

Landscape and Visual Appraisal Report

RESIDENTIAL DEVELOPMENT EGREMONT, CUMBRIA

Prepared for Gleeson Homes

Revision B; 23.11.2022



October 2020

Revision B; 23.11.2022: Numbers of dwelling reduced from 114 to 105; Figure 2 updated to reflect reduced number of dwellings.

Revision A; 27.07.2021: Section 5 Baseline updated to include: Copeland Landscape Settlement Study, potential effects of Skirting Beck and Whangs Beck Flood Risk Management Scheme and additional viewpoints agreed with Chris Harrison, Copeland Borough Council; Section 7 Assessment of Visual Effects update to include assessment of visual effects on residents at home in properties on Orgill Road; and Type 2 3D Wireline visualisations in accordance with Visual Representation of Development Proposals LI TGN 06/19 added.

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I INTRODUCTION

- I.1 This report on a landscape and visual appraisal for a residential development on two separate areas of land in Egremont (herein referred to as ‘the proposed development’) has been prepared by Westwood Landscape, a Landscape Institute registered landscape design consultancy based in Carlisle, in October 2020.
- I.2 It considers the potential effects of the proposed development on the landscape of each area as a resource and to views available to people and their visual amenity in the local area.
- I.3 In consideration of proportionality, it was not thought necessary to prepare a separate application for each area.

The site and proposed development

- I.4 The site comprises two separate areas of land:
- Area 1: land at How Bank Farm which comprises 4.15 hectares (10.26 acres) of agricultural land; and
 - Area 2: land at the former Orgill Infants School which extends to 0.64 hectares (1.57 acres) and is currently undergoing Environment Agency works.
- I.5 The location of both areas is shown on **Figure 1: Site Location Plan**. Area 1 is located outside, but on the edge, of the settlement boundary of Egremont to the north of the residential area of Orgill. Area 2 lies approximately 160 metres to the north-east of Area 1 on Croadalla Avenue and is within the settlement boundary of Egremont.
- I.6 The proposed development comprises 90 dwellings (38 semi-detached, 48 detached and 4 bungalow) in Area 1 and 15 dwellings (8 semi-detached, 6 detached and 1 bungalow) in Area 2 together with associated infrastructure including access road and structural planting of semi-natural trees and shrubs. A full description of the proposed development is included in the Design and Access Statement prepared by Twenty10 Design and Planning.
- I.7 Indicative site layouts for each area are illustrated in **Figure 2: Planning Layout** prepared by Twenty10 Design and Planning.

Structure of this report

1.8 The report is organised in the following sections which are based on the processes for landscape and visual impact assessment outlined in the Guidelines for Landscape and Visual Impact Assessment, Third Edition published by the Landscape Institute and Institute of Environmental Management & Assessment (GLVIA3):

- **Scope of appraisal:** the scope of the appraisal is based on the previous experience of Westwood Landscape in preparing landscape and visual appraisals for developments of similar scale and location as the proposed development;
- **Methodology:** an outline of the methodology and relevant guidance that has informed the LVIA;
- **Proposed development:** a description of components of the proposed development that are of particular relevance to the appraisal of landscape and visual effects including the proposed landscape framework;
- **Baseline conditions:** information on the baseline landscape and visual conditions of the site and its surroundings;
- **Assessment of landscape and visual effects:** a systematic identification, description and assessment of potential landscape and visual effects and effects on the appearance and character of the area of landscape surrounding the proposed development site; and
- **Summary:** a summary of the likely notable effects of the proposed development on landscape and visual amenity.

2 SCOPE OF THE APPRAISAL

Extent of the study area

- 2.1 A viewshed generated in Google Earth using a Placemark located at 8.5m height at the highest point of Area 1 to represent the height of a 2 storey dwelling provides a rough indication of the potential extent of 'worst-case' visibility of the proposed development, assuming no screening by buildings or vegetation. The viewshed is illustrated on **Figure 3: Google Earth Viewshed** and shows extensive visibility due to the elevation of Area 1.
- 2.2 The study area is shown on **Figure 4: Study Area** (and marked roughly by the red dashed circle) as extending from Cote Close Farm in the east to the property Moorclose in the west, and from the villages of Bigrigg in the north to Thornhill in the south. There are longer distance views of Area 1 from elevated ground within the LDNP, but the development would mostly be shielded by existing vegetation and at a distance of over 4.5km the change to views/visual amenity is unlikely to be particularly noticeable. A study area extending 2km from Area 1 is considered to be appropriate for the proposed development.
- 2.3 A site visit undertaken in October 2020 concluded that likely notable effects of the proposed development in Area 1 would be limited to a fairly localised area, generally within 1km of the site, due to enclosure by existing topography, vegetation and built form. Area 2 is located within an existing residential area and enclosed by terraced and semi-detached dwellings to the south, east and west and James Park Homes, an established residential park, to the north. The visual enclosure of each area is illustrated in **Figure 5: Visual Effects**.

Sources of relevant landscape and visual information

- 2.4 The following published landscape character assessments, studies and guidance have been used to define the landscape baseline for the study area:
- National Character Area (NCA) Profile 7. West Cumbria Coastal Plain; and
 - Cumbria Landscape Character Guidance and Toolkit; with reference to Landscape Type 5: Lowland and Landscape Sub Type 5b: Low Farmland.
 - Copeland Landscape Settlement Study: an emphasis is placed on Character Type: 5B Low Farmland and Area of Local Character 5Bi Egremont Low Farmland.
- 2.5 Arboricultural Impact Assessments prepared for Area 1 and Area 2 by Iain Tavendale Arboricultural Consultant will be submitted to the local planning authority as two of the application documents. These have been relied upon in respect of an appreciation of the value

of trees and hedgerows within each area.

- 2.6 A preliminary ecological appraisal prepared by Rigby Jarram Ecological Consultants has been submitted in support of the application. This has been relied upon for an appreciation of semi-natural habitats in Area 1.
- 2.7 The selection of viewpoints (places from where a view of the proposed development in either Area 1 or Area 2 or both may be gained) has been informed by OS maps, fieldwork observations, and information on relevant issues such as access, landscape character, designations and popular views.

Nature of possible landscape and visual effects

- 2.8 The following list identifies the landscape and visual effects most likely to occur during the construction and/ or operation of the proposed development:
- Effects on the landscape character of the Area of Local Character 5Bi Egremont Low Farmland;
 - Effects on existing landscape features within Area 1 and Area 2;
 - Effects on views from the surrounding Public Right of Way network;
 - Effects on views from existing dwellings;
 - Effects on views from the local road network; and
 - Effects on views from existing static caravan sites.

Main receptors of potential landscape and visual effects

- 2.9 It is considered that the following landscape and visual receptors could potentially be susceptible to effects of varying significance as a result of the proposed development:
- Elements, features and aesthetic and perceptual factors that contribute to landscape character;
 - Landscape elements and features on the site;
 - Users of local unclassified roads including Chaucer Avenue, Croadalla Avenue, Baybarrow Road, Outrigg Road and Grosvenor Road;
 - Users of the A595 Clints Brow approaching Egremont from the north;

- Users of PROW footpaths within 1km of the site;
- Residents at home in properties on the edge of the settlement of Egremont and in the hamlet of Pallaflat with views into Area 1;
- Residents at home in properties on Smithfield Park, Croadalla Avenue and Chaucer Avenue with views into Area 2; and
- Residents at home in individual properties including How Bank, Whangs, Watson Hill, Syke House, Southam, Langhorn and Gillfoot.

Extent and level of detail for baseline studies

- 2.10 A description of Area 1 and Area 2 and their environs, including landscape features and landscape character has been provided. The landscape character baseline notes the key characteristics of the relevant local landscape sub- type. A description of the main features of the area and their context is provided, and an assessment of landscape value drawing on a list of those factors generally agreed to influence value (with reference to Box 5.1 in GLVIA3).
- 2.11 The visual baseline sets out a description of the extent of visibility. Representative viewpoints are identified and capture the range and extent of the likely visual effects of the proposed development. Groups of people likely to have views of the proposed development are identified in paragraph 2.7.

3 METHODOLOGY

Introduction

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

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

3.2 The methodology is described in full in Appendix 3.

Process

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

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

3.4 An assessment of the likely level of effects identified is provided. Levels of effect are identified as **none**, **minor**, **moderate** or **major** where **moderate** and **major** effects are considered significant in the context of the planning decision.

3.5 There are two elements of a LVIA:

1. Assessment of landscape effects: assessing the effects of the proposed developments on landscape as a resource (GLVIA3 paragraph 5.1); and
2. Assessment of visual effects: assessing the effects of the proposed developments on the views available to people and their visual amenity (GLVIA3 paragraph 6.1).

Baseline studies

- 3.6 For the landscape baseline, an understanding of the landscape in the area that may be affected is established including its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced and the value attached to it.
- 3.7 The value of landscape receptors is determined with reference to a review of relevant designations and the level of policy importance that they signify (such as landscapes designated at international, national or local level) and application of criteria that indicate value (such as scenic quality, rarity, recreational value, representativeness, conservation interests, perceptual aspects and artistic associations) as described in GLVIA3, paragraphs 5.44 - 5.47.
- 3.8 For the visual baseline, the extent of the visibility of the proposed developments, the different groups of people who may experience views of the proposed developments, the viewpoints where they would be affected and the nature of the views at these points are established.
- 3.9 The value attached to the views experienced by visual receptors is established. This takes account of the level of recognition attached to particular views through planning designations and indicators of value attached to views through appearance in guidebooks or on tourist maps, or provision of facilities for their enjoyment, or references in literature and art.

Identification and description of landscape and visual effects

- 3.10 The baseline information is combined with an understanding of the details of the proposed developments to identify and describe the likely landscape and visual effects, including direct effects and any indirect, secondary, cumulative, short-, medium- and long-term, permanent and temporary, positive and negative effects.
- 3.11 In predicting landscape effects, the components of the landscape likely to be affected by the proposed developments, referred to as the landscape receptors, are identified. These include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. The interactions between the landscape receptors and the different components of each development are then identified upon completion and at 15 years post completion i.e. when landscape treatments have matured.

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

Assessing the landscape and visual effects

- 3.13 Conclusions about the landscape and visual effects are drawn by linking judgements about the sensitivity of the landscape and visual receptors and the magnitude of change. The sensitivity of a landscape or visual receptor is assessed by combining judgements about its susceptibility to change arising from the proposed developments with judgements about the value attached to the receptor. In determining the magnitude of an effect judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration are combined.
- 3.14 Different criteria are used to assess the magnitude of landscape and visual effects. These are summarised in **Table I** below:

Table I: Magnitude of landscape and visual effects

Magnitude of change	Landscape effect	Visual effect
Major	Major alteration to existing landscape elements, features or characteristics potentially resulting in a new landscape character type.	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
Moderate	Noticeable alteration to existing landscape elements, features or characteristics.	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.

Minor	A perceptible but small alteration to existing landscape elements, features or characteristics.	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
None	An imperceptible or barely perceptible alteration to existing landscape elements, features or characteristics.	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development.

- 3.15 Conclusions about the level of landscape and visual effects are summarised using a four point scale of **none**, **minor**, **moderate** or **major** reflecting combinations of sensitivity and magnitude. Moderate and major effects are considered significant in the context of the planning decision.

Photographs

- 3.16 Nine viewpoints have been selected to illustrate the nature of existing views for visual receptors with a medium or high susceptibility to a change in their view.
- 3.17 Photographs have been taken from viewpoints in publically accessible locations with a 50mm Focal Length lens and Full Frame Sensor Digital SLR Camera (Canon EOS 5D MkII). This captures a horizontal field of view of just less than 40 degrees and a 50mm fixed focal length lens. Where a single-frame photograph based on this field of view has not conveyed the breadth of visual information required to represent the proposed developments and relevant context, a panoramic image produced by the careful 'stitching' together of single-frame images, provides a more informative representation of the effect of a development in the landscape.
- 3.18 The viewpoint locations have been captured by a hand-held GPS (Garmin GPSMAP® 64s) and recorded as OS grid coordinates.

- 3.19 Technical Guidance set out within the Landscape Institute *Advice Note 01111 - Photography and photomontage in landscape and visual impact assessment* has been followed, although tripod mounting and levelling to horizontal and vertical axes have not been used. Annotated photographs have been provided consisting of a panoramic photograph of the views in order to show adequate context which have been annotated to illustrate the location and context of the proposed development.

4 THE PROPOSED DEVELOPMENT

Introduction

- 4.1 Design and Access Statement prepared by Twenty10 Design and Planning. The assessment draws on proposed layout plans for Area 1 and Area 2 illustrated in **Figure 2: Planning Layout** which provide a level of detail for the siting, layout and characteristics of the proposed development sufficient for a meaningful assessment.

Proposed development site

- 4.2 The proposed development site comprises two distinct areas. Area 1 comprises 4.15 hectares (10.26 acres) of agricultural land bounded on its western, eastern and southern sides by the settlement edge of Egremont and to the north by further open agricultural land. The area is irregular in shape and slopes from its northern boundary to the south-east. It is fairly well enclosed by vegetation, being bounded by field hedgerows with trees and small woodland blocks. There are public footpaths – the AE17 – along its eastern and southern boundaries respectively.
- 4.3 Area 2 is the site of the former Orgill Infant School, which has been cleared and is regular in shape with a flat topography. The area extends to 0.64 hectares (1.57 acres) and is currently undergoing Environment Agency flood risk management works. Trees and hedges exist predominantly to the north eastern section of the area where they have been retained in areas of previously managed open space.

Development proposals

- 4.4 Full planning consent is being sought for residential development of 105 dwellings (90 on Area 1 and 15 on Area 2), open space, landscape treatment, drainage features and associated infrastructure.

