The magnitude of change is assessed as **small**.

4.12 Assessment

- 4.12.1 Consideration of the magnitude of the changes due to the development is combined with consideration of the sensitivity of landscape receptors affected by the development to assess the degree and nature of the effect at each stage of the lifecycle of the development.

4.12.2 The assessment conclusions are set out in the following table:

Table 4.6 Summary of landscape effects

Receptors	Sensitivity to changes arising from the proposals	Magnitude of change	Degree & nature of effects: during construction	Degree & nature of effects: during operation
Landscape Sub-type 5a Ridge and Valley	Moderate	Construction: negligible Operation: negligible	Negligible – there is no perceived change to the setting of the Landscape Sub-type anticipated.	Negligible – there is no perceived change to the setting of the Landscape Sub-type anticipated.
Landscape Sub-type 5d Urban Fringe	Moderate	Construction: small Operation: small	Minor adverse – a limited, localised adverse change is anticipated due to construction operations.	Minor adverse- the proposed development is anticipated to result in a small change in the immediate Landscape Sub-type.
Urban area	Moderate	Construction: negligible Operation: negligible	Negligible – there is no perceived change to the wider urban character area anticipated.	Negligible – there is no perceived change to the wider urban character area anticipated.
OS Open Greenspace	Moderate	Construction: great Operation: medium	Moderate adverse – as there is a great change to a moderately sensitive landscape receptor.	Minor adverse – the introduction of public open space within the proposed development is anticipated to offset the loss of open greenspace.

Receptors	Sensitivity to changes arising from the proposals	Magnitude of change	Degree & nature of effects: during construction	Degree & nature of effects: during operation
Permissive footpath through the site	Moderate	Construction: great Operation: medium	Moderate adverse – the construction operations would represent a great change to the route.	Moderate adverse – a medium change to a moderately sensitive receptor is anticipated.
Pasture land rough grassland and scrub within the site area	Moderate	Construction: great Operation: great	Moderate adverse – the loss of land for construction operations represents a greater change to a moderately sensitive feature.	Moderate adverse – the presence of the proposed development would represent a great change; although to a lesser sensitive receptor as it is common within the area.
Woodland/woodland structure planting and hedgerows on the site perimeter and within the site	Moderate	Construction: small Operation: small	Minor adverse – it is anticipated that a small proportion of the landscape feature would be affected during the construction phase.	Minor adverse – it is anticipated that any loss that may arise as a result of construction operations would remain.

4.13 Conclusions

- 4.13.1 The above table (**Table 4.6**) identifies a variety of effects are anticipated upon the landscape character and landscape features within the site and study areas. These effects range from negligible to moderate adverse.
- 4.13.2 Negligible effects are anticipated upon the setting of Landscape Sub-type 5a Ridge and Valley at both construction and operational stages due to the distance and limited intervisibility between the site and Landscape Sub-type. Negligible effects are also anticipated upon the Urban Area due to the localised change within the wider context of the urban area. Minor adverse effects are anticipated upon Landscape Sub-type 5d Urban Fringe within which the site is mostly located due to the direct change in landscape features and characteristics.
- 4.13.3 Moderate adverse effects are anticipated to be experienced upon the Open Greenspace identified within the site area during the construction phase; however, these are anticipated to reduce to minor adverse at completion as the introduction of public open space within the development is anticipated to partially offset the loss.
- 4.13.4 Minor adverse effects are anticipated upon the existing woodland/woodland structure planting and hedgerows on the site perimeter and within the site as the majority of this is identified on the Illustrative Masterplan as being retained; although it is anticipated that localised removal may be required. Moderate adverse effects are anticipated upon pasture land, rough grassland and scrub, and permissive footpaths within the site area as these would all experience direct adverse effects/loss of features due to the proposed development.

5.0 Effects on Visual Amenity

5.1 Introduction

- 5.1.1 This chapter deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area. A year 15 assessment is often considered to demonstrate the anticipated effects of the development once any proposed vegetation has begun to mature; however, as this is an outline application, no detailed visual mitigation proposals are provided and therefore a year 15 assessment is not included within the report.

5.2 Assessment Criteria

- 5.2.1 The assessment process is described generally in **Section 1.2** of this report. The general methodology for assessing the effects is set out in **Appendix B**, and the criteria used in this LVApp are set out in the tables below.
- 5.2.2 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

Visual Sensitivity

- 5.2.3 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Views may have importance and be valued as part of the experience of a valued landscape or promoted recreation facility or route.
- 5.2.4 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

Table 5.1 Indicative criteria for assessing visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties with open views of the site; Views experienced by many viewers; Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant; A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site; Frequent open views available of the site; Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view; A view of the site from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings; A view of the site from a landscape of moderate or less importance; Occasional open views or glimpsed views available of the site passing views available to travellers in vehicles; A view available to few viewers.

5.3 Magnitude of change

- 5.3.1 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility, as follows:

Table 5.2 Indicative criteria for assessing magnitude of visual change

Magnitude of change	Visual change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting angle of the view or affecting views from the wider context, or larger scale of

Magnitude of change	Visual change
	change in views from within the site or immediate context; continuing into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible.
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

5.4 Assessing effects

- 5.4.1 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

Table 5.3 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; The proposal would cause a great deterioration in the existing view available to highly sensitive viewers; Great improvement in the view, sufficient to upgrade overall visual amenity.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers; Small or localised reduction in visual intrusion, or improvement in the view.
Negligible	Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.

- 5.4.2 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

5.5 Visual Baseline

Zone of Theoretical Visibility (ZTV)

- 5.5.1 **Figure LA.05-1** shows show the predicted extent of the ZTV for the ground surface of the site, including the screening effect of woodland and buildings. The computer generated ZTV is based on a digital terrain model generated from the 5 m grid interval Ordnance Survey OS Terrain 5® dataset, with viewer eye-height of 2 m. The ZTV is based on topographic data only – the “bare ground scenario” – and minor undulations in the terrain may not be reflected in the 5 m grid interval of the dataset. The ZTV shows theoretical visibility of the proposed development but actual visibility may be affected by intervening topographic, vegetation and building features.
- 5.5.2 In the ZTV illustrated on **Figure LA.05-2**, the screening effects of buildings has been taken into consideration, and on **Figure LA.05-3** the screening effects of buildings and woodland has been taken into consideration based upon the data in the Ordnance Survey OS Open Map Local ESRI® Shapefile. Woodlands have been modelled at a mean average height of 10m and buildings at the notional 7m high building. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration.
- 5.5.3 For the visual impact assessment, a ZTV study area of 3 km radius from the site was investigated and mapped (**Figure LA.01**). Potentially sensitive visual receptors include residents, people visiting areas covered by landscape designations, areas or sites of historic interest, public footpaths, bridleways and cycle routes, and visitor attractions (**Figure LA.02**).
- 5.5.4 During the desk study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which define actual visibility, were identified. Representative viewpoints were then selected for the visual impact assessment.
- 5.5.5 The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

Viewpoint Study

- 5.5.6 The visual appraisal drawing, **Figure LA.05-3**, illustrates the location of the proposed development and shows the ZTV at a scale of 1:25,000. **Figure LA.05-3** also shows the locations of the appraisal photographs, which are reproduced on **Figures LA.06-1 to LA.06-3**. These viewpoints were discussed with and agreed with the Planning Development Manager at Copeland Borough Council. During this process, an additional viewpoint location was requested; this is identified as viewpoint 7.
- 5.5.7 A total of 9 no. views were taken to illustrate the site and its appearance in publicly available views (**Figures LA.06-1 to LA.06-3**).
- 5.5.8 Views from within the site are also provided to illustrate the landform of the site and show other areas not publicly accessible from which the site is visible (**Figures LA.07-1 to LA.07-3**).

Table 5.4 Viewpoint details

VP Ref	Location	Distance from site (km)	Receptors represented
01	Red Lonning	0.76 km	Road users, greenspace users
02	Unnamed road	2.6 km	Road users, bridleway users
03	Red Lonning	0.42 km	Road users
04	Chatsworth Drive	0 km	Residents
05	Footpath west of Low Road	1.37 km	Footpath users, residents
06	Footpath at Monkway Cottages	1.25 km	Footpath users, residents
07	Rosemary Lane	1.21 km	Residents, road users
08	Highlands	0 km	Residents
09	Caldbeck Road	10 m	Residents, road users

Table 5.5 Existing view descriptions

VP Ref	Landscape context at viewpoint	Existing view towards site
01	Located on Red Lonning road with channelled views to the south west towards Harras Moor.	The view towards the site is channelled along Red Lonning in a southerly direction. To the left, views are prevented by an earth mound running parallel to the roadside along the boundary of the golf course, and to the right, the localised topographical horizon prevents views. The line of trees seen in the distance are located on the edge of Red Lonning Industrial Estate, on the site boundary. The horizon is crossed by high voltage transmission lines carried on pylons located to the east of the site area, which are visually detracting.
02	Elevated moorland at Weddicar Rigg enabling panoramic views towards the urban area of Whitehaven and south to the Lake District National Park foothills.	This elevated viewpoint location enables views across lower lying land in the foreground towards the ridge line forming the upper extent of Pow Beck valley. Although visibility was considered average to poor at the time of survey, long distance views across the low-lying land in the foreground of the view towards the area of Harras Park are possible. The site is located to the left of the large industrial unit towards the centre of the view on the ridge line beyond the existing mature woodland. The site area is not visible from the viewpoint location.
03	Located on Red Lonning road off the roundabout junction with Moresby Road, the road is flanked to either side by mature native roadside planting.	Views are channelled along Red Lonning as the road leads west from the roundabout junction with Moresby Parks Road. Vegetation to the north roadside verge (right) prevents views in this direction. Filtered views are possible to the south through the roadside vegetation to the ongoing construction works associated with the new St. Benedict's RC High School building, which is being constructed on the former playing field. The presence of the new school building, roadside vegetation and woodland within the view prevents views to most of the site area. However, the east extent of the site is located beyond the area of mature woodland in the centre of the view.
04	Located on the edge of the existing residential area at Chatsworth Drive.	The foreground of the view comprises semi improved grassland which at the time of survey was used for grazing sheep and horses. The area is

VP Ref	Landscape context at viewpoint	Existing view towards site
		bound by post and wire fences and crossed by a low voltage transmission line carried on timber poles. To the right of the location, views are filtered by a band of mature deciduous structure planting on the field boundary with an area of more immature woodland beyond. There are also filtered views through the area of woodland to the eastern-most field of the site area; formerly in use as a football pitch. The land rises in the centre of the view to the visual horizon of the structure planting that separates the north field of the site area. To the left of the viewpoint location the land extends to Caldbeck Road in the foreground, beyond which, the land falls to Pow Beck valley with views across the site area.
05	Located in a residential area on the valley side of Pow Beck on a public footpath to the south west of Low Road.	The foreground of the view comprises an area of improved amenity grassland associated with a modern residential development and access roads to the residential properties. Panoramic views are available across Pow Beck Valley to the north-east valley side towards existing residential properties in Whitehaven. The north-west extent of the site area is visible as it extends down the valley side adjacent to Midgley Wood. The site forms only a minor part of the view however the area of pasture provides a break in the existing residential area along the horizon.
06	Located on a minor road providing access to residential properties on the south west valley side of Pow Beck.	The foreground of the view falls steeply towards Pow Beck valley before the land rises again to the north-east valley side. Filtered views are available of the north-west extent of the site to the pasture land extending down the valley side which provides a break in the areas of residential development. The site forms a minor part of the filtered panoramic views available from the viewpoint location.
07	Located on a minor road leading down in to Pow Beck valley approaching the centre of Whitehaven.	Panoramic views are available in the general direction of the site; however, the site area is not visible as it is located beyond the woodland in the middle distance. The edge of the existing residential area of Highlands at Harras Park is visible on the horizon; the site is located immediately to the right of this. Duke Pit Fan House (scheduled monument) is in the foreground of the view as the land falls into the valley.