- 4.5 The development information is provided in the form of a Planning Layout (see **Figure 2**) for each area which shows areas for development of dwellings (mostly 2 storey), public open space, sustainable urban drainage features and highways access. There is also a Landscape Analysis Plan and a Landscape Design Strategy prepared by Westwood Landscape for each area which shows proposed development areas, vegetation to be retained and enhanced and new tree and shrub planting areas – see **Figure 6: Landscape Analysis**, **Figure 7: Design Strategy – Area 1** and **Figure 8: Landscape Design Strategy – Area 2**. Detail planting proposals for each area are shown in **Figure 9: Landscape Plan – Area 1** and **Figure 10: Landscape Plan – Area 2**.

Construction activities

- 4.6 During construction of the proposed development, there would be potential for short-term landscape and visual effects arising from the following activities connected with construction of the proposed development:
- Creation of temporary compounds;
 - Laying of temporary access tracks;
 - Excavation and levelling;
 - Creation of the access route;
 - Connection to services; and
 - Construction of new buildings, SUDS features and surrounding landscape treatment.

5 BASELINE CONDITIONS

Landscape baseline

- 5.1 The landscape baseline provides an understanding of the landscape that may be affected by the proposed development and the value attached to it.

Landscape character

- 5.2 The site and surrounding landscape are identified by Natural England as located within National Character Area profile 7. West Cumbria Coastal Plain (NCA 7). NCA 7 is described as *a plain of varying width between the Cumbrian High Fells NCA in the east and the Irish Sea to the west. Views inland are set against the Lake District mountains. Inland the wind-swept and open pastoral farmland of the undulating plain is dissected by more sheltered lowland river valleys.*
- 5.3 National Character Areas are broad divisions of landscape and form the basic units of cohesive countryside character, on which strategies for landscape issues can be based. They are not sufficiently detailed to provide an accurate description of the landscape character in the context of the proposed development site. It is more helpful to consider the effects of the proposed development on local landscape character with reference to the finer grain of detail contained in the Cumbria Landscape Character Guidance and Toolkit (CLCGT) and the Copeland Landscape Settlement Study (CLSS).
- 5.4 Area 1 lies within Landscape Type 5: *Lowland* (LT5) and Landscape Sub Type 5b: *Low Farmland* (LST5b) defined in the CLCGT. Area 2 is within the urban area of Egremont.
- 5.5 The key characteristics of LST5b and evident within the study area are:
- Undulating and rolling topography
 - Intensely farmed agricultural pasture dominates
 - Patchy areas of woodland provide contrast to the pasture
 - Woodland is uncommon west towards the coast
 - Fields are large and rectangular
 - Hedges, hedgerow trees and fences bound fields and crisscross up and over the rolling landscape

5.6 Sensitive characteristics or features include the matrix of interlocking hedges, woodlands, trees along rivers and fields and wind sculpted trees in hedges in coastal areas. The open and uninterrupted views to the Solway Firth and Lakeland Fells are sensitive to tall infrastructure development.

5.7 Relevant guidelines to help manage landscape change in LST5b in the future include:

Natural features:

- *Increase planting of mixed woodland and tree groups of varying sizes to create more panoramic diversity and colour.*
- *Manage and enhance areas of semi- natural and ancient woodland.*
- *Create 'linked networks' of vegetation using native trees and shrubs to form 'ecological corridors' as well as emphasize valleys.*
- *Use woodland to contain and soften those areas that have been degraded by development or require an improved setting in the landscape.*

Cultural features:

- *Restore and maintain remaining hedgerows to strengthen field patterns and convey an impression of good health.*
- *Renovate gappy overgrown hedges through management and replanting.*
- *Discourage introduction of fences to replace or gap up hedgerows.*
- *Manage hedgerows in a traditional way.*
- *Restore and maintain traditional kests (hedge banks) and small scale field patterns.*
- *In all areas strengthen and develop field patterns to provide an improved setting for towns and villages.*

Development:

- *When new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.*

5.8 The CLSS places Area 1 within Character Type: 5B Low Farmland and Area of Local Character 5Bi Egremont Low Farmland. Area 2 is within the urban area of Egremont. The key characteristics of 5Bi identified in Part 2 of the CLSS and evident within the study area are:

- Landform: Rolling landform, high plateau above Egremont.

- Land Use: Agriculture, predominantly pasture.
- Landcover: improved and semi-improved pasture.
- Field Pattern: Large, regular, straight sided fields. Long, straight roads follow field boundaries. Hedgerow boundaries with some hedgerow trees.
- Vegetation: Hedgerow trees and sparse woodland.
- Scale: Large scale and open landscape.
- Perceptual Character: Long distance, expansive, wide views to the Fells. Presence of Egremont outskirts, turbines and pylons reduce tranquility.

5.9 Characteristics of this Area of Local Character considered to be sensitive to the proposed development in Area 1 include:

- Openness sensitive to skyline development.
- Traditional, sparsely settled farming character sensitive to unsympathetic settlement expansion.

5.10 The capacity of this Area of Local Character to accommodate change is considered together with the following mitigation potential: consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside; reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features; ensure new development respects the historic form and scale of settlements and farmsteads; avoid skyline development on outskirts of Egremont that is not well related to the existing built form of the town; and fragmented housing or industrial development is not compatible with the landscape character.

5.11 Part 3 of the CLSS considers landscape character assessment and sensitivity assessment can be used to help develop development plans for individual settlements, including Egremont. Key characteristics of Egremont include: development westwards has risen up towards the farmland slopes that encircle the town; and the slopes provide Egremont with a farmed, rural setting that contributes to its market town character. The hillside setting of the town is considered to be sensitive to development that further encroaches on the skyline.

5.12 The site comprises two areas of land. Area 1 is an area of agricultural land extending to 4.15 hectares which lies to the northwest of Egremont adjacent to the residential area known as Orgill. Area 2 is smaller in size and located 150m to the northeast of Area 1, and is the site of the former Orgill Infants School. It is 0.64 hectares in size and is relatively flat.

- 5.13 Area 1 adjoins existing residential properties to the west on The Oaks and The Laurels, to the south on Orgill Road and to the east on Chaucer Avenue. It also has a shared boundary to the east with Orgill Primary School. Area 1 adjoins agricultural land further to the north, and buildings and domestic properties at How Bank Farm. Land subject of a proposed housing allocation in the Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles (reference HEG1) lies 155m to the west of the site and to the west of Ashlea Road. Delivery of housing on this land would extend residential properties further onto the high plateau above Egremont above Area 1 and the residential area of Orgill.
- 5.14 There are no landscape designations lying within the study area, the nearest being the Lake District National Park (LDNP) which lies 4.85km to the north-east of Area 1. In addition, there are no Local Authority landscape designations covering the site.
- 5.15 There are no Scheduled Monuments or Conservation Areas on or within close proximity of Area 1 or Area 2. There are several listed buildings in the urban area of Egremont, the nearest of which lies 550m south-east of Area 2. There is no intervisibility between any listed building and either area due to intervening built form.

Landscape features on site – Area 1

- 5.16 Area 1 of the site comprises a group of three fields of improved grassland used for grazing. It is contained along its western and southern boundaries by the valley of Whangs Beck, by woodland on its eastern and southern boundaries and to the north by open agricultural land.
- 5.17 The larger southern field is cut for silage whilst the two northern fields are permanent pasture. Marshy grassland extends across a hedgerow separating the two southernmost fields on the western side of the area. Between the two northernmost fields is a strip of bare ground, rubble and ephemeral grassland previously occupied by sheds and small allotments bounded by hedgerows to the north and south. The southern hedgerow has largely been removed. The hedgerow to the north and the hedgerow separating the two southernmost fields are on traditional kests (hedge banks). Hedgerows bound all sides of the northernmost field. There are no trees within the area but a belt of mature woodland runs along the west, south and east boundaries of the two southernmost fields.
- 5.18 Area 1 is located on the western and southern sides of a low ridge known as How Bank and slopes south-east from an elevation of around 90m AOD in the northernmost field to a low area in the southernmost field of approximately 60m AOD. There is a small watercourse, Whangs Beck, running along the western and southern boundaries of the area and a pond.

- 5.19 An approved flood alleviation scheme by the Environment Agency, the Skirting Beck and Whangs Beck Flood Risk Management Scheme, will require the removal of some of the woodland along Whangs Beck to enable construction works as shown on VBA Joint Venture Limited drawing IMNW000818-VBA-LL-4T3-DR-L-0001 C01 in **Figure 11**.

Landscape features on site – Area 2

- 5.20 Area 2 is the site of the former Orgill Infant School which has been cleared and currently used as a compound for the construction of a flood risk management scheme. It is contained along all of its boundaries by residential development located on Croadalla Avenue, Chaucer Avenue, Milton Road and Dryden Way.
- 5.21 Trees and hedges exist predominantly to the north-eastern section of the site where they have been retained in areas of previously managed open space and are generally in poor condition.

Landscape value

- 5.22 Landscape value is the 'relative value that is attached to different landscapes by society' (GLVIA3, paragraph 5.19). Landscape designations are an indicator of landscape value. Neither Area 1 or Area 2 and their wider landscape are subject to any national, local or other landscape designations.
- 5.23 Area 2 is a disused (currently used as a construction compound) and considered to be of **low** landscape value.
- 5.24 The following range of factors which are considered to confer value on an area of landscape (GLVIA3 Box 5.1) is used to determine the value of Area 1 and its surrounding area:

- **Landscape Quality (Condition)**

Area 1 generally reflects the local landscape character area in terms of typical features, including hedgerows within, and on, the site boundaries, undulating topography and the size of the fields. The hedgerows are generally in poor condition with evidence of loss or degradation. Due to the condition of landscape features, and their typicality in regard to local landscape character, the landscape quality is considered to be of low value.

- **Scenic Quality**

Area 1 is typical open agricultural land on the edge of the settlement of Egremont. There is a reasonable distribution of semi-natural vegetation, trees and shrub cover and the

overall view of the area is pleasant. It forms the foreground in views out from the northern edge of the residential area of Orgill to the Lake District fells. Due to the influence of the settlement edge the scenic quality is considered to be of no more than medium value.

- **Rarity and Representativeness**

Area 1 and its surroundings are not rare and are typical of the landscape character of LST5b. While the area possesses locally typical features such as hedgerows these are not considered to be especially important and have not been protected in their own right as important examples of their type. As there is nothing exceptional associated with the site, the rarity and representativeness is considered to be of low value.

- **Conservation Interest**

Area 1 has no statutory designation for nature conservation. The Preliminary Ecological Appraisal does not identify any ecological features of value. There are no significant heritage interactions within the immediate context and the site does not form part of the setting of a Scheduled Monument or any listed building. The conservation interest is considered to be of low value.

- **Recreational Value**

There are no public footpaths on Area 1 but two public footpaths run along the southern and western boundaries of the area. Area 1 provides only a small part of the context for recreational users of these footpaths due to intervening vegetation. As the site itself has no recreational access the recreational value is considered to be low.

- **Perceptual Aspects**

Area 1 is adjacent to the edge of the settlement of Egremont. The presence of residential development and a low voltage power line running across the northernmost field effects perceptions of tranquillity and remoteness so perceptual aspects are considered to be of low value.

- **Associations**

As far as it is known there are no known associations with particular artists or writers, or events in history that contribute to the perception of natural beauty in Area 1. As a landscape without any cultural associations it is of low value.

- 5.25 In conclusion, the landscape of the site varies in quality with an element of scenic quality especially where it forms part of longer views to the Lake District. However, this is reduced by the presence and influence of man-made elements associated with the settlement edge. The site is not a rare landscape and has little conservation interest. Therefore, having appraised the above factors, it is judged that Area 1 and its immediate setting are of **low** landscape value.

Visual baseline

- 5.26 The visual baseline establishes the approximate area from which the proposed development in both Area 1 and Area 2 may be visible, the different groups of people who may experience views of the development, the viewpoints where they will be affected and the nature of views at those points.

Visibility mapping

- 5.27 A field survey on 7 October 2020 examined landscape components that may affect visibility, including buildings, trees, hedgerows, woodland and landform and identified the visibility of both areas. Area 1 is located on a low ridge and is visible from a wider area than Area 2. Views of Area 1 can be obtained from elevated locations to the east of Egremont in excess of 2km. Visibility of Area 2 is limited to a localised area due to enclosure by existing residential development.
- 5.28 Views into Area 1 from the north, west and south beyond 1 km are generally interrupted by: built form, undulating landform, woodland and hedgerows.

Receptors of visual effects

- 5.29 Within the areas of visibility identified for both areas, groups of people (visual receptors) who may be affected by changes in views and visual amenity due to the developments were identified. These include:
- Residents at home in mobile homes in Smithfield Park;
 - Residents at home in properties on Orgill Road, Ashlea Road, The Laurels, Croadalla Avenue, Chaucer Avenue, Milton Road and Dryden Way;
 - Residents at home in properties on elevated ground to the east of Egremont;
 - Motorists and pedestrians using local roads including Orgill Road, Ashlea Road, The Laurels, Croadalla Avenue, Chaucer Avenue, Milton Road and Dryden Way;

- Motorists using minor roads on elevated ground to the east of Egremont including Scurgill Terrace and Briscoe Road;
- Users of public footpaths - Prow Number: 406001; Prow Number: 406006; and Prow Number: 406007; and
- Users of public footpaths on elevated ground to the east of Egremont.

5.30 The visual receptors most susceptible to a change in their view are residents at home in close proximity to the site and people undertaking activities or visiting locations associated with the experience and enjoyment of the landscape.

Viewpoints and views

5.31 The selection of viewpoints used to represent and assess effects of the proposed development on visual receptors was informed by fieldwork and desk research on access and recreation, including footpaths, bridleways and public access land, tourism including popular vantage points, and distribution of population. Chris Harrison, Principal Planning Officer at Copeland borough Council identified the relationship between the proposed development and the existing development to the south-west including difference in levels as important to capture. The viewpoint list is a representative selection of locations based on previous experience of preparing appraisals of residential developments and is not a comprehensive list of locations from which the proposed development would be visible. The viewpoints provide short- to long-distance views, are all publicly accessible and represent a range of visual receptor type and sensitivity.

5.32 The viewpoints used to assess the visual effects of the proposed development are listed in **Table 2** and their locations shown in **Figure 5: Visual Effects**.

Table 2: Viewpoint locations and rationale for selection

Viewpoint	Name/Location/Proximity	Rationale for selection
1	Croadalla Avenue/ Public footpath (Prow Number: 406007) 0.012km SE	Representative of residents at home and users of a public footpath; visual receptors with a high susceptibility to a change in their view.
2	Croadalla Avenue/ Public footpath (Prow Number: 406007) 0.012km ENE	Representative of residents at home and users of a public footpath; visual receptors with a high susceptibility to a change in their view.

3	Chaucer Avenue 0.013km NE	Representative of residents at home; visual receptors with a high susceptibility to a change in their view.
4	Smithfield Park 0.014km NE	Representative of residents at home in mobile homes; visual receptors with a high susceptibility to a change in their view.
5	Orgill Road 0.37km S	Representative of residents at home in properties on Orgill Road and motorists using Orgill Road with a high susceptibility to a change in their view.
6	Public footpath (Prow Number: 406006) 0.072km SW	Representative of users of a public footpath; visual receptors with a high susceptibility to a change in their view.
7	Public footpath (Prow Number: 406001) 0.237km WNW	Representative of users of a public footpath; visual receptors with a high susceptibility to a change in their view.
8	Minor road near Briscoe Road 1.7km NE	Representative of residents at home in hamlets and individual properties on elevated ground to the north east of Egremont; visual receptors with a high susceptibility to a change in their view.
9	Entrance to Carleton Farm on Scurgill Terrace 2.07km ESE	Representative of residents at home in hamlets and individual properties on elevated ground to the south east of Egremont; visual receptors with a high susceptibility to a change in their view.

5.33 The following visual receptors, viewpoints and views have been identified as unlikely to experience significant visual effects in establishing the visual baseline and are not included in detailed reporting. Reasons for their exclusion are given in the **Table 3** and their locations shown in **Figure 5: Visual Effects**.

Table 3: Viewpoint locations assessed and excluded

Viewpoint	Name/Location/Proximity	Reason for exclusion
A	Orgill Road 0.48km NE	Views into the site for residents at home in properties on Orgill Road and users of Orgill Road interrupted by woodland on Whangs Beck to be retained in the Environment Agency flood alleviation scheme.
B	Baybarrow Road 0.48km SW	Views into site for users of Baybarrow Road approaching Egremont from the west interrupted by landform and vegetation.
C	Egremont Castle 0.48km ESE	Views into site visitors to Egremont Castle interrupted by mature trees in the castle complex.
D	Lake District National Park 6.6km ENE	Views to site for visitors to the Lake District National Park interrupted by landform.

Value attached to views

- 5.34 GLVIA3 also requires evaluation of the value attached to the view or visual amenity and relates this to planning designations and cultural associations (GLVIA3, Para. 6.37, Page 114). Appearances in guide books or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art are indicators of the value attached to views by visitors.
- 5.35 None of the views are of high value as they are not experienced from viewpoints or routes designated or advertised as scenic on maps and in tourist information. Views from residential areas, public footpaths and local roads are considered to be of **medium** value where they include the Lake District National Park fells and of **low** value where the view has no view of the Lake District.

6 ASSESSMENT OF LANDSCAPE EFFECTS

Prediction and description of landscape effects

6.1 The predicted landscape effects of the proposed development are:

- direct physical effects on individual elements and features of the site; and
- indirect effects on the overall landscape character and key characteristics of the site and surrounding area, the *Low Farmland* character type and *Egremont Low Farmland* area of local character.

6.2 The effects may occur during construction, when the proposed development is complete and in use, and after 15 years as new landscape features mature. This appraisal is concerned with the effects of the proposed development at completion and after 15 years.

Effects on landscape features of the site

6.3 The proposed development on Area 1 would result in the loss of approximately 137m of hedgerow (referenced H1, H2 and H3 in the Arboricultural Impact Assessment) and 4.15 hectares of improved grassland. Area 1 is located on the western and southern slopes of a low ridge which would be modified to create flat platforms for the siting of dwellings.

6.4 The proposed development on Area 2 would result in the loss of 5 low quality trees and a single hedge of length approximately 17m.

Effects on the landscape character of the site and surrounds

6.5 Area 1 would change from an area of agricultural land to a residential development. The current sense of openness across three fields would change, although the most important landscape features, hedgerows, would be largely retained with the exception of 60m of hedgerow H1, 47m of hedgerow H2 and 30m of hedgerow H3. The proposed development in Area 1 would be located in an agricultural landscape adjacent to an open and exposed settlement edge and influenced by an overhead low voltage power line. The settlement edge of Egremont would be extended north by approximately 175 metres and the area between Chaucer Avenue and The Laurels, which is bounded by existing residential development in Orgill to the west, south and east, would be infilled.

- 6.6 There would be no effects on characteristics of the *Egremont Low Farmland* area of local character considered to be sensitive to the proposed development. In distant views from the east the proposed development would not interrupt the skyline and would relate to the existing built development in the residential area of Orgill. The proximity of the northern edge of Orgill reduces the sense of the site being part of traditional, sparsely settled farming character.
- 6.7 Area 2 would change from a cleared, disused site to a residential development. A new area of green space associated with a SUDS basin would increase green infrastructure for existing residents living on Croadalla Avenue.

Assessment of landscape effects

- 6.8 The likely landscape effects identified are assessed in terms of the sensitivity of the landscape receptors and the magnitude of the landscape effects. The sensitivity is a combined judgement of the value and the susceptibility of the landscape to change. The magnitude of effect is a combined judgement of the size/scale of effect, geographic extent and duration of the effect.
- 6.9 To draw final conclusions about the level of landscape effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

Sensitivity of the landscape receptors

- 6.10 The sensitivity of landscape receptors is determined by combining judgements of their susceptibility to the proposed development and the value attached to the landscape (see paragraphs 5.22 to 5.25).

Susceptibility to change

- 6.11 Susceptibility to change means the ability of a landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. The susceptibility of Area 1 and its immediate setting to the change associated with the proposed development is determined by the following indicators:
- the low ridge landform;
 - openness of skyline;
 - the unexceptional ecological value of improved grassland;
 - the condition of hedges;
 - the intervisibility of the site with the surrounding landscape;

- existing woodland planting off site and proposed landscape measures which will reinforce the character of the *Egremont Low Farmland* area of local character; and
 - the presence of settlement edge and significant areas of residential development
- 6.12 The landscape features of Area 1 are considered to have a **medium-low** susceptibility to change based on: the low ecological value of improved grassland; the low quality of hedges; and the distinct low ridge landform.
- 6.13 The landscape character of Area 1 and its immediate setting are considered to have a **medium-low** susceptibility to change with some capacity to accommodate the proposed development but where undue consequences to the baseline situation may occur. The proposed development would be located in an agricultural landscape with detracting features including an exposed settlement edge and a low voltage power line.
- 6.14 The condition and age of 5 trees and a hedge on Area 2 is such that they are considered to have a **low** susceptibility to change.
- 6.15 The landscape character of Area 2 and its immediate setting is defined by the derelict nature of the site and the presence of 5 trees and considered to have a **low** susceptibility to change where no undue consequence to the baseline situation may occur.

Value of landscape receptors

- 6.16 Landscape features in Area 1 and Area 2 are considered to be of **low** value.
- 6.17 Both Area 1 and Area 2 and their immediate setting are considered to be of **low** landscape value. They are not nationally or locally designated but Area 1 is valued locally as part of a landscape that makes a positive contribution to the setting of the settlement of Egremont.

Magnitude of effects on landscape features

- 6.18 In Area 1 existing landscape features are limited and vegetation along the site boundaries would be retained. The loss of approximately 137m of a gappy hedgerow and 4.15 hectares of improved grassland together with modification of a low ridge landform would be noticeable and a **moderate** scale of change. The effects would be experienced at **site level** and within the **immediate setting** of Area 1 as existing landform and vegetation around the site boundaries mean that the landscape has a semi-enclosed character limiting the extent of the area over which the effects would be perceived. The effects upon completion would be **medium-term**, temporary effects until proposed planting (illustrated in **Figure 7: Landscape Design Strategy – Area 1**) has had time to fully mature.

- 6.19 The loss of 5 trees and a hedge in Area 2 would be a noticeable alteration and a **moderate** scale of change. The effects would be experienced at **site level** and within the **immediate setting** of Area 2 as the area is enclosed on four sides by existing residential development. The effects upon completion would be **medium-term**, temporary effects until the proposed planting (illustrated in **Figure 7: Landscape Design Strategy – Area 2**) has had time to fully mature.

Level of effect on landscape features

- 6.20 The level of effect of the proposed development at completion on landscape features in both Area 1 and Area 2 is judged to be **slight** and **adverse** reflecting perceptible, small negative effects over a localised area on landscape features which contribute to the character of a landscape of community value. After 15 years, new tree and shrub planting and gapping up within existing hedgerows would reach maturity to offset the loss of landscape features and reduce the visual effects of the proposed built form changing the level of effect to **slight** and **beneficial**.

Magnitude of effects on landscape character

- 6.21 The proposed development would represent an extension of the settlement edge to the north-west of Egremont. The extent to which Area 1 currently influences landscape character is limited by boundary vegetation and topographic enclosure, and the degree to which the proposed development would alter the perception of the wider landscape character would be similarly limited.
- 6.22 At site level the character of the landscape in Area 1 would change from an agricultural field to a residential development. Some views into the site from residential areas to the immediate south and west would be altered by the addition of dwellings but they would not be perceived as new features as dwellings on the settlement edge are already present to the west, south and east of Area 1.
- 6.23 There are currently views towards the Lake District fells across Area 1 from the Orgill residential area and The Laurels on the northern edge of Egremont. Here the change to landscape character would be noticeable and the appreciation of the wider landscape context would be altered.
- 6.24 Intervisibility with the landscape to the north and west is limited by topography and trees which become more prominent elements of visual enclosure with increasing distance from Area 1. There would be no perception of a change in landscape character from locations beyond 0.5km of the area.

- 6.25 In more distant views from areas of higher ground within the *Egremont Low Farmland* area of local character to the east of Egremont, the scale of development would be in keeping with the scale and form of existing residential land use on the settlement edge. The elevation of the proposed development would be lower than the Orgill residential area and the housing allocation site HGI and would not interrupt the skyline in views from the east (refer to Viewpoint Photographs 8 and 9).
- 6.26 Due to enclosure of the two northernmost fields in Area 1 by a low ridge and the limited intervisibility of the site with the surrounding landscape, there would be a **moderate** scale of change on the *Low Farmland* landscape type. The effects on landscape character would be **localised** and felt at the immediate setting of Area 1. The proposed development would be **permanent**.
- 6.27 In Area 2 the proposed development would be an extension of the urban character of surrounding streets. The scale of change would be **moderate** as the proposed development would be a noticeable alteration to the disused site. The effects on landscape character would be **localised** felt at the immediate setting of Area 2 and would be **permanent**.

Level of effect on landscape character

- 6.28 The level of effect of the proposed development in Area 1 at completion on landscape character is judged to be **moderate-slight** and **adverse** reflecting noticeable negative effects over a localised area on landscape features which contribute to the character of a landscape of community value. After 15 years, new tree and shrub planting and gapping up within existing hedgerows would reach maturity to integrate the development into the landscape and change the level of effect to **slight** and **neutral**.
- 6.29 In Area 2 the level of effect at completion of the proposed development is judged to be **slight** and **adverse**. After 15 years, new tree and shrub planting would reach maturity to offset the loss of existing trees in Area 2 and change the level of effect to **slight** and **beneficial**.
- 6.30 Due to the scale of development and the distance of the site from the Lake District National Park (LDNP), visibility of the proposed development in views from the LDNP would be unlikely. The proposed development would not result in any direct or indirect effects upon the landscape character of the LDNP, its designated special qualities or reasons for its designation.

7 ASSESSMENT OF VISUAL EFFECTS

Prediction and description of visual effects

- 7.1 Area 1 is enclosed to the north, north-west and west by a combination of undulating and rolling topography, intervening vegetation and built form which interrupt potential views of the site for most people, including residents in the hamlet of Pallaflat and users of the minor road linking Egremont and St Bees. To the south and east lies the settlement edge of Egremont where built form interrupts views into the area. Views into Area 1 from the settlement edge are partially screened by woodland and trees along Whangs Beck adjacent to the site boundary.
- 7.2 Area 2 is located in the urban area of Egremont and enclosed by built form on Croadalla Avenue, Chaucer Avenue, Milton Road and Dryden Way. Open views into the area are available to residents at home in dwellings fronting the area on these roads.
- 7.3 The visibility of both areas is illustrated in **Figure 5: Visual Effects**.
- 7.4 The visual receptors predicted to have opportunities for views, or part views, of the proposed development are limited to:
- Residents at home in properties located on Croadalla Avenue, Chaucer Avenue, Orgill Road, Ashlea Road and The Laurels (views into Area 1);
 - Residents at home in properties located on Croadalla Avenue, Chaucer Avenue, Milton Road and Dryden Way (views into Area 2);
 - Residents at home in properties located on elevated ground to the east of Egremont;
 - Users of public footpaths including Prow Number: 406001 and Prow Number: 406006 with views into Area 1 and Prow Number: 406007 with views into Area 2; and
 - Users of local roads including Chaucer Avenue, Orgill Road and Ashlea Road with views into Area 1 and Croadalla Avenue and Chaucer Avenue with views into Area 2.
- 7.5 Visual effects of development on each site are predicted with reference to the changes likely to occur in the character and composition of existing views. The main source of visual effects at completion would be the potential visibility of dwellings. After 15 years the maturing of new tree and shrub planting and gapping up of existing hedgerows would reduce the visual effects.