VP Ref	Landscape context at viewpoint	Existing view towards site
08	Located on the north site boundary on the edge of the existing Highlands residential estate with views over Pow Beck valley to the south-west.	The viewpoint location is on the north site boundary with the existing Highlands residential development. Views are gained across the area of pasture in the foreground which form the north of the site area. The land falls to the south west towards Pow Beck valley enabling views across the valley to the south west to Woodhouse located on the far extent of the study area and beyond to Hannah Moor at St Bees Head in the far distance. Views into the south of the site are filtered by the mature deciduous structure planting located on the field boundary.
09	Located on Caldbeck Road entering the site from the south. The viewpoint is located to the frontage of existing properties orientated to the west across Pow Beck valley.	The immediate foreground of the view comprises Caldbeck Road providing access to the site area. Beyond this is the southern extent of the site extending south into the existing residential area on the north edge of Hessingham. Filtered views are available through the existing deciduous structure planting located along the west site boundary within the existing residential area; however, the existing dwellings are visible through the shelter belt although it is anticipated views would be screened during summer months when vegetation is in leaf.

5.6 Visual Receptors

- 5.6.1 The following is a résumé of the viewers and locations from where views may be available, with references to the representative viewpoints or other photographs.

People in settlements and residential properties

- 5.6.2 Receptors in residential properties within close proximity to the site with direct views towards the site, represented by viewpoints 8 and 9; and, receptors in residential properties with middle to long range views towards the site or which may be filtered, represented by viewpoints 4, 5, 6 and 7.

Users of public rights of way and areas of public access

- 5.6.3 Users of public footpaths, bridleways, or permissive routes of local importance and areas of green space as identified on **Figure LA.02**, represented by viewpoints 1, 5 and 6.

Road users

- 5.6.4 Users of roads within the study area with direct and filtered views towards the site, represented by viewpoints 1, 2, 3, 7 and 9.

5.7 Visual Baseline Summary

- 5.7.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:

- Views available to residential receptors in the immediate vicinity of the site and surrounding study area;
- Views available to users of public footpaths of local importance, bridleways, and areas of green space within the study area; and
- Views available to road uses within the local area.

5.8 Effects on Visual Amenity

Sensitivity

- 5.8.1 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to its ability to accommodate change; for example, a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. **Table 5.1** provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.
- 5.8.2 The sensitivity of the visual receptors is assessed as follows (and described in further detail in **Appendix B**):
- People in settlements and residential properties: high susceptibility to changes in their visual amenity, open unobstructed views including the site assessed as of high value: high sensitivity; (viewpoints 4, 5, 6, 8 and 9);
 - Users of public roads: low susceptibility to change in their visual amenity; the view does not hold any value and the value is therefore considered low: low sensitivity; (viewpoints 1, 2, 3, 7 and 9); and
 - Users of local public rights of way including bridleways and open green space: medium susceptibility to change in their visual amenity; the view has value at a local level and is therefore considered medium value: moderate sensitivity; (viewpoints 2, 5 and 6).

Magnitude of Change

- 5.8.3 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

Table 5.6 View with development & magnitude of change

VP ref	View during construction	View at completion (day 1)	Magnitude of change
01	There is potential for views of construction operations within the north-east corner of the site only as views are channelled along Red Lonning road although intervening vegetation and topography are anticipated to screen most operations.	There is potential for views towards the rooftops of proposed residential properties however the presence would be difficult to discern beyond the vegetation and gently domed topography in the middle distance.	During construction: negligible due to the distance from the site and small proportion of the view that would change. Day 1: negligible due to the distance from the site and the small proportion of the view that would change.
02	Long distance views of construction operations are theoretically possible however from this distance, only plant and machinery on site are anticipated to be discernible within the view for the relatively short durations whilst on site.	The presence of rooftops within the site area would theoretically be visible; however, this would form a barely perceptible change in the panoramic view available across the existing urban area of Whitehaven.	During construction: negligible as the presence of plant and machinery would represent a very small change in the panoramic view experienced and be barely perceptible. Day 1: negligible as although theoretically visible, the distance from the site is anticipated to result in the change being difficult to discern.
03	No change in view is anticipated due to the intervening vegetation and buildings.	No change in view is anticipated due to the intervening vegetation and buildings.	During construction: No change due to intervening vegetation and buildings. Day 1: No change due to intervening vegetation and buildings.
04	Direct views to construction operations associated with residential units to the north of Chatsworth Drive would be visible for part of the overall development period. The change would affect a large proportion of the view.	Direct views towards proposed residential properties located within the development area to the north of Chatsworth Drive which would represent a permanent change in the entire view context.	During construction: medium change as although the construction operations would occupy a large proportion of the view they are anticipated to last for a short-term duration. Day 1: great change as the presence of new residential properties is anticipated to permanently alter the context of the whole view from that of pasture lands to residential development.
05	Construction operations associated with	The presence of residential properties	During construction: small change as although

VP ref	View during construction	View at completion (day 1)	Magnitude of change
	the development of residential properties in the west extent of the site, south of the existing Highlands estate, would be visible on the visual horizon including the formation of a pedestrian linkage leading down the valley side towards the A595. Construction operations are only anticipated to be visible for a short duration.	would be evident along the horizon with the existing Highlands estate perimeter visually brought forwards; although not far enough to crest the upper valley side. An area of open space would also remain visible immediately in front of the proposed development extending down the valley side beyond Midgey Wood.	construction operations are likely to be visible, the site area forms only a small part of the view within the middle distance. Day 1: negligible as although the proposed development would be evident within the view, the change resulting from the residential edge being brought forward to the upper valley side is anticipated to be barely perceptible.
06	Construction operations associated with residential properties and a pedestrian linkage in the west extent of the site are anticipated to be visible beyond the tree tops in the foreground of the view for a short period of the overall construction duration. The construction operations are likely to only occupy a minor proportion of the view.	The presence of residential properties would be visible on the upper valley side and visually bring forward the existing edge of residential development formed by Highlands estate. The pedestrian linkage would also be visible extending down the valley side towards the A595. Although theoretically visible within the view, the proposed development is anticipated to be difficult to discern between the treetops in the foreground; especially when vegetation is in leaf.	During construction: Small as the construction operations would only occupy a minor proportion of the view for a short duration and would be viewed from a longer distance. Day 1: Negligible as the change in view is anticipated to be difficult to discern due to the distance and limited change in the context of the view.
07	Ground level construction operations are anticipated to be screened by Crowpark Wood as it extends to the east of the A595. The construction of roof tops with associated equipment may be visible rising above the existing Crowpark Wood; however, this is not anticipated as the existing rooftops of properties at Highlands estate are not identifiable	The presence of roof tops may be visible rising above the existing at Crowpark Wood; however, this is not anticipated as the existing rooftops of properties at Highlands estate are not identifiable within the view.	During construction: Negligible as any change in view is anticipated to be difficult to discern. Day 1: None

VP ref	View during construction	View at completion (day 1)	Magnitude of change
	within the view.		
08	Construction operations within the north field adjacent to the existing residential area would be visible for a short to medium duration. Both groundwork operations and construction of dwellings would be visible and affect a large proportion of the views currently available across the valley to the south.	A major scale of change in the view would be experienced with the current pasture land located to the south of the viewpoint changed to residential development with an access point leading from the road on which the viewpoint is located. The change in view would be permanent and affect a large proportion of the view	During construction: medium as although a large change in the view would be experienced, this is anticipated for a short-term duration. Day 1: great change as a large proportion of the view is anticipated to change permanently.
09	Direct views of construction operations located within the area of rough pasture to the west of Caldbeck Road. Views of groundworks and the construction of dwellings are anticipated to affect all the view available for a short to medium duration.	The view is anticipated to change from panoramic views across rough pasture towards a woodland shelterbelt to that of a modern residential development which is likely to affect a large proportion of the view. This is considered a permanent change.	During construction: medium as although a large change in the view would be experienced, this is anticipated for a short-term duration. Day 1: great change as a large proportion of the view is anticipated to change permanently.

Assessment

- 5.8.4 The visual effects assessment has been informed by the ZTV study shown on **Figures LA.05-1 to LA.05-3**. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 5.5** and the sensitivity of the viewers (visual receptors) represented defined above.
- 5.8.5 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:

Table 5.7 Assessment of visual effects

Vp. Ref.	Receptors & Sensitivity	Magnitude of change: during construction	Magnitude of change: day 1	Degree & nature of effects & significance: during construction	Degree & nature of effects & significance: day 1
01	Road users: lesser sensitivity	Negligible	Negligible	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.
01	Open Greenspace users: moderate sensitivity	Negligible	Negligible	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.
02	Road users: lesser sensitivity	Negligible	Negligible	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.	Negligible as the change in view for this lesser sensitivity receptor would be difficult to discern.
02	Bridleway users: moderate sensitivity	Negligible	Negligible	Negligible as the change in view is anticipated to be difficult to discern from the viewpoint distance.	Negligible as the change in view is anticipated to be difficult to discern from the viewpoint distance.
03	Road users: lesser sensitivity	No change	No change	None	None
04	Residents: high	Medium change	Great change	Moderate adverse as	Major adverse as a great

Vp. Ref.	Receptors & Sensitivity	Magnitude of change: during construction	Magnitude of change: day 1	Degree & nature of effects & significance: during construction	Degree & nature of effects & significance: day 1
	sensitivity			although the change is considered to occupy a large proportion of the view, construction operations would only be present for a short to medium duration.	change in the visual experience for high sensitivity receptors in the existing adjacent residential properties is anticipated.
05	Footpath users: moderate sensitivity	Small	Negligible	Minor adverse as although the proposed development would be theoretically visible, the context of the view would not alter over the short duration of construction operations.	Negligible as the overall context of the view is not anticipated to change resulting from the permanent presence of the proposed development.
05	Residents: high sensitivity	Small	Negligible	Moderate adverse as although the anticipated change in view due to construction operations is small, it would be experienced by high sensitivity receptors.	Negligible as the overall context of the view is not anticipated to change from the permanent presence of residential properties immediately south of the existing Highlands estate. The change upon the visual horizon would be difficult to discern.
06	Footpath users: moderate sensitivity	Small	Negligible	Minor adverse as there would be a localised visual intrusion in the view for a short duration.	Negligible as the change in view is likely to be difficult to discern due to distance.