- 7.6 An assessment of the approximate area from which the proposed development may be visible, the different groups of people who may experience views of the proposed development, the viewpoints where they would be affected and the nature of views at those points has been made in Section 5. Nine viewpoints were selected to represent a range of location types and viewing distances and their locations are illustrated in **Figure 5: Visual Effects**. The photography for the viewpoints was undertaken in October 2020 and July 2021.

Assessment of the visual effects

- 7.7 The predicted visual effects of the developments on identified visual receptors are described with reference to **Visualisations** in Appendix 2 and assessed in terms of the sensitivity of the visual receptors and the magnitude of the visual effects.

Sensitivity of the visual receptors

- 7.8 The sensitivity of visual receptors is determined by combining judgements of their susceptibility to the proposed development and the value attached to particular views.

Susceptibility to change

- 7.9 Susceptibility of a visual receptor to changes in their views and visual amenity is mainly a function of the occupation or activity of the people experiencing the view at a particular location and the extent to which their attention may be focused on the views.
- 7.10 The visual receptors most susceptible to a change in their view are:
- Residents at home in residential properties; and
 - Users of public footpaths.

These visual receptors are considered to have a **high** susceptibility to a change in their view.

- 7.11 Travellers on local roads fall into an intermediate category of **medium** susceptibility to change. As these visual receptors are less susceptible to a change in their view and the assessment locations would be the same as for visual receptors with a high susceptibility they are not included in the assessment. It is judged the visual effects on these receptors would be less than those assessed for visual receptors with a high susceptibility to a change in their view.

Value attached to views

- 7.12 Value is attached to particular views and set out in paragraphs 5.34 to 5.35.

Direction of visual effects

- 7.13 The direction of visual effects (**beneficial**, **adverse** or **neutral**) is determined in relation to the degree to which the proposed development fits with the existing view and the contribution to the view that it makes, even if it is in contrast to the existing character of the view.

Residents at home in residential properties

Dwellings Croadalla Avenue and Dryden Way

Refer to **Annotated Viewpoint Photograph 1** in Appendix 2.

- 7.14 Views would be available of the proposed development in Area 2 only for residents at home in dwellings fronting the area on Croadalla Avenue and Dryden Way.
- 7.15 The proposed development would replace a construction compound in the view. Views of new dwellings across a green space containing a SUDS basin would be set against a backdrop of rolling agricultural land and trees. Views to existing dwellings on Milton Road would be interrupted by the proposed development.
- 7.16 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development. The assessment location represents a **localised** area centred on Croadalla Avenue. The change in the view would be **permanent** without intention for it to be reversed.
- 7.17 The level of effect of the proposed development at completion on views of residents at home on Croadalla Avenue and Dryden Way is judged to be **moderate** and **adverse**. Although the proposed development would replace a disused site currently occupied by a construction compound, all existing vegetation would be removed. After 15 years, new tree planting and planting associated with a SUDS basin (see **Figure 8: Landscape Design Strategy – Area 2**) would have matured to replace the trees and hedge removed to accommodate the development. The level of effect after 15 years would be **moderate** and **beneficial**.

Mobile homes in Smithfield Park

Refer to **Annotated Viewpoint Photograph 2** in Appendix 2.

- 7.18 Views would be available of the proposed development in Area 2 only for residents at home in mobile homes in Smithfield Park.

- 7.19 The proposed development would replace a construction compound in the view. New dwellings fronting Chaucer Avenue would replace existing dwellings on Milton Road and Dryden Way in the view. The southernmost field in Area 1 is visible in the existing view but this would be interrupted by the proposed development in Area 2. Existing trees in Area 2 would be removed.
- 7.20 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development. The assessment location represents a **localised** area centred on Smithfield Park. The change in the view would be **permanent** without intention for it to be reversed.
- 7.21 The level of effect of the proposed development at completion on views of residents at home in Smithfield Park is judged to be **moderate** and **adverse**. Although the proposed development would replace a disused site currently occupied by a construction compound, all existing vegetation would be removed. After 15 years, new tree planting and planting associated with a SUDS basin (see **Figure 8: Landscape Design Strategy – Area 2**) would have matured to replace the trees and hedge removed to accommodate the development. The level of effect after 15 years would be **moderate** and **beneficial**.

Dwellings Chaucer Avenue

Refer to **Annotated Viewpoint Photograph 3** in Appendix 2.

- 7.22 Views would be available of part of the proposed development in Area 1 only for residents at home in dwellings on Chaucer Avenue.
- 7.23 The proposed development would replace the southern slope of an agricultural field in the view. New dwellings would be viewed in close proximity across a green space containing SUDS basin. A new skyline of dwellings would replace rolling landform.
- 7.24 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development. The assessment location represents a **localised** area centred on Chaucer Avenue. The change in the view would be **permanent** without intention for it to be reversed.
- 7.25 The level of effect of the proposed development at completion on views of residents at home on Chaucer Avenue is judged to be **moderate** and **adverse**. The proposed development would be prominent in a view with medium sensitivity with a noticeable deterioration in the existing view. After 15 years, new tree planting and planting associated with a SUDS basin (see **Figure 7: Landscape Design Strategy – Area 1**) would have matured to reduce the mass

of the proposed development and filter views of it. The level of effect after 15 years would remain at **moderate** and **adverse**.

Dwellings on Croadalla Avenue

Refer to **Annotated Viewpoint Photograph 4** in Appendix 2.

- 7.26 Views would be available of part of the proposed development in Area 1 across the proposed development in Area 2 for residents at home in dwellings on Croadalla Avenue.
- 7.27 The proposed development in Area 2 would replace a construction compound in the view. New dwellings in the southernmost field of Area 1 would be viewed by some residents across a green space containing a SUDS basin. A new skyline of dwellings would replace rolling landform in Area 1.
- 7.28 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development in Area 2 and the effect of the proposed development in Area 1 on the skyline. The assessment location represents a **localised** area centred on Croadalla Avenue. The change in the view would be **permanent** without intention for it to be reversed.
- 7.29 The level of effect of the proposed development at completion on views of residents at home on Croadalla Avenue and Dryden Way is judged to be **moderate** and **adverse**. The proposed development in Area 1 would alter the skyline in the views and although in Area 2 the proposed development would replace a disused site currently occupied by a construction compound, all existing vegetation would be removed. After 15 years, new tree planting in Area 1 would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area 1**). New tree planting and planting associated with a SUDS basin in Area 2 would have matured to replace the loss of existing trees (see **Figure 8: Landscape Design Strategy – Area 2**). The level of effect after 15 years would be **moderate** and **beneficial**.

Dwellings on Orgill Road

Refer to **Annotated Viewpoint Photograph 5** in Appendix 2.

- 7.30 Views would be available of part of the proposed development in Area 1 only for residents at home in some dwellings on Orgill Road.

- 7.31 The proposed development would replace part the southern slope of the southernmost agricultural field in Area I field in the view. New dwellings would be viewed on the upper slope and would interrupt the open skyline. There is potential for some trees to be removed along the western part of Whangs Beck in the view to accommodate the flood alleviation scheme which would open up a view of more of the proposed houses.
- 7.32 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development and the loss of open skyline. The assessment location represents a **localised** area centred on Orgill Road. The change in the view would be **permanent** without intention for it to be reversed.
- 7.33 The level of effect of the proposed development at completion on views of residents at home on Orgill Road is judged to be **moderate** and **adverse**. The proposed development would be prominent in a view with medium sensitivity with a noticeable deterioration in the existing view. After 15 years, new tree planting in Area I would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area I**). The level of effect after 15 years would remain at **moderate** and **adverse**.

Dwellings on eastern edge of Orgill residential area

Refer to **Annotated Viewpoint Photograph 6** in Appendix 2.

- 7.34 Views would be available of part of the proposed development in Area I only for residents at home in some dwellings on the eastern edge of the residential area of Orgill.
- 7.35 The proposed development would replace the upper part of the southern slope of the southernmost agricultural field in Area I field in the view. New dwellings would be viewed on the upper slope and would interrupt the open skyline. A small number of dwellings in the middle field on Area I would be visible but most would be screened by a belt of existing trees on the west boundary.
- 7.36 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development and the loss of a substantial part of the distant view to fells. The assessment location represents a **localised** area centred on Orgill Road, Ashlea Road and The Laurels. The change in the view would be **permanent** without intention for it to be reversed.

- 7.37 The level of effect of the proposed development at completion on views of residents at home in Orgill is judged to be **moderate** and **adverse**. The proposed development would be prominent in a view with medium sensitivity with a noticeable deterioration in the existing view. After 15 years, new tree planting in Area I would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area I**). The level of effect after 15 years would remain at **moderate** and **adverse**.

Dwellings on elevated ground to the north east north, north east and east north east of Egremont

Refer to **Annotated Viewpoint Photographs 8** in Appendix 2.

- 7.38 Distant views of the proposed development in Area I would be available for residents at home in dwellings generally located to the north east of Egremont on elevated ground. Annotated Viewpoint Photograph 8 is representative of the view towards Area I from the dwellings.
- 7.39 New dwellings on the eastern slope of the low ridge in Area I would be viewed in front of existing dwellings in the residential area of Orgill. Dwellings in the remainder of the proposed development would only be visible where they are located along the north-eastern boundary of Area I on the upper western slope of a low ridge. The proposed development would be viewed against a backdrop of existing residential development and undulating agricultural land and in the context of built form in Egremont which lies in the mid ground of the view. None of the proposed dwellings would interrupt the skyline in views from the east.
- 7.40 At completion, there would be a **minor** change in the views as the proposed development in Area I would only occupy a small proportion of the views. The assessment location represents a **localised** geographical area covering part of the *Low farmland* character type. The change in views would be **permanent** without intention for it to be reversed.
- 7.41 The level of effect of the proposed development at completion on views of residents at home in dwellings generally located to the north-east of Egremont on elevated ground is judged to be **slight** and **neutral** reflecting the fit of the proposed development with the built form settlement edge. The proposed development would form a perceptible but not enhancing or detracting feature within the views of visual receptors with medium sensitivity to a change in their views. After 15 years, new tree planting in Area I would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area I**). The level of effect after 15 years would remain as **slight** and **neutral**.

Dwellings on elevated ground to the east south east, south east and south east south of Egremont

Refer to **Annotated Viewpoint Photograph 9** in Appendix 2

- 7.42 Distant views of the proposed development in Area I would be available for residents at home in dwellings generally located to the south- east of Egremont on elevated ground. Annotated Viewpoint Photograph 9 is representative of the view towards Area I from these dwellings.
- 7.43 New dwellings on the southernmost field in Area I would be viewed as infill between existing residential development centred on Ashlea Road, Baybarrow Road and Croadall Avenue. Dwellings in the remainder of the proposed development would only be visible where they are located along the eastern boundary of Area I on the upper western slope of a low ridge. The proposed development would be viewed against a backdrop of undulating agricultural land interspersed with wind turbine and communication masts and in the context of built form in Egremont which lies in the mid ground of the view.
- 7.44 At completion, there would be a **minor** change in the view due the proposed development in Area I occupying a small proportion of the view and not resulting in a change to the composition of the view. The assessment location represents a **localised** geographical area covering part of the Lowland landscape type. The change in the view would be **permanent** without intention for it to be reversed.
- 7.45 The level of effect of the proposed development at completion on views of residents at home in dwellings generally located to the south-east of Egremont on elevated ground is judged to be **slight** and **adverse** as the proposed development extends into an open field and beyond woodland which defines the settlement edge. The proposed development would form a perceptible but not enhancing or detracting feature within the views of visual receptors with medium sensitivity to a change in their views. After 15 years, new tree planting in Area I would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area I**). The level of effect after 15 years would remain as **slight** and **adverse**.

Users of public footpaths

Public footpath (Prow Number: 406001)

Refer to **Annotated Viewpoint Photograph 6** in Appendix 2.

- 7.46 Only views of the proposed development in the northernmost field in Area 1 would be available for users of public footpath (Prow Number: 406001) from a short section of the footpath on which runs through a field to the north-west of the area.
- 7.47 Existing dwellings on Ashlea Road, The Elms and The Laurels back onto the field to the north-west of Area 1 and the proposed development would extend built form along the southern boundary of the field in the view. New dwellings would replace distant views towards undulating farmland east of Thornhill, industrial buildings on the Sellafield nuclear site and fells in the Lake District National Park. A 4 metre high Hawthorn hedgerow on the northern boundary of Area 1 would partially interrupt views of the dwellings.
- 7.48 At completion, there would be a **moderate** visual change due to a noticeable change in the view, a moderate proportion of the view occupied by the proposed development and the loss of a substantial part of a distant view to fells in the Lake district National Park. The assessment location represents a **restricted** area centred on part of public footpath (Prow Number: 406001). The change in the view would be **permanent** without intention for it to be reversed.
- 7.49 The level of effect of the proposed development on the views of users of public footpath (Prow Number: 406001) would be **moderate** and **adverse**. This reflects a deterioration of the existing view due to loss of distant views to the Lake District fells. After 15 years, Infill planting to gaps in the existing hedge on the northern boundary of Area 1 would further screen the northernmost dwellings in the proposed development but the level of effect would remain as **moderate** and **neutral**.

Public footpath (Prow Number: 406007)

Refer to **Annotated Viewpoint Photograph 4** in Appendix 2.

- 7.50 The assessment of visual effects from public footpath (Prow Number: 406007) would be the same as for residents at home in dwellings on Croadalla Avenue (refer to paragraphs 7.26 - 7.29).

Public footpath (Prow Number: 406006)

Refer to **Annotated Viewpoint Photograph 5** in Appendix 2.

- 7.51 The assessment of visual effects from public footpath (Prow Number: 406006) would be the same as for residents at home in dwellings in Orgill (refer to paragraphs 7.34 -7.37).

Motorists using local roads

Motorists using Chaucer Avenue

Refer to **Annotated Viewpoint Photograph 3** in Appendix 2.

- 7.52 Views would be available of part of the proposed development in Area I only for motorists travelling on Chaucer Avenue.
- 7.53 The proposed development would replace the southern slope of an agricultural field in the view. New dwellings would be viewed in close proximity across a green space containing a SUDS basin. A new skyline of dwellings would replace rolling landform.
- 7.54 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development. The assessment location represents a **localised** area centred on Chaucer Avenue. The change in the view would be **permanent** without intention for it to be reversed.
- 7.55 The level of effect of the proposed development at completion on views of motorists on Chaucer Avenue is judged to be **moderate-slight** and **adverse**. The proposed development would be prominent in transient views of visual receptors with medium-low sensitivity to a change in their views and there would be a noticeable deterioration in the existing view. After 15 years, new tree planting and planting associated with a SUDS basin (see **Figure 7: Landscape Design Strategy – Area I**) would have matured to reduce the mass of, and filter views of, the proposed development. The level of effect after 15 years would reduce to **moderate-slight** and **neutral**.

Motorists using Orgill Road

Refer to **Annotated Viewpoint Photograph 5** in Appendix 2.

- 7.56 Views would be available of part of the proposed development in Area I only for motorists on Orgill Road.

- 7.57 The proposed development would replace part the southern slope of the southernmost agricultural field in Area I field in the view. New dwellings would be viewed on the upper slope and would interrupt the open skyline. There is potential for some trees to be removed along the western part of Whangs Beck in the view to accommodate the flood alleviation scheme which open up a view of more houses.
- 7.58 At completion, there would be a **major** visual change due to a large proportion of the view occupied by the proposed development and the loss of the open skyline. The assessment location represents a **localised** area centred on Orgill Road. The change in the view would be **permanent** without intention for it to be reversed.
- 7.59 The level of effect of the proposed development at completion on views of motorists using Orgill Road is judged to be **moderate-slight** and **adverse**. The proposed development would be prominent in transient views of visual receptors with medium-low sensitivity to a change in their views and there would be a noticeable deterioration in the existing view. After 15 years, new tree planting in Area I would have matured to reduce the mass and filter views of the proposed development (see **Figure 7: Landscape Design Strategy – Area I**). The level of effect after 15 years would reduce to **moderate-slight** and **neutral**.

8 SUMMARY

Effects on landscape features of the site

- 8.1 The Landscape and Visual Appraisal (LVA) considers that the effects of the proposed development at completion on landscape features in both Area 1 and Area 2 would be **slight** and **adverse** reflecting minimal losses and retention and enhancement of existing features such as hedgerows. After 15 years the effects would remain as **slight** but become **beneficial** as new tree and shrub planting in both areas, and gapping up of hedgerows in Area 1, matures.

Effects on the landscape character of the site and surrounds

- 8.2 The proposed development would be located in Area of Local Character 5Bi Egremont Low Farmland defined in The Copeland Landscape Settlement Study. The openness of this Area of Local Character is considered to be sensitive to skyline development. The proposed development in Area 1 would impact on the skyline in the views of residents at home in properties on the northern edge of the residential area of Orgill. In views from the wider landscape to the east of Egremont the proposed development would sit below Orgill, and land allocated for housing in the Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles, on the high plateau above and to the west of Egremont. The proposed development would not interrupt the skyline in these views.
- 8.3 The LVA considers that the effects on landscape character as result of the proposed development would be **slight** and **adverse** in both Area 1 and Area 2. There would be a long- term effect on Area 1 and its immediate surrounds as a result of the permanent change in character from a green field to a housing development. However, the extent of the effect on the wider character of the surrounding landscape would be limited by boundary vegetation, topographic enclosure and new tree and shrub planting. The development of Area 2 would be an extension of the urban character of surrounding streets and the maturing of new planting after 15 years would have a **beneficial** effect.

Effects on visual receptors

- 8.4 The visual envelope of the proposed development in Area 1 is generally limited by a combination of undulating and rolling topography, intervening vegetation and the settlement edge of Egremont to the south and east. Where views of the development would be experienced they would be in the context of existing housing. The only notable visual effects of the proposed development at completion and after 15 years would be on visual receptors within 0.5km of Area 1 including:

- **moderate** and **adverse** effects for some residents at home in Chaucer Avenue;
- **moderate** and **adverse** effects for some residents at home in properties on the eastern edge of Orgill; and
- **moderate** and **adverse** effects for users of local public footpaths including parts of Prow Numbers: 406001 and 406006.

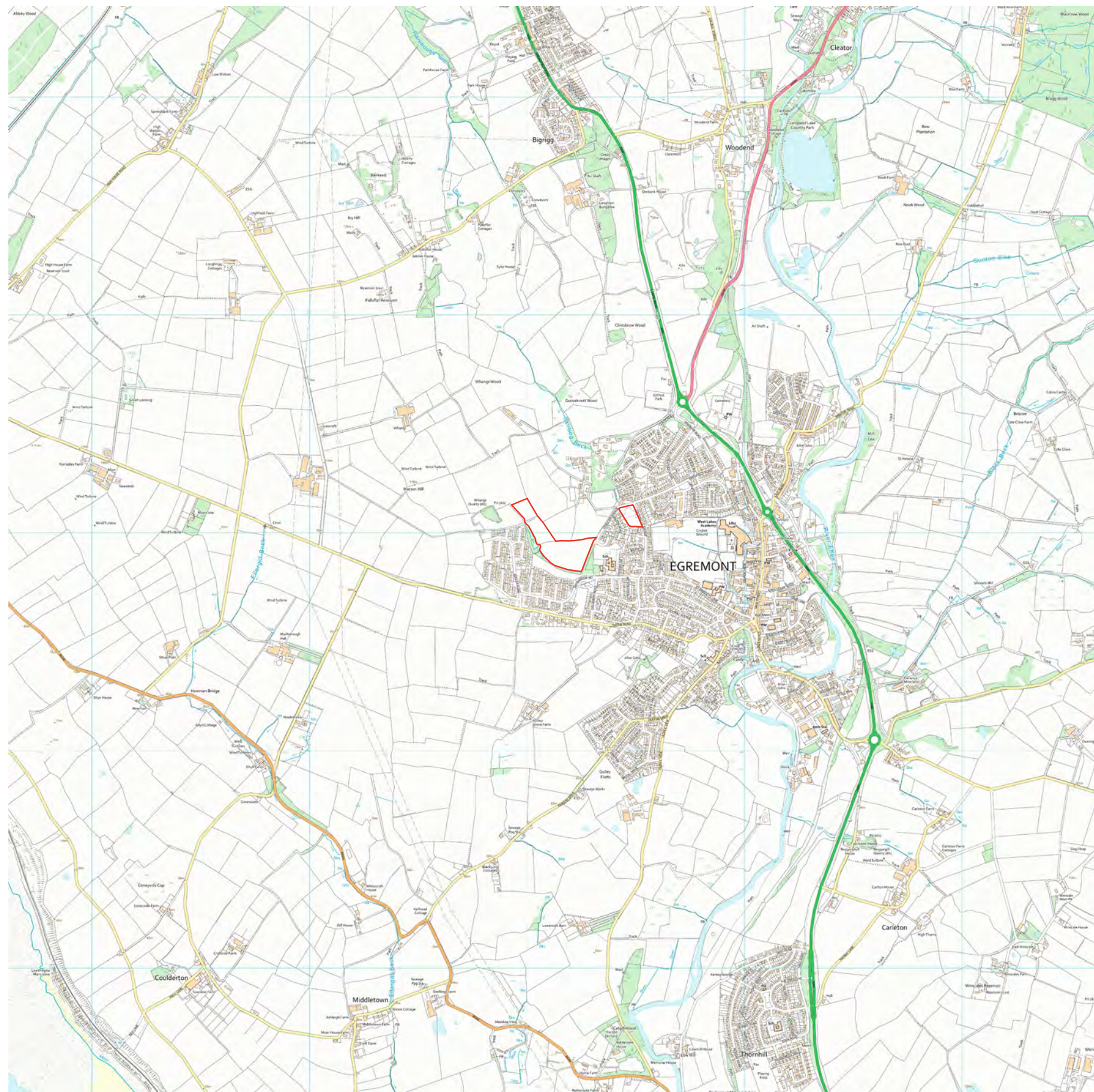
8.5 There is potential for the proposed flood alleviation scheme to reduce the screening effect of existing trees along Whangs Beck to the proposed development. It is likely that the scheme would result in the removal of a small number of trees although areas of the beck affected by the scheme are largely without trees. The new tree planting in the proposed development would, as it matures, replace these trees and reduce visual effects.

8.6 The proposed development in Area 2 would be enclosed by built form on the streets which form its boundaries. Notable visual effects would be experienced by residents at home in some dwellings on Croadalla Avenue, Dryden Way and Milton Street, some static mobile homes in Smithfield Park and users of a public footpath (Prow Number: 406007) which follows the route of Croadalla Avenue. The effects would be **moderate** and **adverse** at completion and becoming beneficial as new tree and shrub planting matures after 15 years.

Figures



SITE BOUNDARY



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FIGURE I SITE LOCATION PLAN

FORMER ORGILL INFANTS SCHOOL, EGREMONT



KEY

- 1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL
- 1.8m HIGH TIMBER SCREEN DIVISIONAL FENCE TO SEPARATE DETAIL
- 1.8m HIGH SCREEN WALL TO SEPARATE DETAIL
- EXISTING TREES TO BE REMOVED
- SHARED DRIVE
- AS AND 'OPP' HANDINGS OF HOUSE TYPES
- DENOTES BIN COLLECTION POINTS

SCHEDULE OF ACCOMMODATION - HOW BANK FARM

TYPE	NAME	DESCRIPTION	SQ. FT.	No.
254	Moy	2 bed bungalow	656	4
201	Cork	2 bed semi-det.	651	1
301	Tyrone	3 bed semi-det.	759	16
303	Wicklow	3 bed semi-det.	772	6
340	Keady	3 bed semi-det.	839	6
304	Kilkenny	3 bed detached	772	7
354	Strade	3 bed detached	904	10
359	Clifden	3 bed detached	984	9
401	Longford	4 bed detached	1066	4
403	Carlow	4 bed detached	1048	2
435	Dublin	4 bed detached	1172	16
TOTAL			88,140 SQ. FT.	90No.

SCHEDULE OF ACCOMMODATION - FORMER ORGILL INFANTS SCHOOL

TYPE	NAME	DESCRIPTION	SQ. FT.	No.
254	Moy	2 bed bungalow	656	1
201	Cork	2 bed semi-det.	651	1
301	Tyrone	3 bed semi-det.	759	5
302	Galway	3 bed semi-det.	788	2
354	Strade	3 bed detached	904	3
359	Clifden	3 bed detached	984	1
401	Longford	4 bed detached	1066	1
435	Dublin	4 bed detached	1221	1
TOTAL			11,661 SQ. FT.	15No.

HOW BANK FARM, EGREMONT

F	GLEESON COMMENTS.	04.09.22
E	LAYOUT RE-PLANNED.	01.08.22
D	PLOTS 96, 91 AND 100 FENCE AMENDED TO WALL.	15.04.22
C	PLOT 111 DRIVE WIDTH AMENDED.	11.03.22
B	FORMER ORGILL INFANTS SCHOOL RE-PLANNED.	05.03.22
A	ROADWAYS AND ENGINEERING COMMENTS.	05.03.22
	ACCESS AMENDED TO HOW BANK FARM. TOPIC INFO ADDED TO ORGILL SCHOOL.	06.03.22
REV	DESCRIPTION	DATE

gleeson

GLEESON HOMES & REGENERATION

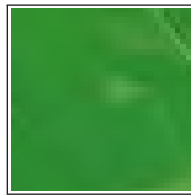
DRAWING: PLANNING LAYOUT

PROJECT: HOW BANK FARM & FORMER ORGILL INFANTS SCHOOL, EGREMONT

SCALE	1:5000 AD	REV	E	DRAWING NO.	
DATE	SEP 2020				
DRAWN	TWENTY10			MJG/PL-111	

TWENTY10
design

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Tel: 01294 271 000 Email: info@twenty10.co.uk Web: www.twenty10.co.uk



ROUGH INDICATION OF 'WORST CASE'
VISIBILITY BASED ON A DWELLING
LOCATED AT HIGHEST LEVEL ON AREA 1
OF PROPOSED DEVELOPMENT SITE (AREAS
WITH VISIBILITY IN SHADED GREEN)