Vp. Ref.	Receptors & Sensitivity	Magnitude of change: during construction	Magnitude of change: day 1	Degree & nature of effects & significance: during construction	Degree & nature of effects & significance: day 1
06	Residents: high sensitivity	Small	Negligible	Moderate adverse as although the anticipated change in view due to construction operations is small, it would be experienced by high sensitivity receptors.	Negligible as the change in view is likely to be difficult to discern due to distance.
07	Residents: moderate sensitivity	Negligible	None	Negligible as the change in view is anticipated to be for a short duration and difficult to discern due to the existing woodland in the foreground.	None.
07	Road users: lesser sensitivity	Negligible	None	Negligible as the change in view is anticipated to be for a short duration and difficult to discern due to the existing woodland in the foreground.	None.
08	Residents: high sensitivity	Medium	Great	Moderate adverse as there would be a great change in the view but for a short to medium duration of the construction period.	Major adverse as the presence of residential properties would represent a great change in the view for highly sensitive receptors which would be permanent.
09	Residents: high sensitivity	Medium	Great	Moderate adverse as there would be a great change in the view but for a short to medium duration of the	Major adverse as the presence of residential properties would represent a great change in the view for

Vp. Ref.	Receptors & Sensitivity	Magnitude of change: during construction	Magnitude of change: day 1	Degree & nature of effects & significance: during construction	Degree & nature of effects & significance: day 1
				construction period.	highly sensitive receptors which would be permanent.
09	Road users: low sensitivity	Medium	Great	Minor adverse as although a medium change in view is anticipated, this would be experienced by a low sensitivity receptor and for a short duration.	Moderate adverse as the presence of residential properties is anticipated to permanently change the context of views for road users.

Conclusions

- 5.8.6 Effects experienced during the construction phase are anticipated to range from negligible for more distant viewpoint locations where the site is viewed in context with the existing urban area of Whitehaven, to moderate adverse for viewpoint locations located either in close proximity to or immediately bordering the site. Moderate adverse effects are anticipated to be experienced by residents located at viewpoints 04, 05, 06, 08 and 09; these effects are considered to be short to medium term.
- 5.8.7 Upon completion, major adverse visual effects are anticipated to be experienced by residential receptors immediately adjacent to the site (viewpoints 04, 08 and 09) because of the large extent of permanent change within the view that is anticipated. Moderate adverse effects are anticipated upon road users at viewpoint 09. The remainder of viewpoint locations are anticipated to experience either negligible effects or no effect due to a combination of distance from the site and the presence of vegetation and buildings within the view.

6.0 Assessment of Cumulative Landscape Visual Effects

6.1 Cumulative Assessment

- 6.1.1 The cumulative landscape and visual effects assessed are of this proposal with other developments within 3 km. The study area was defined initially by considering the extents of the landscape character types/sub-types within which project lies and its potential “zone of influence”, i.e. where interaction between the proposed development and the other developments considered could result in cumulative landscape or visual effects.
- 6.1.2 The other projects identified as having the potential to result in cumulative effects with this proposed residential development are shown on Eden Environment Ltd, Housing at Harras Moor, Illustrative Layout, drawing number 07 contained within **Appendix F**.

Table 6.1 Projects with potential for cumulative effects

Ref	Project	Easting	Northing	Distance from site (km)	Site information
4/16/2415/001	Land at Harras Moor, Whitehaven	298868	518352	0.01	Site located immediately north-east of Harras Road at the junction with Red Lonning. Project approved in outline.

6.1.3 The “temporal scope” that informed selection of the other projects was based upon:

- existing schemes and those under construction; and
- schemes in the development and consenting process, including schemes with planning consent and schemes that are the subject of a valid planning application that have not yet been determined.

6.1.4 Schemes at the pre-application or scoping stage were not considered due to lack of certainty about their ultimate form and limited publicly available information to inform the assessment.

6.1.5 The timescales of the cumulative development considered is currently unknown and therefore it is presumed that development would commence within the period that the Outline Approval; up to 5 years from the date of Outline approval, no later than August 2022. It is therefore anticipated that construction operations would take place concurrently.

6.1.6 The information about the other project, and their ZTVs where available, was obtained from their respective planning applications or other documents in the public domain.

6.2 **Types of cumulative effects**

6.2.1 Cumulative landscape and visual effects result from additional changes to landscape and visual amenity caused by the proposed development in conjunction or in combination with other proposed residential development. The types of cumulative effects assessed are:

- Additive effects: landscape and/or visual effects combined with or in addition to the effects of the other developments;
- Sequential: experience of first one effect, and later another at different places as one moves through the landscape; and
- Temporal: effects accumulating over a period of time on the landscape or visual amenity, from this proposal and the other developments.

- 6.2.2 Cumulative landscape and visual effects that may introduce new types of change and/or increase or extend effects of the main project are identified and whether the proposed project adds to or combines with the other projects to create a significant cumulative effect.
- 6.2.3 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

6.3 Cumulative landscape effects

- 6.3.1 The assessment considers cumulative effects on the fabric of the landscape and its individual elements or features; on the aesthetic, perceptual or experiential aspects of the landscape, such as scale, sense of enclosure, diversity, pattern, colour, sense of naturalness, remoteness or tranquillity, and on the overall character of the landscape, especially modification to key characteristics and possible creation of new landscape character.
- 6.3.2 Final conclusions about the degree of the cumulative effect on the landscape of this proposed project with the other developments considered are based upon the following considerations:

Table 6.2 Judging the degree of cumulative landscape effects

Degree of effect	Indicative criteria
Major	Large irreversible effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes; Cumulatively, the developments are a key characteristic of the landscape, defining a new landscape character type or area.
Moderate	Cumulatively, the developments are becoming a characteristic of the landscape, but not of sufficient dominance to be a defining characteristic of the area.
Minor	Cumulatively, the developments are not an important or key characteristic of the landscape and have little effect on the values and experiences associated with the landscape e.g. wildness, sense of history; Reversible 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 the landscape.
Negligible	The developments have little effect on the landscape character, cumulatively.

6.4 Analysis and Assessment of Cumulative Landscape Effects

- 6.4.1 A review of the potential for additional landscape effects resulting from the proposed development alongside application 4/16/2415/001 has been carried out. The review considers both the potential for concurrent and sequential construction of the proposed development alongside application 4/16/2415/001.
- 6.4.2 Although it is recognised that construction operations relating to the two sites being developed concurrently or sequentially has the potential to increase the landscape effects, it is considered that this increase in effect would not be sufficient to alter that assessed for the Harras Moor site alone; either the assessment of the magnitude of change nor the resulting effect upon landscape character or features during the construction phase or at day 1 of operation. The potential cumulative landscape effects are anticipated to remain as set out in Table 4.6 Summary of Landscape Effects identified with the Section 4 above.

6.5 Cumulative visual effects

- 6.5.1 Cumulative visual effects, resulting from changes in the content and character of the views due to introduction of new elements or removal of or damage to existing ones, are identified and the nature of views available and the contribution of project being assessed to cumulative visual effects. Additive effects may occur either when developments are seen together in one angle of view or where they are seen when looking in different directions from one location. The effects on viewers as they follow linear routes and move through the landscape are considered.
- 6.5.2 The following factors inform the judgment about the significance of visual effects:

Table 6.4 Judging the degree of cumulative visual effects

Degree of effect	Indicative criteria
Major	Cumulatively, the developments dominate the view, seeming to define a new visual aesthetic; Large scale effects arising from new, non-characteristic or discordant or intrusive elements into the view of highly sensitive receptors, or at recognised and important viewpoints, or from recognised scenic routes.
Moderate	Cumulatively, the developments are seen as a characteristic of

	the landscape in the view, but not of sufficient dominance to be a defining characteristic of the visual amenity.
Minor	Cumulatively, the developments are separate isolated elements of the landscape in the view, too infrequent and of insufficient importance to be perceived as a characteristic of the area; Cumulatively, the effects on visual amenity are reversible, of short duration, or occur over a restricted area.
Negligible	The developments have little effect on the visual amenity, cumulatively.

6.6 Analysis and assessment of Cumulative Visual Effects

6.6.1 The cumulative Visual change and effect is presented in the table below:

Table 6.5: Cumulative visual magnitude of change and significance of effect

VP Ref.	Receptors (and sensitivity)	Cumulative Magnitude of change	Cumulative Effect: During Construction	Cumulative Effect: Completion Day 1
01	Road users: lesser sensitivity	The development of application 4/16/2415/001 would take place in the middle distance of the view and effectively screen the proposed development once completed. Considering the Harras Moor development in isolation, the magnitude of change is assessed as negligible for road users during both construction and at completion. Although application 4/16/2415/001 would be visible in the middle distance this would be over the brow of the visual horizon in the middle distance and therefore the context of views available are not anticipated to change during either the construction or at day 1 of completion. It is considered that cumulatively the magnitude of change is likely to remain as negligible during both phases.	No additional effects are anticipated upon road users to the negligible effects identified within the LVApp for the proposed development.	No additional effects are anticipated upon road users to the negligible effects identified within the LVApp for the proposed development.
02	Road users: lesser sensitivity Bridleway users: moderate sensitivity	The development of application 4/16/2415/001 would be seen simultaneously with the proposed development within the panoramic views gained from the elevated viewpoint location. Considering the Harras Moor development in isolation, the magnitude of change is assessed as negligible during both construction and at day 1 of completion. Although application 4/16/2415/001 would be visible simultaneously with the proposed development, it would form a very small proportion of the panoramic view available and is not	No additional effects are anticipated upon road users or bridleway users to the negligible effects identified within the LVApp for the proposed development.	No additional effects are anticipated upon road users or bridleway users to the negligible effects identified within the LVApp for the proposed development.

VP Ref.	Receptors (and sensitivity)	Cumulative Magnitude of change	Cumulative Effect: During Construction	Cumulative Effect: Completion Day 1
		considered to alter the context of the view. It is considered that the magnitude of change is likely to remain as negligible during both construction and at day 1.		
03	Road users: lesser sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None
04	Residents: high sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None
05	Footpath users: moderate sensitivity Residents: high sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None
06	Footpath users: moderate sensitivity Residents: high sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None
07	Residents: moderate sensitivity Road users: lesser sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None
08	Residents: high sensitivity	Potential views of application 4/16/2415/001 would be visible to the far right of the view prior to the development of the northern field of the proposed development adjacent to the existing Highlands estate. Once the proposed development is constructed, views of application 4/16/2415/001 would no longer be possible. Considering the proposed development in isolation, the magnitude of change is assessed as medium during construction and great day 1 of completion. Whilst the presence of cumulative construction operations may be	No additional effects are anticipated upon residents to the moderate adverse effects identified within the LVApp for the proposed development.	No additional effects are anticipated upon residents to the major adverse effects identified within the LVApp for the proposed development.

VP Ref.	Receptors (and sensitivity)	Cumulative Magnitude of change	Cumulative Effect: During Construction	Cumulative Effect: Completion Day 1
		possible, these would be beyond the crest of the hill formed by the site in the middle distance, partially screening application 4/16/2415/001. It is therefore considered that although cumulative effects resulting from the presence of both sites being constructed at the same time may be experienced, the oblique nature of the views beyond the crest of the hill would not be sufficient to increase the construction effects from the medium as identified within the LVIA. As the two developments would not be seen cumulatively once the proposed development was completed, the great effect identified within the assessment for the Harras Moor site is not anticipated to increase.		
09	Residents: high sensitivity Road users: low sensitivity	Application 4/16/2415/001 is not visible from the viewpoint location and therefore cumulative visual effects would not be experienced.	None	None

6.7 Conclusions

- 6.7.1 The cumulative assessment does not identify any potential increase in landscape or visual effects to those identified within the LVIA resulting from the potential development of application 4/16/2415/001 alongside the proposed development.