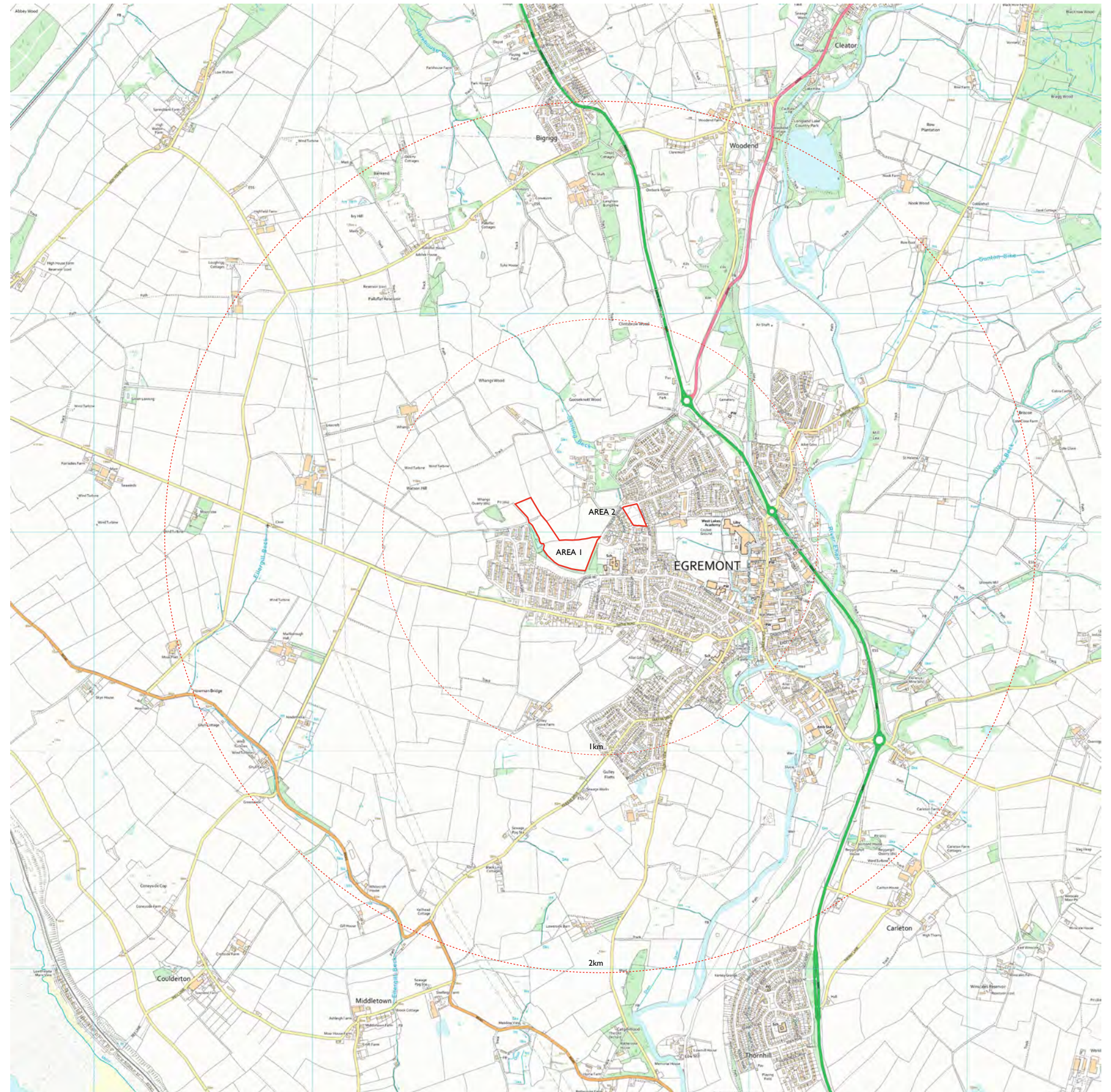
FIGURE 3 GOOGLE EARTH VIEWSHED



EXTENT OF STUDY AREA

Note:

I No.Viewpoint outside the 2km Study Area is used to assess the visual effects of the proposed development on visitors to the Lake District National Park