7.0 Summary and Conclusions

7.1 Summary of Findings

- 7.1.1 In summary, the proposed development comprises up to 370 houses with associated open space and infrastructure.

Landscape Assessment

- 7.1.2 Negligible effects are anticipated upon the setting of Landscape Sub-type 5a Ridge and Valley at both construction and operational stages due to the distance and limited intervisibility between the site and Landscape Sub-type. Negligible effects are also anticipated upon the Urban Area due to the localised change within the wider context of the urban area. Minor adverse effects are anticipated upon Landscape Sub-type 5d Urban Fringe within which the site is mostly located due to the direct change in landscape features and characteristics.
- 7.1.3 Moderate adverse effects are anticipated to be experienced upon the Open Greenspace identified within the site area during the construction phase; however, these are anticipated to reduce to minor adverse at completion as the introduction of public open space within the development is anticipated to partially offset the loss.
- 7.1.4 Minor adverse effects are anticipated upon the existing woodland/woodland structure planting and hedgerows on the site perimeter and within the site as the majority of this is identified on the Illustrative Masterplan as being retained; although it is anticipated that localised removal may be required. Moderate adverse effects are anticipated upon pasture land, rough grassland and scrub, and permissive footpaths within the site area as these would all experience direct adverse effects/loss of features due to the proposed development.

Visual Assessment

- 7.1.5 Effects experienced during the construction phase are anticipated to range from negligible for more distant viewpoint locations where the site is viewed in context with the existing urban area of Whitehaven, to moderate adverse for viewpoint locations located either in close proximity to or immediately bordering the site. Moderate adverse effects are anticipated to be experienced by residents located at viewpoints 04, 05, 06, 08 and 09; these effects are considered to be short to medium term.

- 7.1.6 Upon completion, major adverse visual effects are anticipated to be experienced by residential receptors immediately adjacent to the site (viewpoints 04, 08 and 09) because of the large extent of permanent change within the view that is anticipated. Moderate adverse effects are anticipated upon road users at viewpoint 09. The remainder of viewpoint locations are anticipated to experience either negligible effects or no effect due to a combination of distance from the site and the presence of vegetation and buildings within the view.

Cumulative Effects

- 7.1.7 The cumulative assessment does not identify any potential increase in landscape or visual effects to those identified within the LVApp resulting from the potential development of application 4/16/2415/001 alongside the proposed development.

7.2 Policy Considerations

NPPF

- 7. Requiring Good Design – it is considered that the Illustrative Masterplan is similar in characteristics to the local environment; in particular, the existing Highlands estate to the north.
- 11. Conserving and Enhancing the Natural Environment – it is considered the Illustrative Masterplan seeks to conserve the existing landscape features including areas of structure planting within the site and on the site perimeter.
- 12. Conserving and Enhancing the Historic Environment – it is considered that the proposed development does not adversely affect the local historic environment.

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- Policy SS5 – Provision and Access to Open Space and Green Infrastructure: although open greenspace would be lost to facilitate development, appropriate provision of public open space is included within the Illustrative Masterplan.
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes: the proposed development is relatively well contained by structure planting on the site perimeter

and within the site and as a result has a limited effect upon the local and wider landscape character.

- Policy ENV6 – Access to the Countryside: the proposed development identifies pedestrian linkages into the surrounding landscape.
- Policy DM12 – Standards for New Residential Developments: the proposed development meets the required standards for open space.
- Policy DM26 – Landscaping: the proposed development incorporates areas of public open space. It is anticipated these would be developed further during a further detailed application stage.
- Policy DM28 Protection of Trees: the proposed development seeks to retain existing trees on site wherever possible and incorporates existing shelter belts into the illustrative layout.

7.3 Designated Landscapes

- 7.3.1 The Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site is located approximately 2.5 km north of the proposed development area. It is considered that the proposed development would not affect the designated area.

7.4 Conclusions

- 7.4.1 The landscape assessment does not identify effects greater than moderate adverse at any stage of development. Negligible and minor adverse effects are anticipated upon landscape Sub-types and the existing urban character within and immediately adjacent to the site area. Minor and moderate adverse effects are anticipated upon landscape features of the site including permissive footpaths, open pasture and scrub vegetation.
- 7.4.2 The visual assessment anticipates that major adverse effects are anticipated to be experienced by residents located in immediately adjacent to the site area (viewpoints 04,08 and 09). This is a result of the change in views experienced by residents within the properties and would be anticipated if the site were to be developed due to the loss of existing views across open pasture land to woodland and views across Pow Beck valley. Moderate adverse effects are also anticipated to be experienced by road users passing through the existing Highlands estate to the north (Viewpoint 09).

7.4.3 From within the wider study area beyond the site boundary, the visual assessment identifies effects ranging from none and/or negligible to minor adverse at most receptor locations at day 1 of operation (viewpoints 01, 02, 03, 05, 06 and 07). This is due to the proposed development, in general, fitting with the existing views available towards the site from within the wider study area.

Appendices

Appendix A. Report Conditions

Landscape and Visual Appraisal for Harras Moor

This report is produced solely for the benefit of **Homes England** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time, technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd

Appendix B. General Assessment Methodology

The methodology used in this assessment has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).

Landscape Effects Assessment

Establishing the landscape baseline

Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

The elements that make up the landscape in the study area were recorded, including:

- physical influences - geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
- the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.

The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape Value

The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For “ordinary, everyday landscapes”, the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

The following table indicates the criteria used to determine the Landscape value:

A1-1 Criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international, national or local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape; There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character; The landscape is valued for recreational activities where experience of the landscape is important.
Low Value	Areas of landscape whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity;

	Particular components may be identified as important contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.
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Where the value falls between high and low, an intermediate level of value is assigned, e.g. “medium”.

The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long- term, permanent and temporary, adverse and beneficial.

Landscape effects considered included:

- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the

contribution the development makes to the landscape in its own right, even if in contrast to existing character.

The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the Landscape Receptors

The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

Susceptibility to change means the ability of the landscape receptor 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.

The value attached to the landscape receptors was established in the baseline study.

The sensitivity of landscape receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below to determine the susceptibility and value of the landscape receptor.

When determining the landscape susceptibility, the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

The following table indicates the criteria used to determine the landscape susceptibility:

A1-2 Criteria for landscape sensitivity

Susceptibility	Criteria
Very Susceptible	The changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area. The changes arising from the development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The proposed development would compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the

	landscape character.
Not Susceptible	The changes arising from the development would not alter the overall character, quality/condition of a particular landscape type or area. The proposed development would not compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.

Magnitude of Landscape change

Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

A1-3 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of Large, Medium, Small, Negligible or None, based upon: The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones; and Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
Geographical area over which the landscape would be changed	Categorised on a scale of: Small: at site level, within the development site itself or at the level of the immediate setting of the site; Medium: at the scale of the landscape type or character area within which the proposal lies; and Large: where the development influences several landscape types or character areas.
The duration of the changes	The durations of changes due to the development are categorised as: Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years; and Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years

Significance of Landscape Effects

Final conclusions about the degree of effect relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following considerations:

- Major effect: irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes;
- Moderate effect: where effects are judged to be between the criteria for either Major or Minor effects;
- Minor effect: Reversible adverse or beneficial 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;
- Negligible effects where there is little or no perceived change to the existing landscape character or the change is difficult to discern.

The criteria for significance of landscape effects are based upon the following considerations:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance.
- 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, are likely to be of least significance and may be judged not significant.
- Where assessments of significance place landscape effects between these extremes, judgments are made about whether they are significant.
- Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant landscape effects remaining after mitigation are summarised as the final step in the process.

Visual Effects Assessment

Establishing the Visual Baseline

Baseline studies for visual effects establish:

- the area in which the development may be visible;
- the different groups of people who may experience views of the development;
- the location where they will be affected;
- the nature of the views at those points; and
- where possible, the approximate or relative number of the different groups of people who may be affected by the changes in views or visual amenity.

In identifying important viewpoints, heritage assets in the vicinity of the proposed development and their settings were taken into account.

The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped.

The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified:

- people living in the area;
- people passing through on roads and the local lanes;
- people visiting promoted landscapes or attractions; and
- people engaged in recreation of different types, including users of public rights of way, bridleways and access land.

Views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

The proposed viewpoints were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk research on access and recreation, heritage assets and other valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.

The details of viewpoint locations were mapped and catalogued, and the direction and area covered by the view recorded, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute's guidance in Photography and Photomontage in landscape and visual impact assessment, Advice Note 01/11. The baseline report aims to describe, map and illustrate:

- the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
- details of the viewpoints and of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
- whether or how the view may be affected by seasonal or weather variation.

Assessing the Visual Effects

Predicting and describing visual effects

The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:

- changes in views and visual amenity arising from elements of the development;
- the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- whether the view is stationary or transient or one of a sequence of views;
- the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views. The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of Visual Receptors

The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of 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 visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations.

The visual receptors most susceptible to change include:

- residents at home;
- people engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience; and
- communities where views contribute to the landscape setting enjoyed by residents in the area.

Visual receptors less susceptible to change include:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- people at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life.
- travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

A1-4 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant. A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site. Frequent open views available.

	Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view. A view from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings. A view from a landscape of moderate or less importance, or a locally important recreation facility. Occasional open views or glimpsed views available; passing views available to travellers in vehicles. A view available to few viewers.

Magnitude of Visual Change

The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

A1-5 Considerations for assessing magnitude of visual change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of major, moderate, minor or none, based upon: The degree of the loss or addition of features in the view; The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development; The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics; The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.
Geographical area over which the changes would be experienced	The geographic extent reflects: The extent of the area over which the changes would be visible; The angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the proposed development.
The duration of the changes	Categorised as: Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years; and Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation

Judging the overall significance of visual effects

Final conclusions about the degree of visual effects relate the separate judgements about sensitivity of the receptors and magnitude of the changes, for example:

- Major effect: Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
- Minor effect: limited or localised change, or reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
- As for landscape effects, where effects are judged to be between these extremes, they may be assigned moderate levels of effect.
- Negligible effect: The change in the view is imperceptible or difficult to discern.

The following factors inform the judgment about the significance of visual effects:

- Major effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
- Major effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
- Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.
- As for landscape effects, where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant visual effects remaining after mitigation are summarised as the final step in the process.

Appendix C. Planning Policy

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Policy SS5 - – Provision and Access to Open Space and Green Infrastructure

Adequate provision and access to open space, and the development of the Borough's green infrastructure, will be promoted by:

- A. Protecting against the loss of designated open space (including playing fields, play areas and allotments) within settlements, and of the access routes or wildlife corridors which connect them, whilst ensuring also that they are well maintained. Where it is necessary to build on land covered by this policy, equivalent replacement provision should be made;
- B. Setting minimum open space standards for new development in accordance with Policy DM12; and
- C. Promoting the establishment, improvement and protection of green infrastructure networks connecting open spaces with each other and with the countryside.

Policy ENV4 – Heritage Assets

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

- A. Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value;
- B. Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use; and
- C. Strengthening the distinctive character of the Borough's settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings.

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

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

The Borough's landscapes will be protected and enhanced by:

- A. Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area;
- B. Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and
- C. Supporting proposals which enhance the value of the Borough's landscapes.

Policy ENV6 – Access to the Countryside

The Council's policy is to ensure access to the countryside for residents and visitors by:

- A. Identifying opportunities to provide or improve access on routes and gateways from settlements and to secure the implementation of improvement measures with key partners and developers;
- B. Investigating opportunities for reclaiming contaminated and derelict land for recreation purposes; and
- C. Identifying potential for the development of a community forest, long distance walks or outdoor adventure activity centre.

Policy DM26 – Landscaping

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

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

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

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

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

HA1 Highlands Extension

Land forming part of the “Harras Moor” housing allocation originally included in the 1978 Whitehaven Local Plan except for 0.8ha previously designated for industry. A brief has already been approved for site development which will require amending to 1) reflect the revised allocation, 2) incorporate the phasing as proposed in Table HS7 and 3) development will require a highway connection to Caldbeck Road and a connection to the Harras Moor Road along with pedestrian safety improvements on the latter. The Brief requires a connection between the estate Distributor Road and Caldbeck Road as part of the development programme during the plan period. (However, the Distributor Road must be required to be built up to the site boundary to avoid any future ransom strip putting further development at risk.) The connection to Harras Road must be designed and implemented to minimise traffic impacts on that road (and this requirement will be added to the development brief for the site). A Flood Risk Assessment and wildlife survey will also be required.

Appendix D. Development Proposals



- Legend**
- Site boundary
 - Proposed residential development up to 370 dwellings (16 DPH)
 - Primary street (indicative)
 - Public open space (indicative)
 - Retained Ancient Woodland
 - Ecological areas
 - Proposed vehicular access
 - Potential pedestrian access
 - 15m buffer to Ancient Woodland
 - Interface new to existing offset dwellings
 - Proposed batter planting 5m depth
 - Defensive screen planting
 - Dwellings requiring potential additional offset



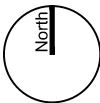
Project title:
Harras Moor

Drawing title:
Parameters Plan

Dwg N^o: A090070-410 004 Rev: A

Drawn:KC Checked:SP Date: 13/03/18

Scale @ A2: 1:2500



Legend

- Indicative dwellings
- Indicative streets
- Indicative shared surface
- Open space
- Indicative back gardens
- Trees
- Attenuation areas



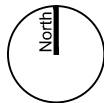
Project title:
Harras Moor

Drawing title:
Illustrative Layout

Dwg N^o: A090070-410 004 Rev: -

Drawn:AC Checked:AC Date: 20/04/18

Scale @ A2: 1:2500



Quay West, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
0161 874 8700 uld@wyg.com www.wyg.com



Appendix E. Figures



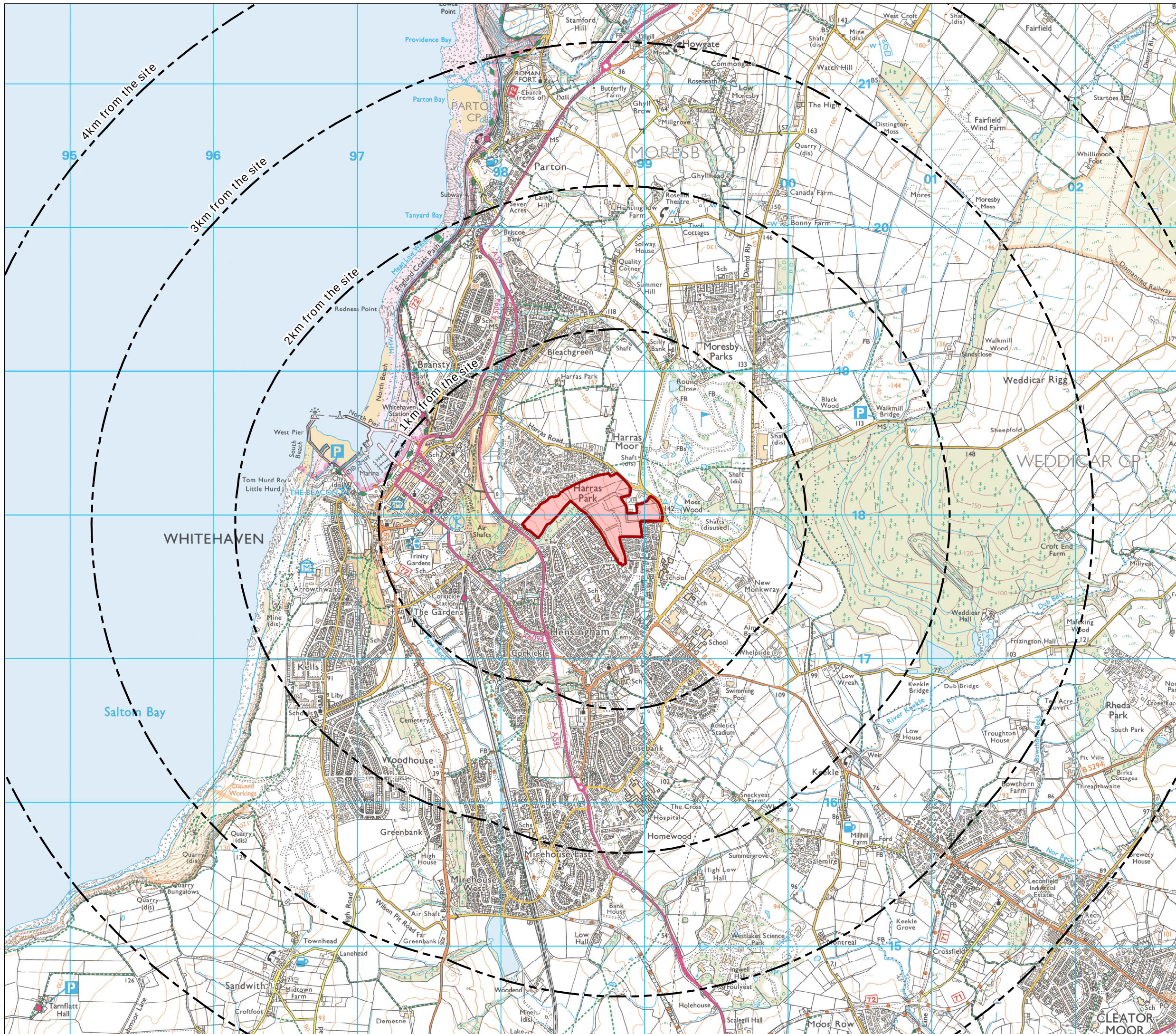
Homes
England



Harras Moor, Whitehaven

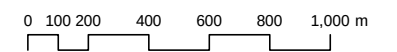
Site Location

LA.01



Key

-  Application Site Boundary
-  1km buffers from the site



Scale @ A3 - 1:25,000



A090070-410 LA01 Site Location.mxd

May 2018

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Homes
England



Harras Moor, Whitehaven

Designations
Landscape, Heritage
and Biodiversity

LA.02

Key

- Application Site Boundary
- 1km buffers from the site

Landscape Designations :

- 'St. Bees Head' Heritage Coast
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- OS Open Greenspaces

Heritage Designations :

- 'Frontiers of the Roman Empire (Hadrian's Wall)' World Heritage Site
- Conservation Areas
- Scheduled Monuments

Listed Buildings

- | Grade I | Grade II* | Grade II |
|---------|-----------|----------|
| | | |

Biodiversity Designations :

- 'St. Bees Head' Site of Special Scientific Interest (SSSI)
- Marine Conservation Zones

Public Access :

- Public Footpaths
- Public Bridleways
- Permissive Paths
- England Coast Path
- National Cycle Routes (NCR)
- Link to NCR
- CROW Access Land

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



North

A090070-410 LA02 Designations.mxd

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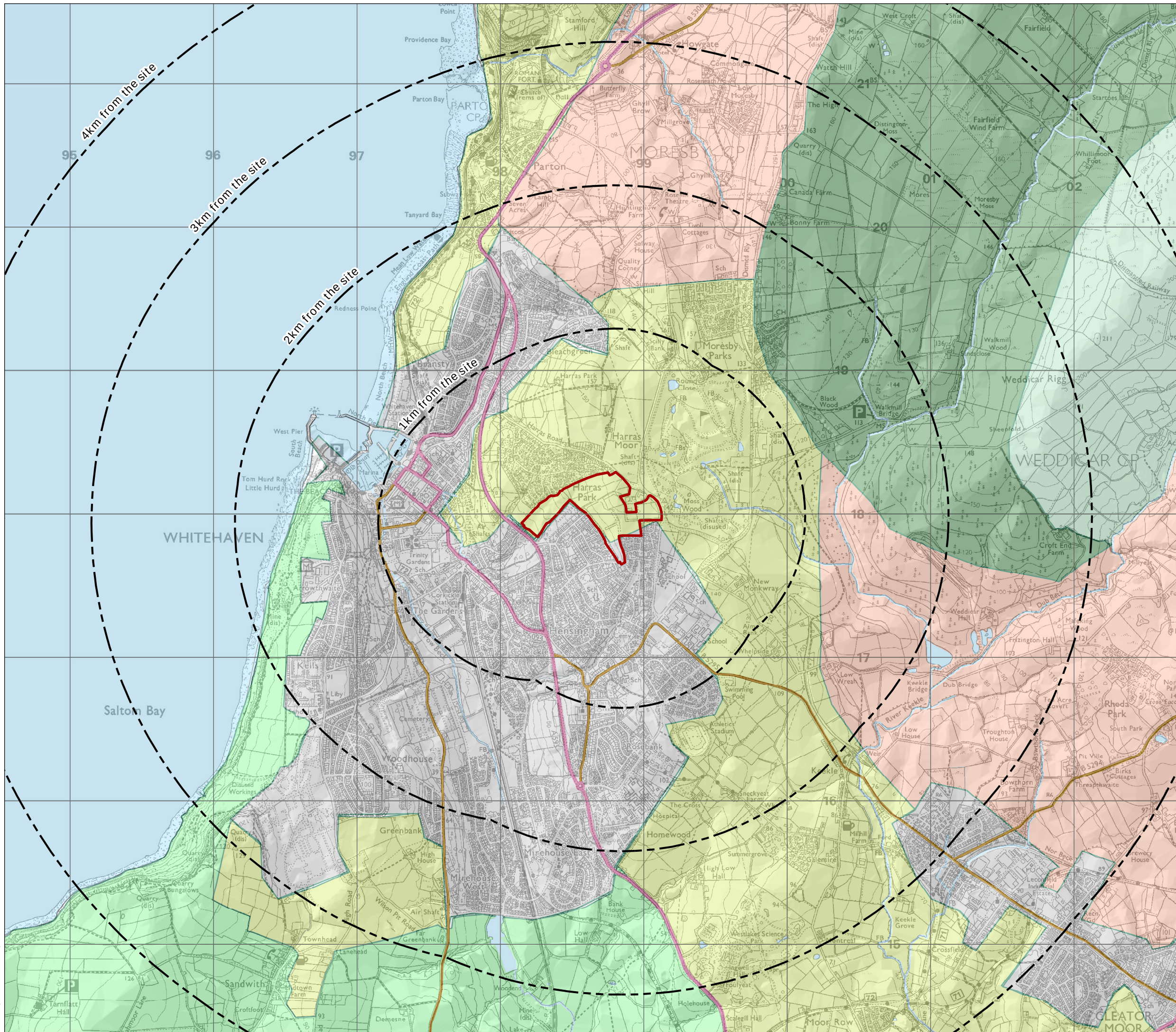
Homes
England