SITE BOUNDARY



ENCLOSURE - VEGETATION



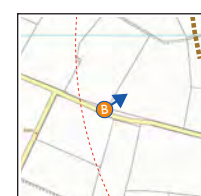
ENCLOSURE - LANDFORM



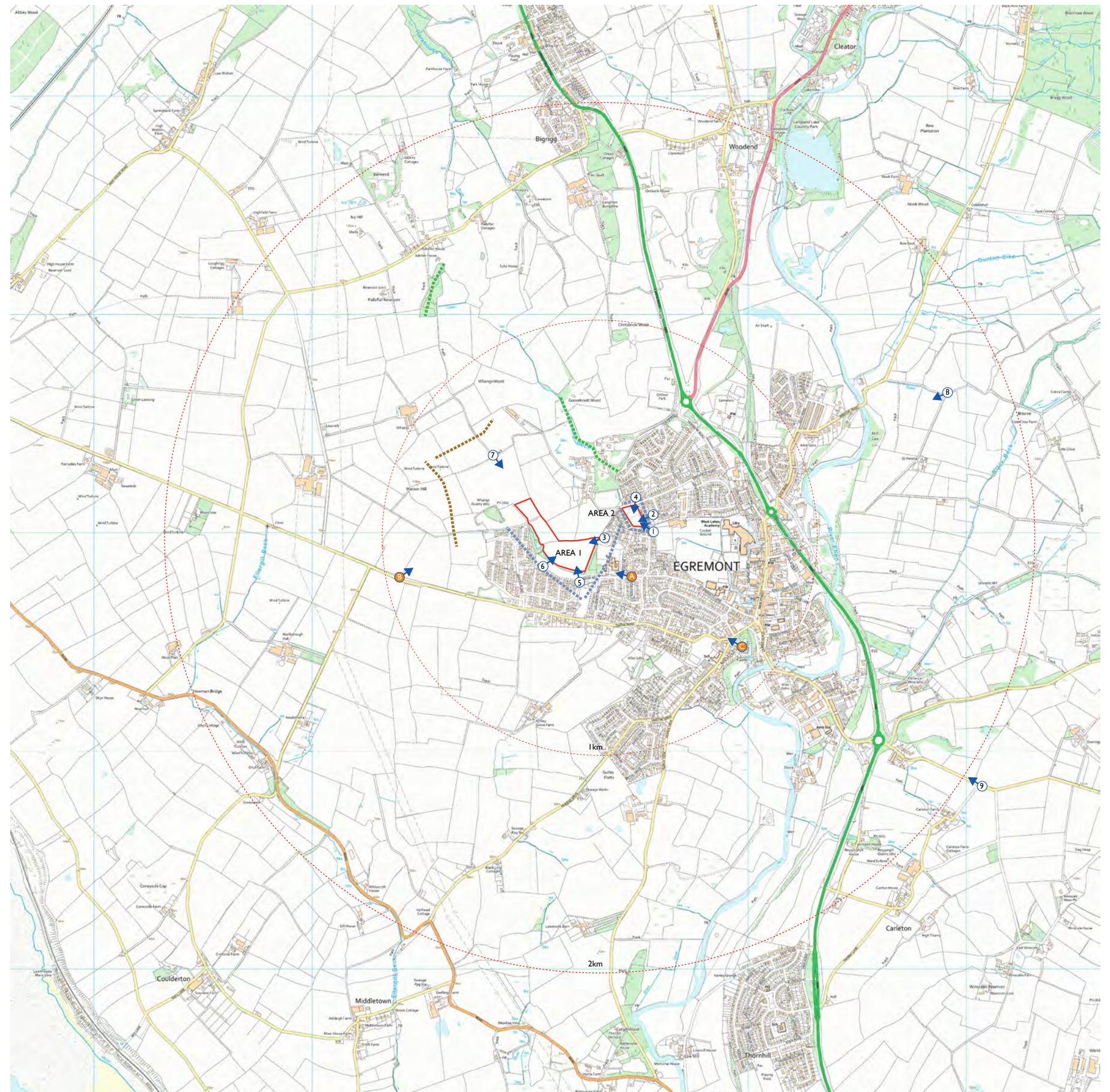
ENCLOSURE - BUILT FORM



VIEWPOINT LOCATIONS WHERE VIEW OF
PROPOSED DEVELOPMENT AVAILABLE



VIEWPOINT LOCATIONS WHERE VIEW OF
PROPOSED DEVELOPMENT NOT AVAILABLE



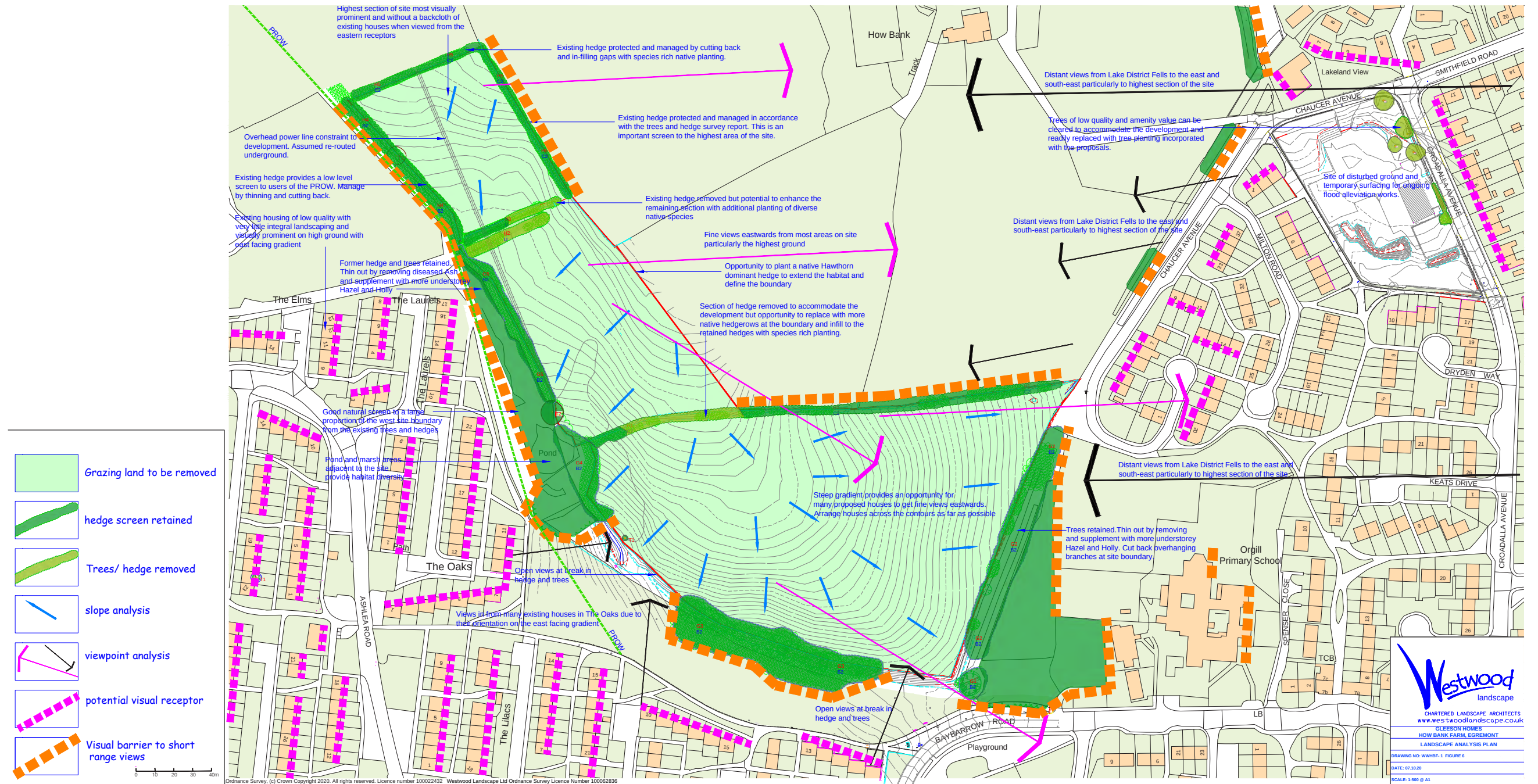


FIGURE 6 LANDSCAPE ANALYSIS

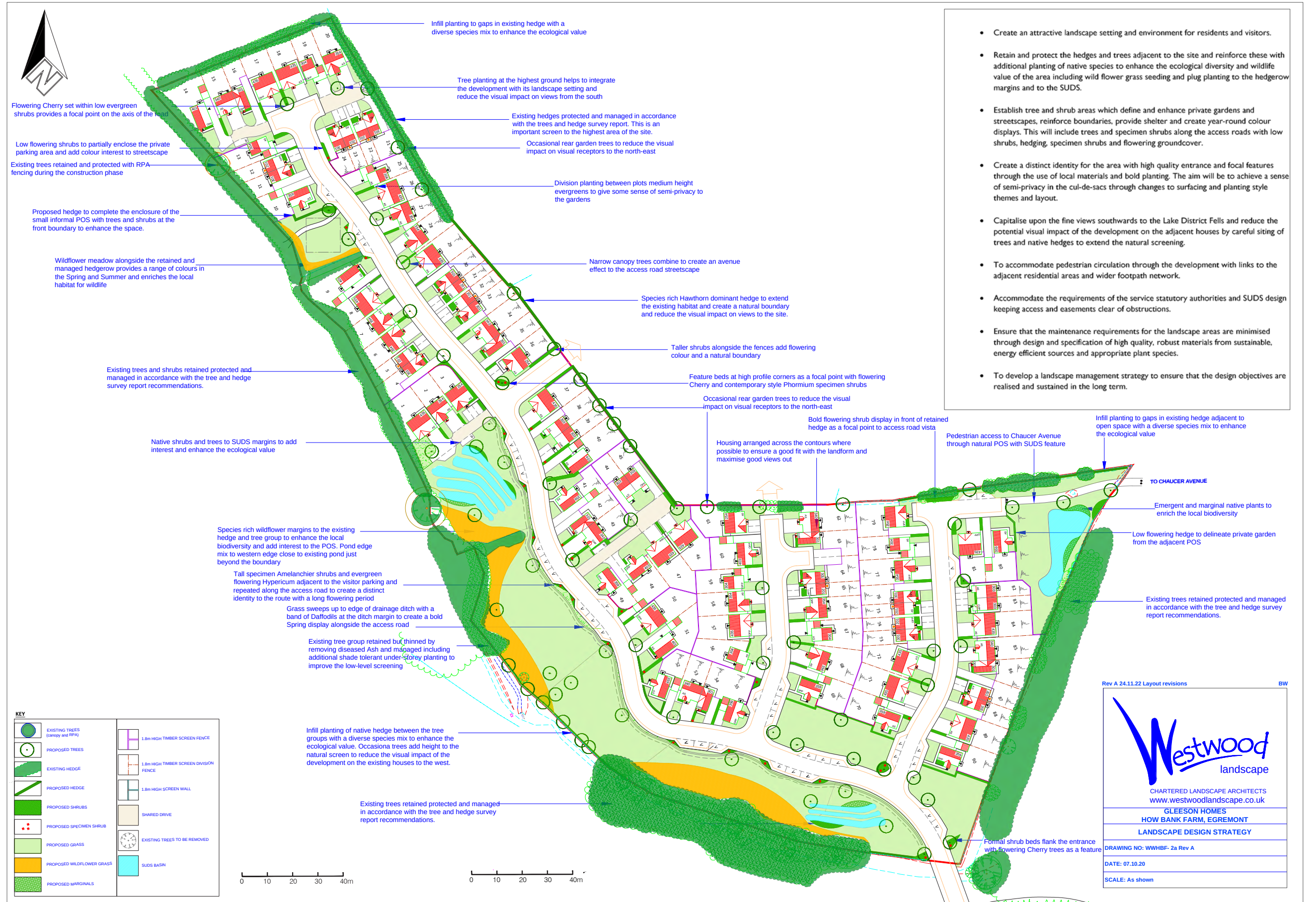


FIGURE 7 LANDSCAPE DESIGN STRATEGY - AREA I

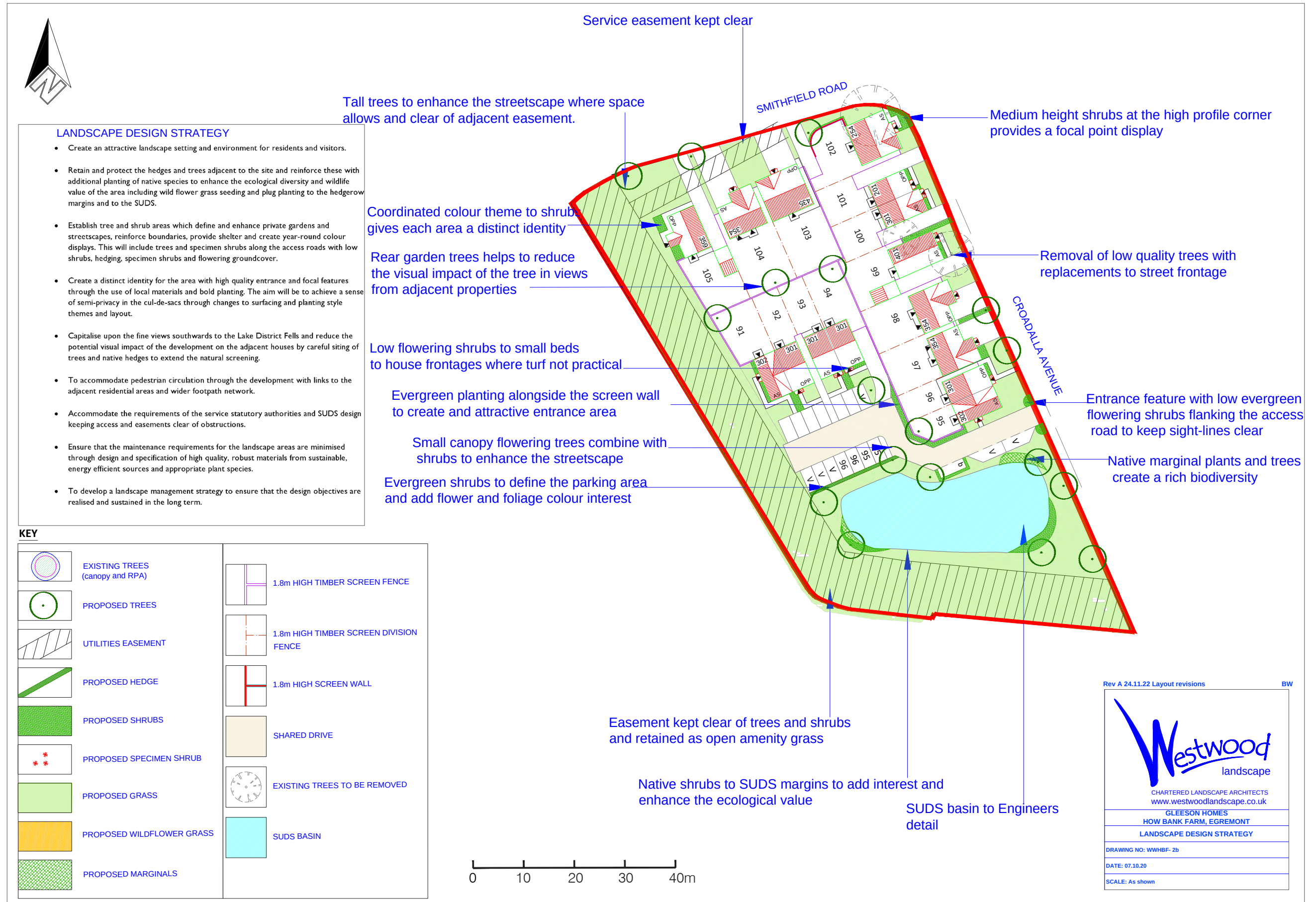


FIGURE 8 LANDSCAPE DESIGN STRATEGY - AREA 2

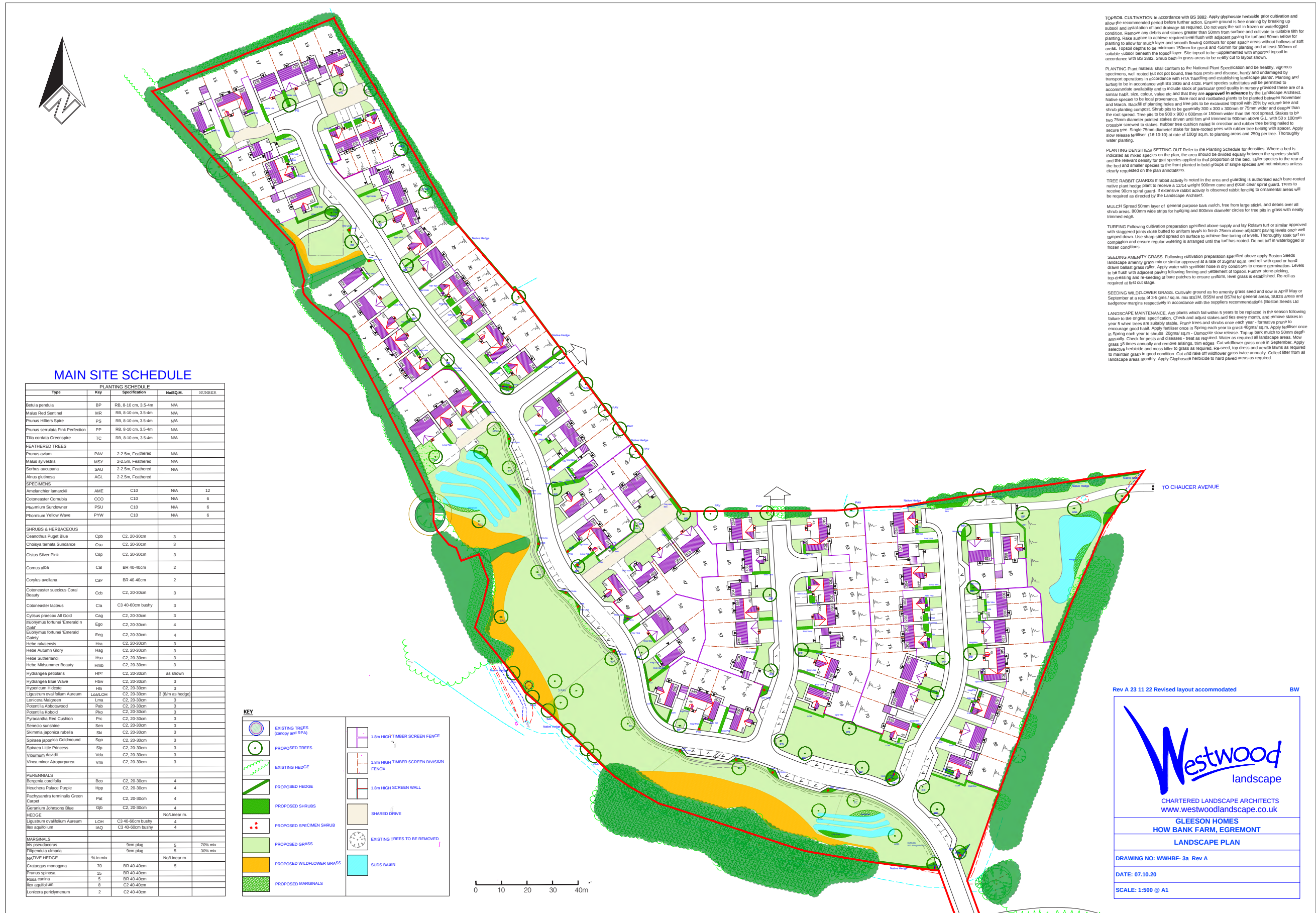
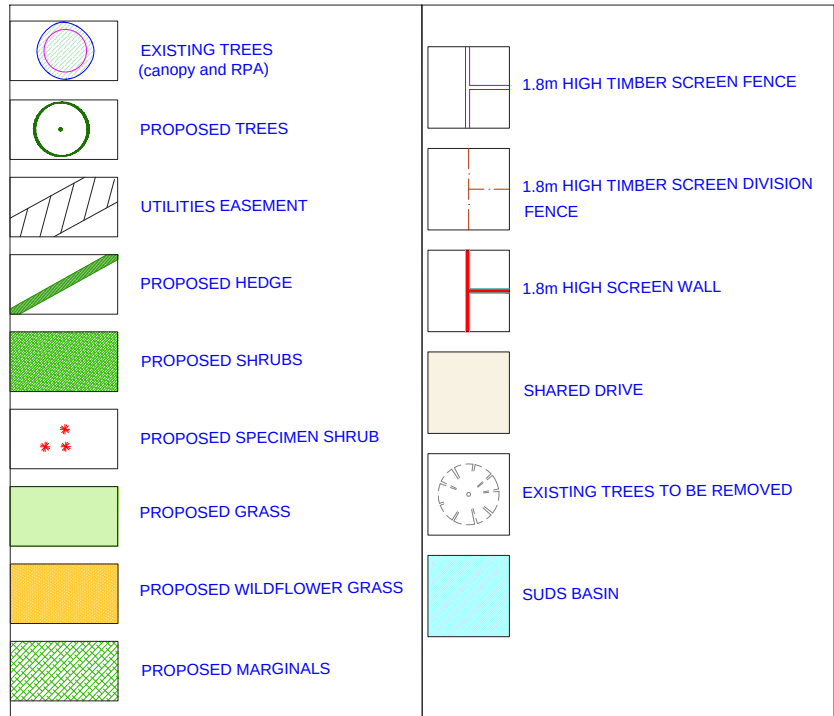


FIGURE 9 LANDSCAPE PLAN - AREA I



SCHOOL SITE SCHEDULE

PLANTING SCHEDULE				
Type	Key	Specification	No/SQ.M.	NUMBER
Betula pendula	BP	RB, 8-10 cm, 3.5-4m	N/A	
Malus Red Sentinel	MR	RB, 8-10 cm, 3.5-4m	N/A	
Prunus Hilliers Spire	PS	RB, 8-10 cm, 3.5-4m	N/A	
Prunus serrulata Pink Perfection	PP	RB, 8-10 cm, 3.5-4m	N/A	
Tilia cordata Greenspire	TC	RB, 8-10 cm, 3.5-4m	N/A	
FEATHERED TREES				
Prunus avium	PAV	2-2.5m, Feathered	N/A	
Malus sylvestris	MSY	2-2.5m, Feathered	N/A	
Sorbus aucuparia	SAU	2-2.5m, Feathered	N/A	
Alnus glutinosa	AGL	2-2.5m, Feathered		
SPECIMENS				
Amelanchier lamarckii	AME	C10	N/A	1
Cotoneaster Cornubia	CCO	C10	N/A	2
Phormium Sundowner	PSU	C10	N/A	1
Phormium Yellow Wave	PYW	C10	N/A	2
SHRUBS & HERBACEOUS				
Ceanothus Puget Blue	Cpb	C2, 20-30cm	3	
Choisya ternata Sundance	Csu	C2, 20-30cm	3	
Cistus Silver Pink	Csp	C2, 20-30cm	3	
Cornus alba	Cal	BR 40-40cm	2	
Corylus avellana	Cav	BR 40-40cm	2	
Cotoneaster suecicus Coral Beauty	Ccb	C2, 20-30cm	3	
Cotoneaster lacteus	Cla	C3 40-60cm bushy	3	
Cytisus praecox All Gold	Cag	C2, 20-30cm	3	
Euonymus fortunei 'Emerald n Golf'	Ego	C2, 20-30cm	4	
Euonymus fortunei 'Emerald Gaiety'	Eeg	C2, 20-30cm	4	
Hebe rakaiensis	Hra	C2, 20-30cm	3	
Hebe Autumn Glory	Hag	C2, 20-30cm	3	
Hebe Sutherlandii	Hsu	C2, 20-30cm	3	
Hebe Midsummer Beauty	Hmb	C2, 20-30cm	3	
Hydrangea petiolaris	Hpe	C2, 20-30cm	as shown	
Hydrangea Blue Wave	Hbw	C2, 20-30cm	3	
Hypericum Hidcote	Hthi	C2, 20-30cm	3	
Ligustrum ovalifolium Aureum	Loa	C2, 20-30cm	3	
Lonicera Maigreen	Lma	C2, 20-30cm	3	
Potentilla Abbotswood	Pab	C2, 20-30cm	3	
Potentilla Kobold	Pko	C2, 20-30cm	3	
Pyracantha Red Cushion	Prc	C2, 20-30cm	3	
Senecio sunshine	Sen	C2, 20-30cm	3	
Skimmia japonica rubella	Ski	C2, 20-30cm	3	
Spiraea japonica Goldmound	Sgo	C2, 20-30cm	3	
Spiraea Little Princess	Slp	C2, 20-30cm	3	
Viburnum davidii	Vda	C2, 20-30cm	3	
Vinca minor Atropurpurea	Vmi	C2, 20-30cm	3	
PERENNIALS				
Bergenia cordifolia	Bco	C2, 20-30cm	4	
Heuchera Palace Purple	Hpp	C2, 20-30cm	4	
Pachysandra terminalis Green Carpet	Pat	C2, 20-30cm	4	
Geranium Johnsons Blue	Gjb	C2, 20-30cm	4	
HEDGE		No/Linear m.		
Ligustrum ovalifolium Aureum	LOH	C3 40-60cm bushy	4	
Ilex aquifolium	IAQ	C3 40-60cm bushy	4	
MARGINALS				
Iris pseudacorus		9cm plug	5	70% mix
Filipendula ulmaria		9cm plug	5	30% mix
NATIVE HEDGE	% in mix	No/Linear m.		
Crataegus monogyna	70	BR 40-40cm	5	
Prunus spinosa	15	BR 40-40cm		
Rosa canina	5	BR 40-40cm		
Ilex aquifolium	8	C2 40-40cm		
Lonicera periclymenum	2	C2 40-40cm		



0 10 20 30 40m

TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable 10th for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA handling and establishing landscape plants. Planting and turfing to be in accordance with BS 9336 and 4426. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc. and that they are approved in advance by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 300 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tyre cushion nailed to crossbar and rubber tree beeling nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree beeling with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/sq.m. to planting areas and 250g per tree. Thoroughly water planting.