Harras Moor, Whitehaven

Landscape
Character

LA.03



Key

- Application Site Boundary
- 1km buffers from the site

National Character Areas :

- NCA7 - West Cumbria Coastal Plain [Entire Map Extents]

Cumbria County Council :

Landscape Character Types

- 00: Urban
- 4: Coastal Sandstone
- 5a: Lowland - Ridge and Valley
- 5d: Lowland - Urban Fringe
- 9a: Intermediate Moorland and Plateau - Open Moorlands
- 9d: Intermediate Moorland and Plateau - Ridges

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



A090070-410 LA03 Landscape Character.mxd

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Homes
England



Harras Moor, Whitehaven

Visual Appraisal
Topography LA.04-1

Key

- Application Site Boundary
- 1km buffers from the site
- Viewpoint photograph locations

Landscape and Heritage Designations :

- 'St. Bees Head' Heritage Coast
- 'Frontiers of the Roman Empire (Hadrian's Wall)' World Heritage Site
- Conservation Areas

- Scheduled Monuments
- Listed Buildings

Public Access :

- Public Footpaths
- Public Bridleways
- Permissive Paths
- England Coast Path
- National Cycle Routes (NCR)
- Link to NCR
- CROW Access Land

Topography @ 20m Intervals AOD :

- | | | |
|-----------|-----------|-----------|
| 201 - 210 | 121 - 140 | 41 - 60 |
| 181 - 200 | 101 - 120 | 21 - 40 |
| 161 - 180 | 81 - 100 | 1 - 20 |
| 141 - 160 | 61 - 80 | Sea level |

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



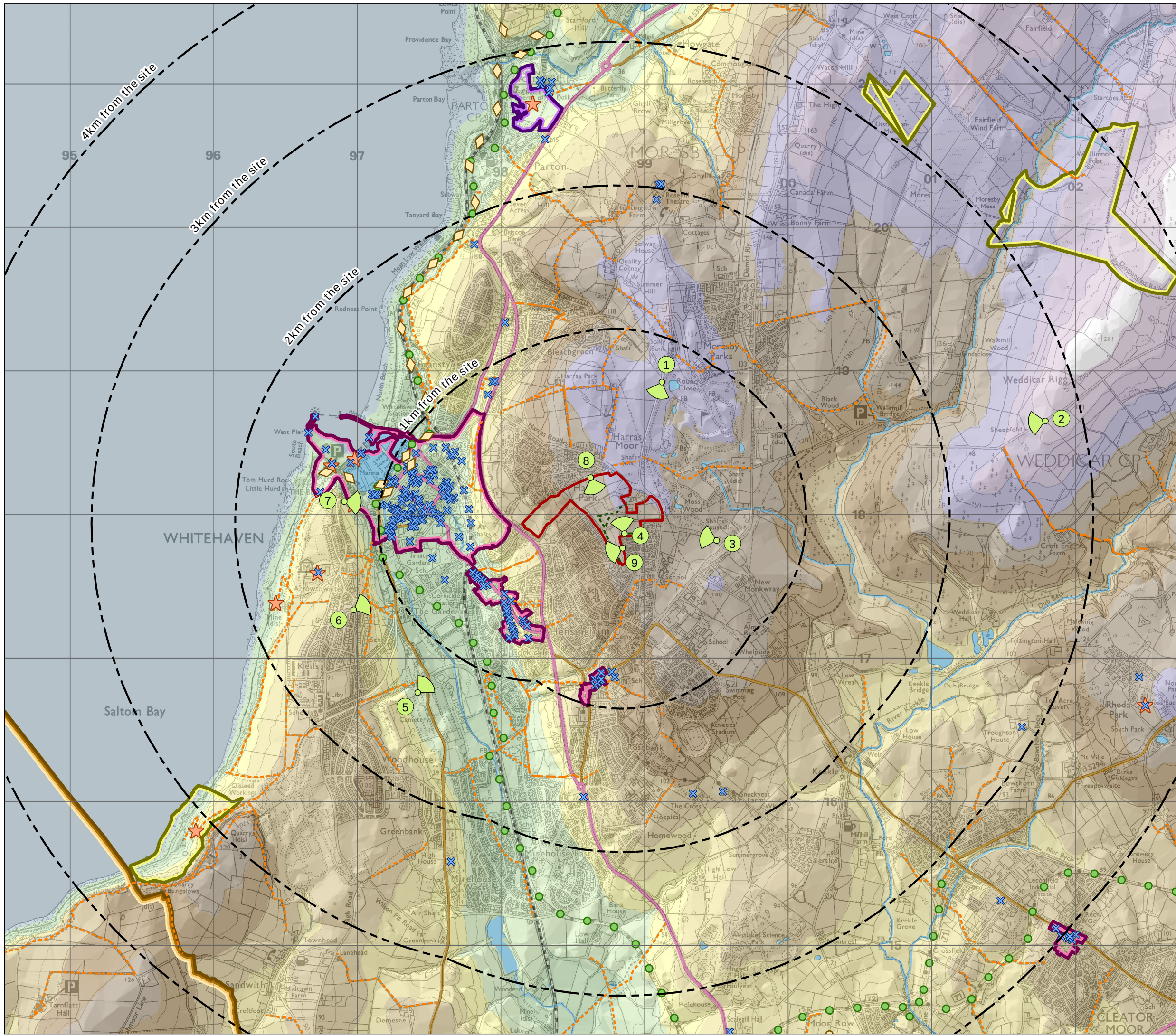
A090070-410 LA04-1 Visual Appraisal.mxd

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Homes
England



Harras Moor, Whitehaven

Visual Appraisal LA.04-2
Site Context

Key

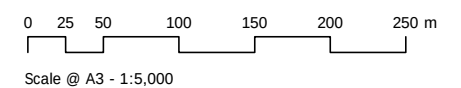
- Application Site Boundary
- Site photograph locations
- Viewpoint photograph locations
- Contours @ 5m Intervals AOD

Heritage Designations :

- Conservation Areas
- Listed Buildings

Public Access :

- Public Footpaths
- Public Bridleways
- Permissive Paths



A090070-410 LA04-2 Visual Appraisal.mxd

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Aerial Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
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Homes
England



Harras Moor, Whitehaven

Zone of
Theoretical Visibility
Bare Earth Analysis

LA.05-1

Key

- Application Site Boundary
- 1km buffers from the site
- Viewpoint photograph locations

Landscape and Heritage Designations :

- 'St. Bees Head' Heritage Coast
- 'Frontiers of the Roman Empire (Hadrian's Wall)' World Heritage Site
- Conservation Areas
- Scheduled Monuments
- Listed Buildings

Public Access :

- Public Footpaths
- Public Bridleways
- Permissive Paths
- England Coast Path
- National Cycle Routes (NCR)
- Link to NCR
- CROW Access Land

Zone of Theoretical Visibility :

Bare Earth Analysis

- Majority of the development visible
- Moderate part of the development visible
- Small part of the development visible

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



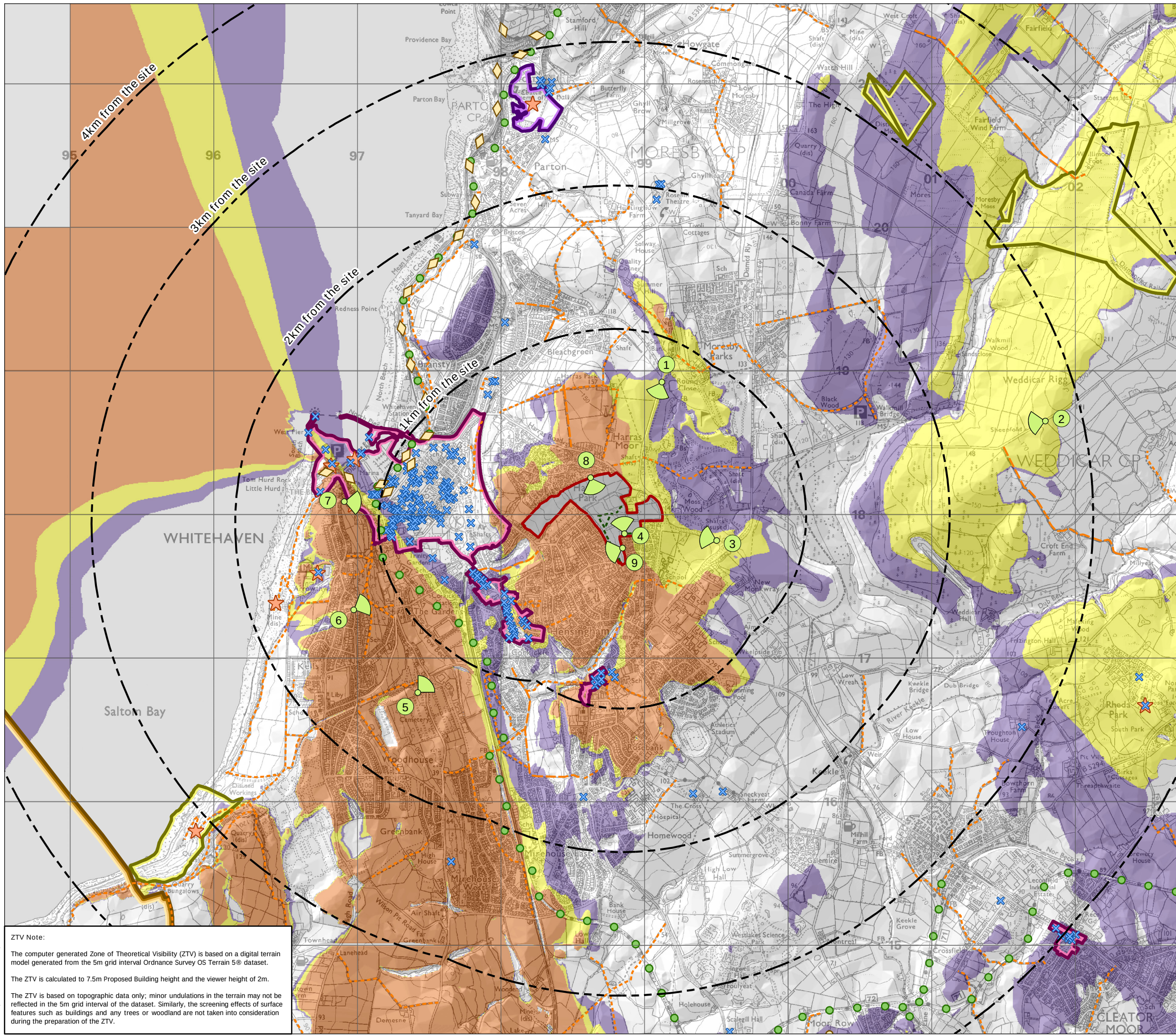
A090070-410 LA05-1 ZTV Bare Earth.mxd

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ZTV Note:

The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital terrain model generated from the 5m grid interval Ordnance Survey OS Terrain 5® dataset.

The ZTV is calculated to 7.5m Proposed Building height and the viewer height of 2m.

The ZTV is based on topographic data only; minor undulations in the terrain may not be reflected in the 5m grid interval of the dataset. Similarly, the screening effects of surface features such as buildings and any trees or woodland are not taken into consideration during the preparation of the ZTV.



Homes
England



Harras Moor, Whitehaven

Zone of
Theoretical Visibility
Screening Features Analysis
(Buildings only)

LA.05-2

Key

- Application Site Boundary
- 1km buffers from the site
- Viewpoint photograph locations

Landscape and Heritage Designations :

- 'St. Bees Head' Heritage Coast
- 'Frontiers of the Roman Empire (Hadrian's Wall)' World Heritage Site
- Conservation Areas
- Scheduled Monuments
- Listed Buildings

Public Access :

- Public Footpaths
- Public Bridleways
- Permissive Paths
- England Coast Path
- National Cycle Routes (NCR)
- Link to NCR
- CROW Access Land

Zone of Theoretical Visibility :

Screening Features Analysis (Buildings only)

- Majority of the development visible
- Moderate part of the development visible
- Small part of the development visible
- Existing buildings included in analysis

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000

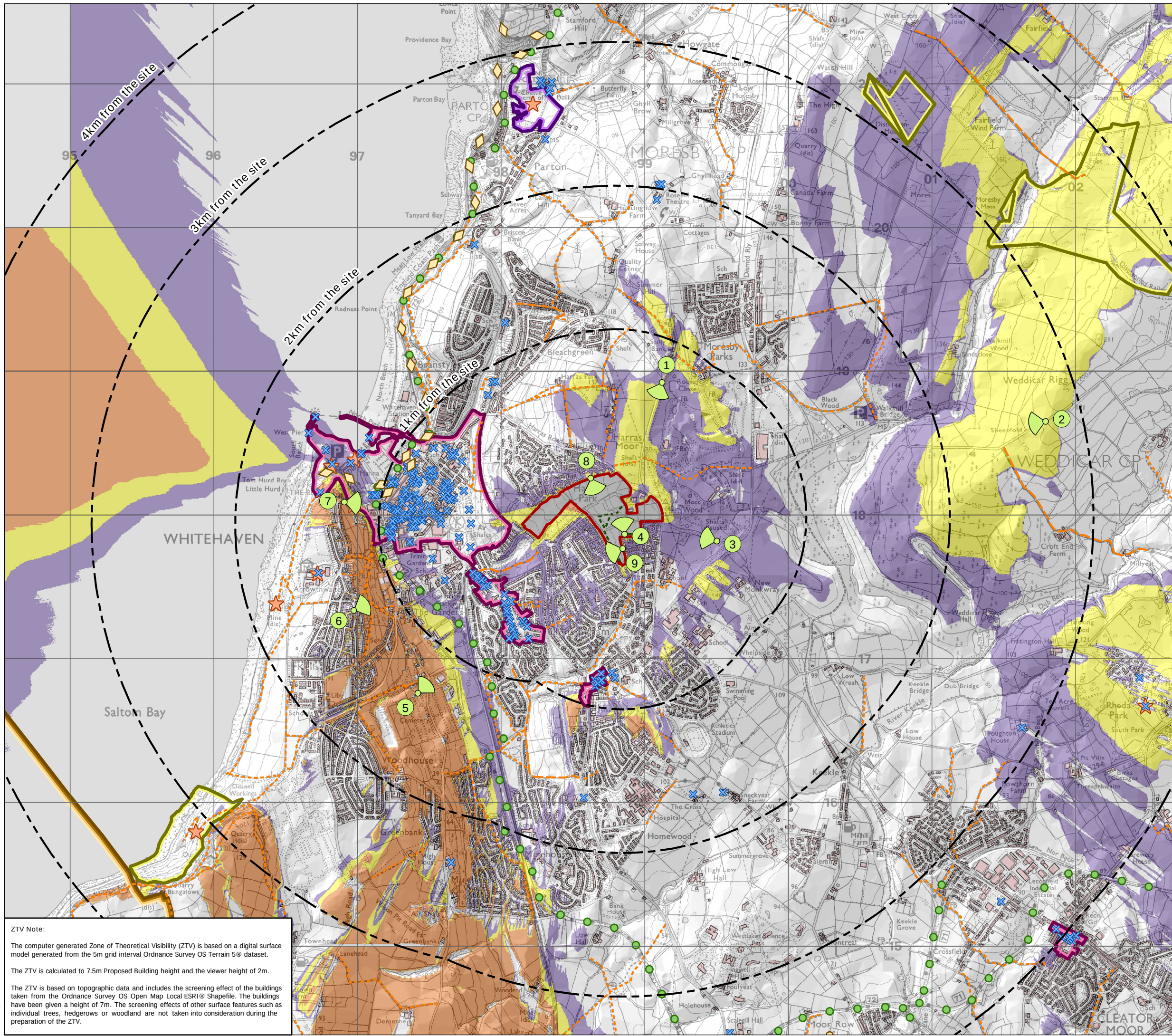


A090070-410 LA05-2 ZTV Screening Features.mxd May 2018

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Print date: 2018/05/15

Drawn by: Matthew Azzopardi

ZTV Note:
The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital surface model generated from the 5m grid interval Ordnance Survey OS Terrain 50 dataset.
The ZTV is calculated to 7.5m Proposed Building height and the viewer height of 2m.
The ZTV is based on topographic data and includes the screening effect of the buildings taken from the Ordnance Survey OS Open Map Local ESRI® Shapefile. The buildings have been given a height of 7m. The screening effects of other surface features such as individual trees, hedgerows or woodland are not taken into consideration during the preparation of the ZTV.



Homes
England



Harras Moor, Whitehaven

Zone of
Theoretical Visibility
Screening Features Analysis
(Buildings and Woodland)

LA.05-3

Key

- Application Site Boundary
- 1km buffers from the site
- Viewpoint photograph locations
- Landscape and Heritage Designations :
 - 'St. Bees Head' Heritage Coast
 - 'Frontiers of the Roman Empire (Hadrian's Wall)' World Heritage Site
 - Conservation Areas
 - Scheduled Monuments
 - Listed Buildings
- Public Access :
 - Public Footpaths
 - Public Bridleways
 - Permissive Paths
 - England Coast Path
 - National Cycle Routes (NCR)
 - Link to NCR
 - CROW Access Land

Zone of Theoretical Visibility :

Screening Features Analysis (Buildings and Woodland)

- Majority of the development visible
- Moderate part of the development visible
- Small part of the development visible
- Existing buildings included in analysis
- Existing woodland included in analysis

0 100 200 400 600 800 1,000 m

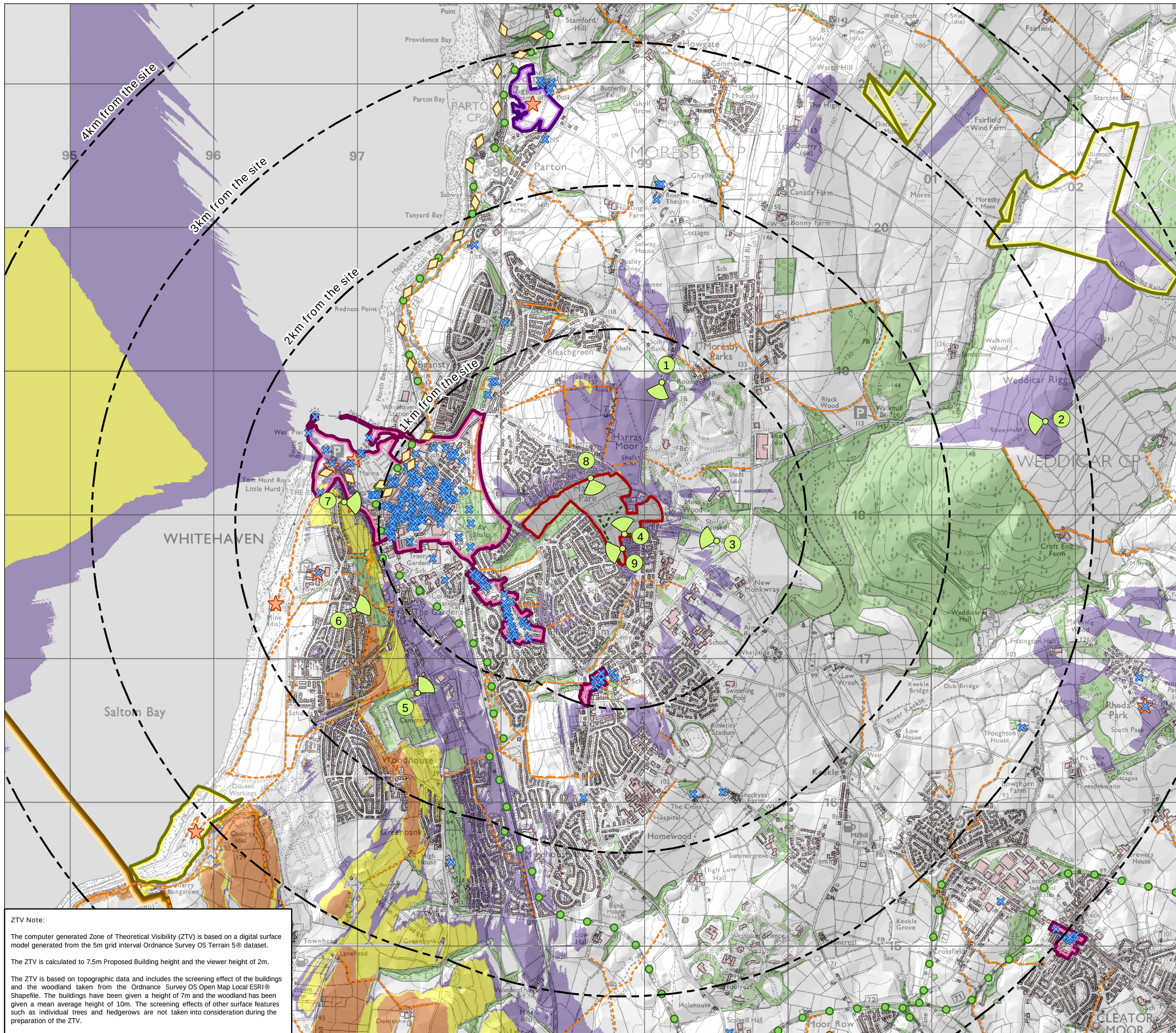
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A090070-410 LA05-3 ZTV Screening Features.mxd May 2018

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ZTV Note:

The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital surface model generated from the 5m grid interval Ordnance Survey OS Terrain 5® dataset.

The ZTV is calculated to 7.5m Proposed Building height and the viewer height of 2m.

The ZTV is based on topographic data and includes the screening effect of the buildings and the woodland taken from the Ordnance Survey OS Open Map Local ESRI® Shapefile. The buildings have been given a height of 7m and the woodland has been given a mean average height of 10m. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration during the preparation of the ZTV.



Appraisal Photograph 01: View from Red Lonning approximately 760m from the site and 146m AOD.



Appraisal Photograph 02: View from unnamed road approximately 2.6km from the site and 171m AOD.



Appraisal Photograph 03: View from Red Lonning approximately 420m from the site and 132m AOD (site area screened).



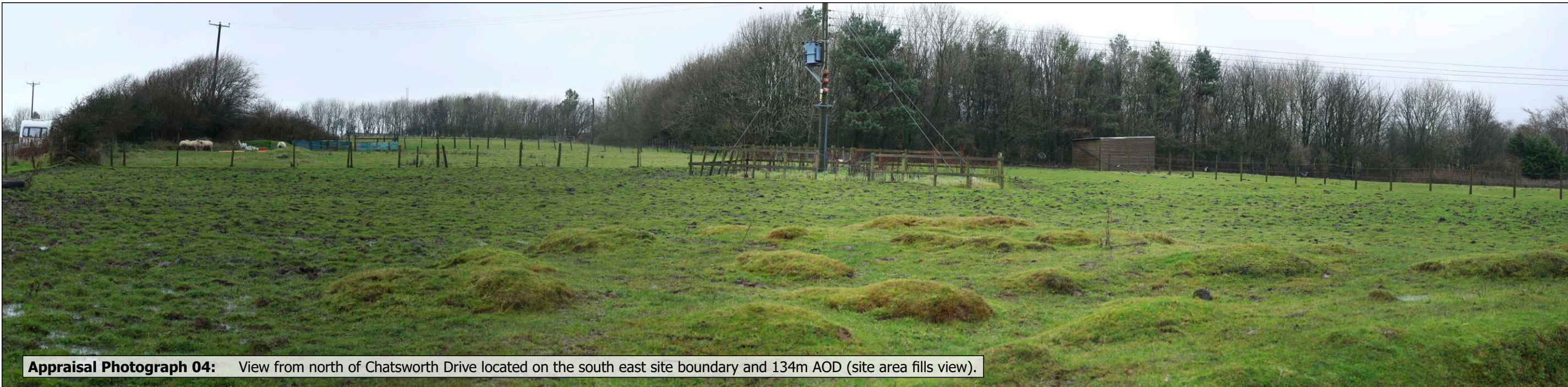
Harras Moor, Whitehaven

Viewpoint Photographs
LA.06-1

May 2018

A090070-410.cdr

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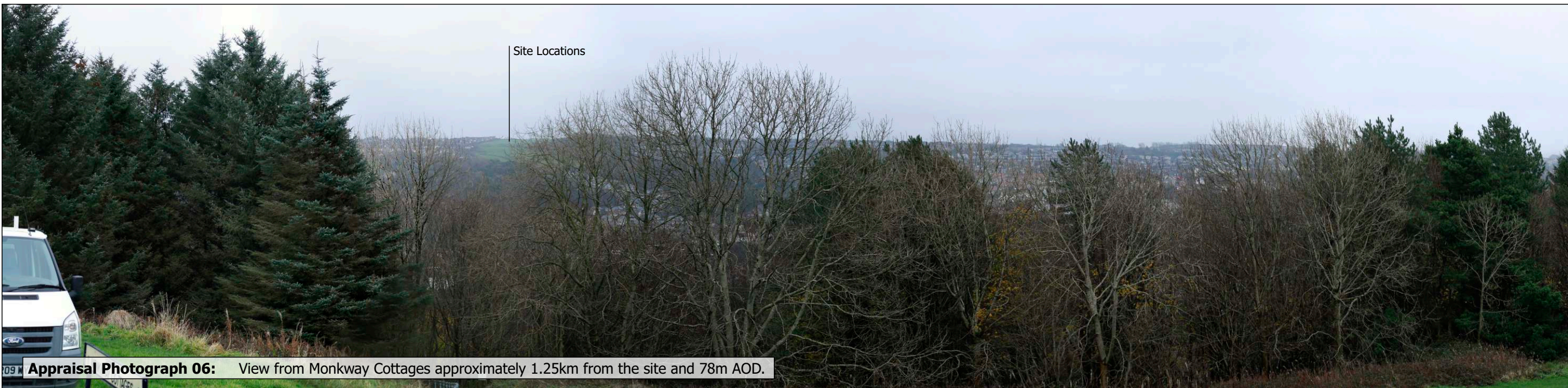
Appraisal Photograph 04: View from north of Chatsworth Drive located on the south east site boundary and 134m AOD (site area fills view).



Appraisal Photograph 05: View from public footpath west of Low Road approximately 1.37km from the site and 37m AOD.

Harras Moor, Whitehaven

Viewpoint Photographs
LA.06-2

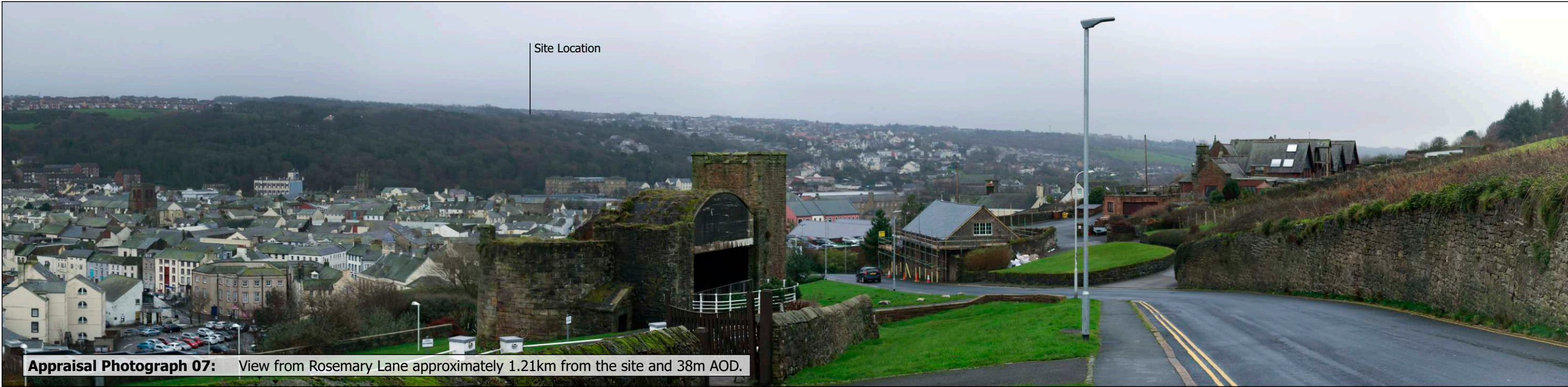


Appraisal Photograph 06: View from Monkway Cottages approximately 1.25km from the site and 78m AOD.

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Appraisal Photograph 07: View from Rosemary Lane approximately 1.21km from the site and 38m AOD.



Appraisal Photograph 08: View from Highlands located on the north site boundary and 133m AOD (site location fills the view).



Appraisal Photograph 09: View from Caldbeck Road approximately 10m from the site and 131m AOD (site location fills the view).



Harras Moor, Whitehaven

Viewpoint Photographs
LA.06-3

May 2018

A090070-410.cdr

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Site Photograph 01: View looking east across the dis-used football pitch in the east of the site adjacent to Red Lonning.



Site Photograph 02: View from Harras Road on the east site boundary looking west across the site.



Site Photograph 03: View looking west across the site from the site boundary with Red Lonning Industrial Estate on the permissive footpath crossing the site.



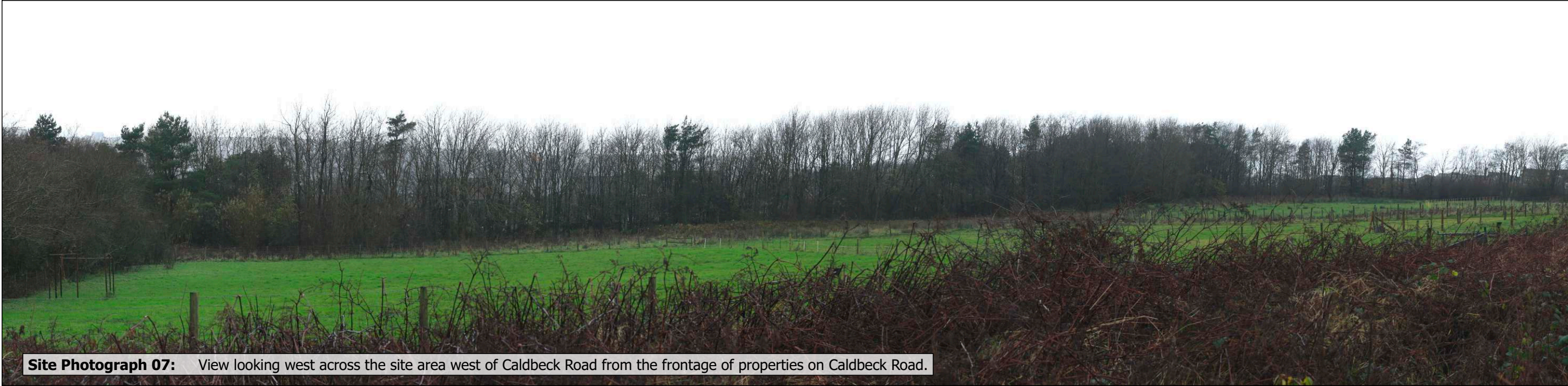
Site Photograph 04: View looking south across the site from the permissive footpath across the site looking towards existing properties on Chatsworth Drive.



Site Photograph 05: View the north end of Caldbeck Road looking south-west across the site.



Site Photograph 06: View the north end of Caldbeck Road looking north-west across the site.



Site Photograph 07: View looking west across the site area west of Caldbeck Road from the frontage of properties on Caldbeck Road.

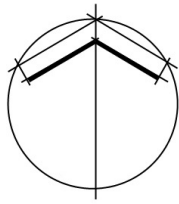


Site Photograph 08: View looking north-east from the A595 Loop Road South into the west extent of the site.



Site Photograph 09: View from Caldbeck Road looking south across the tract of land extending parallel with Caldbeck Road.

Appendix F. Cumulative Schemes



0 5 10 20 50m
Scale ~ 1:1,000 at A2 page size. Do not scale off this drawing.



Based on:
topographic survey prepared
by Atlantic Geomatics, July 2015

Key

- Approximate extent of proposed Phase 1 development area
- Existing utility easements: avoid building over these
- Existing pylon and stand off area
- Existing mine shaft and stand off area
- Existing footpaths
- Proposed or re-routed footpaths
- Proposed roads within site
- Proposed open space within site
- Proposed SUDs features
- Proposed planting
-
-
-
-
-
-

sketch: not for issue

R 00	30.09.2016	original drawing
revision	date	notes

drawing number 07

drawing name Illustrative layout

project Housing at Harras Moor

client North Associates

ⁱ Landscape Institute website: <https://www.landscapeinstitute.org/technical/glvia3-panel/glvia3-clarifications/> [accessed March 2018]

ⁱⁱ The data quoted are those for St Bees Head, obtained from The Met Office website: <https://www.metoffice.gov.uk/public/weather/climate/gctqjsxwu> [accessed March 2018]

ⁱⁱⁱ The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website: <https://www.landscapeinstitute.org/visualisation/> [accessed March 2018]

^{iv} http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

^v

http://www.copeland.gov.uk/sites/default/files/attachments/proposalsmapsavedpoliciesdoc13_28.pdf

^{vi} The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

^{vii} <http://publications.naturalengland.org.uk/category/587130>

^{viii}

<http://publications.naturalengland.org.uk/publication/6207059431260160?map=true&category=587130>

^{ix} <http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/2789/4065114150.pdf>

^x <http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/2789/4065114430.pdf>

^{xi} <http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/2789/40651143947.pdf>

^{xii} <http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/2789/40651144423.pdf>