PLANTING DENSITIES/ SETTING OUT Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planned in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 800mm cane and 60cm clear spiral guard. Trees to receive 80cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

TURFING Following cultivation preparation specified above supply and lay Rollm turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tamping of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

SEEDING AMENITY GRASS: Following cultivation preparation specified above apply Boston Seeds landscape amenity grass mix or similar approved at a rate of 35gms/sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further sowing-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

SEEDING WILDFLOWER GRASS. Cultivate ground as to amenity grass seed and sow in April/May or September at a rate of 3-5 gms / sq.m. mix BS1M, BS5M and BS7M for general areas. SUDS areas and hedgerow margins respectively in accordance with the suppliers recommendations (Boston Seeds Ltd)

LANDSCAPE MAINTENANCE. Any plants which fail within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass sown/sown. Apply fertiliser once in Spring each year to shrubs. 20gms/sq.m. - Chlorocox slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required at landscape areas. Mow grass 18 times annually and remove arisings, trim edges. Cut wastewater grass once in September. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and aerate lawns as required to maintain grass in good condition. Cut and take off wastewater grass twice annually. Collect litter from all landscape areas monthly. Apply Glyphosate herbicide to hard paved areas as required.

Rev A 23 11 22 Revised layout accommodated

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GLEESON HOMES

HOW BANK FARM, EGREMONT

LANDSCAPE PLAN

DRAWING NO: WWHBF-3b Rev A

DATE: 07.10.20

SCALE: As shown

FIGURE 10 LANDSCAPE PLAN - AREA 2

Visualisations (Type 1 and Type 3)



Existing view

VIEWPOINT 1 : View across Area 2 to Area 1 from Croadalla Avenue





Existing view

VIEWPOINT 2 : Entrance to Smithfield Park mobile home park





Existing view

VIEWPOINT 3 : Chaucer Avenue



Location Plan

OS reference: 300331E 510974N
AOD: 61m
Direction of view: 250°
Nearest proposed house: 57m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 11:00



Wireline overlay

VIEWPOINT 3 : Chaucer Avenue



OS reference: 300331E 510974N
AOD: 61m
Direction of view: 250°
Nearest proposed house: 57m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 11:00



Existing view

VIEWPOINT 4 : Croadalla Avenue



Location Plan

OS reference: 300549E 511026N
AOD: 53m
Direction of view: 285°
Nearest proposed house: 62m

Visualisation Type:
Horizontal field of view:
Vertical field of view:

Type 1
90° (cylindrical projection)
25°

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 07/10/2020 09:56



Existing view

VIEWPOINT 5 : Public footpath (Prow Number: 406006)



OS reference: 300053 E 510838N
AOD: 78m
Direction of view: 50°
Nearest proposed house: 91m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 10:47



Wireline overlay

VIEWPOINT 5 : Public footpath (Prow Number: 406006)



How Bank Farm, Egremont



Location Plan

OS reference: 300053 E 510838N
AOD: 78m
Direction of view: 50°
Nearest proposed house: 91m

Visualisation Type:
Horizontal field of view:
Vertical field of view:
Enlargement factor:

Type 3
90° (cylindrical projection)
25°
96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 10:47



VIEWPOINT 6 : Orgill Road



OS reference: 300232 E 510753 N
AOD: 69m
Direction of view: 345°
Nearest proposed house: 91m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 10:40



Wireline overlay

VIEWPOINT 6 : Orgill Road





VIEWPOINT 7 : Public footpath (Prow Number: 406001)

How Bank Farm, Egremont



Location Plan

OS reference: 299831E 511341N
AOD: 92m
Direction of view: 126°
Nearest proposed house: 250m

Visualisation Type:
Horizontal field of view:
Vertical field of view:
Enlargement factor:

Type 3
90° (cylindrical projection)
25°
96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 12:34



VIEWPOINT 7 : Public footpath (Prow Number: 406001)



Location Plan

OS reference: 299831E 511341N
AOD: 92m
Direction of view: 126°
Nearest proposed house: 250m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 12:34



VIEWPOINT 8 : Minor road near Briscoe Road



OS reference: 301896 E 511629 N
AOD: 81m
Direction of view: 249°
Nearest proposed house: 1754m

Visualisation Type: Type 3
Horizontal field of view: 90° (cylindrical projection)
Vertical field of view: 25°
Enlargement factor: 96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 11:51



VIEWPOINT 8 : Minor road near Briscoe Road



Location Plan

OS reference: 301896 E 511629 N
AOD: 81m
Direction of view: 249°
Nearest proposed house: 1754m

Visualisation Type:
Horizontal field of view:
Vertical field of view:
Enlargement factor:

Type 3
90° (cylindrical projection)
25°
96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 11:51



VIEWPOINT 9 : Entrance to Carleton Farm on Scurgill Terrace



Location Plan

OS reference: 302064E 509839N
AOD: 100m
Direction of view: 301°
Nearest proposed house: 2080m

Visualisation Type:
Horizontal field of view:
Vertical field of view:
Enlargement factor:

Type 3
90° (cylindrical projection)
25°
96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 12:10



VIEWPOINT 9 : Entrance to Carleton Farm on Scurgill Terrace



OS reference: 302064E 509839N
AOD: 100m
Direction of view: 301°
Nearest proposed house: 2080m

Visualisation Type:
Horizontal field of view:
Vertical field of view:
Enlargement factor:

Type 3
90° (cylindrical projection)
25°
96% @ A1

Camera: Canon 5D Mk IV
Lens: Canon 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 12:10



Existing view

VIEWPOINT A : Orgill Road





Wireline overlay

VIEWPOINT A : Orgill Road





Existing view

How Bank Farm, Egremont

VIEWPOINT B : Baybarrow Road

Location Plan



OS reference: 299672E 510726N
AOD: 107m
Direction of view: 57°
Nearest proposed house: 451m

Visualisation Type: Type 1
Horizontal field of view: 50°
Vertical field of view: 25°

Camera: Canon 5D Mk II
Lens: 50mm FFL
Camera height: 1.6m AGL
Date and time: 13/07/2021 11:15



How Bank Farm, Egremont

VIEWPOINT C : Egremont Castle

Location Plan



OS reference: 300983E 510505M
AOD: 50m
Direction of view: 297°
Nearest proposed house: 812m

Visualisation Type:	Type 1
Horizontal field of view:	50°
Vertical field of view:	25°

Camera: Canon 5D Mk II
 Lens: 50mm FFL
 Camera height: 1.6m AGL
 Date and time: 13/07/2021 11:30

ReLandscape
landscape design + landscape planning



How Bank Farm, Egremont

VIEWPOINT D : Lake District National Park



OS reference:	306673E 512993N	Visualisation Type:	Type 1	Camera:	Canon 5D Mk II
AOD:	291m	Horizontal field of view:	50°	Lens:	50mm FFL
Direction of view:	251°	Vertical field of view:	25°	Camera height:	1.6m AGL
Nearest proposed house:	6718m			Date and time:	07/10/2020 14:18

LVIA Methodology

Landscape and Visual Impact Assessment (LVIA) Methodology

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of the effects of change resulting from a proposed development (the 'Development') in both the landscape as an environmental resource in its own right and on people's views and visual amenity.

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

LVIA as part of EIA

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

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

LVIA in the appraisal of development proposals

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

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

Methodology

The methodology used to carry out LVIA is informed by:

- Landscape Institute and Institute of Environmental Management & Assessment 2013 *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (referred to as GLVIA3);
- Countryside Agency and Scottish National Heritage 2002 *Landscape Character Assessment. Guidance for England and Scotland*;
- Landscape Institute Advice Note 01/11 *Photography and photomontage in landscape and visual impact assessment*.

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

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

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

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

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

Project description

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

- a description of the siting, layout and characteristics of project as a minimum;
Refer to GLVIA3, paragraph 4.15 for information to be presented and illustrated.
- information concerning relevant stages in the project's life cycle including, as appropriate, construction, operation, and decommissioning and restoration/reinstatement stages.

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

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

Baseline studies

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

Landscape

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

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

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

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

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

A landscape baseline report supported by illustrations where necessary should:

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

Visual

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

A zone of theoretical visibility (ZTV) will be prepared or provided by the Client to indicate the area over which the development may be seen. A ZTV is a computer generated plan that shows the visibility of the development in the surrounding landscape. ZTVs are based on topography and

because they do not take into account screening elements within the landscape such as trees, woodland or buildings they indicate theoretical visibility only.

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

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

Refer to GLVIA3, paragraphs 6.18-6.23 for factors.

At each agreed viewpoint, baseline photographs will be taken to record the existing views in accordance with the Landscape Institute technical advice note *Photography and photomontage in landscape and visual impact assessment (Landscape Institute 2011)*.

A visual baseline report will combine information on:

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

The report will be supported by:

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

Identification and description of effects

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

Landscape effects

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

Step 1:

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

Step 2:

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

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

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

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

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

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

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

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

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

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

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

Visual effects

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

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

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

All effects on visual amenity will be described.

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

Assessment of significance (or level) of effects

Landscape effects

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

Sensitivity of landscape receptors

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

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

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

Table 1: Criteria for determining susceptibility to change

		LOWER SUSCEPTIBILITY CRITERIA ↔ HIGHER SUSCEPTIBILITY CRITERIA	
CRITERIA	Scale	Larger scale and more open landforms. Open fields. Existing human-scale elements e.g. buildings or trees.	Smaller scale, enclosed landforms. Smaller, more intricate field cover
	Landform	Little topographic variation. Smooth, gently undulating or flat landforms.	Dramatic or distinct landforms such as prominent ridges, rolling hills or steep slopes.
	Landscape pattern	Large, regular scale field patterns. Limited tree cover.	Small, irregular field patterns. Areas of woodland, water and semi-natural habitats.
	Settlement	Concentrated settlement pattern. Presence of modern development e.g. utility, infrastructure or industrial elements. An exposed settlement edge.	Dispersed settlement pattern. Absence of modern development, presence of small scale, historic or vernacular settlement. A well-integrated settlement edge with an intact landscape structure.
	Historic landscape character	Relatively few historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and little time depth	A high density of historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and great time depth
	Perceptual qualities	Site is significantly influenced by development/ human activity.	A tranquil or highly rural landscape, lacking strong intrusive elements.

				Higher degree of remoteness.
	Visual character	Site is enclosed/ visually contained and/or has a low degree of visibility from surrounding landscapes, and the site does not form a visually distinctive or important undeveloped skyline.		Site is open and/ or has a high degree of visibility from surrounding landscapes, and/ or the area forms a visually distinctive skyline or an important undeveloped skyline.

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

Table 2: Susceptibility of landscape receptors

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

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

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

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

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

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

		VALUE		
		Low	Medium	High
CRITERIA	Condition/quality	A landscape with no or few areas intact and/ or in poor condition	A landscape with some areas that are intact and/or in reasonable condition	A landscape with most areas intact and/or in good condition
	Scenic quality	A landscape of little or no aesthetic appeal	A landscape of some aesthetic appeal	A landscape of high aesthetic appeal
	Rarity and representativeness	A landscape which does not contain rare landscape types or features	A landscape which contains distinct but not rare landscape types or features	A landscape which contains one or more rare landscape types or features
	Conservation interests	A landscape with no or limited cultural and/or nature conservation value	A landscape with some cultural and/or nature conservation value	A landscape with rich cultural and/or nature conservation value
	Recreation value	A landscape with no or limited contribution to recreation experience	A landscape with some contribution to recreation experience	A distinct landscape with a strong contribution to recreation experience

	Perceptual aspects	A landscape with prominent detractors, probably part of the key characteristics	A landscape with detractors that retains some perceptual values	A wild, tranquil or unspoilt landscape without noticeable detractors
	Cultural associations	A landscape without recorded associations	A landscape with some and/or moderately valued associations	A landscape of rich and/or highly valued associations

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

Table 4: Value attached to landscape

		DESCRIPTION
VALUE	High	Internationally or nationally valued landscapes (World Heritage Sites, National Parks, areas of Outstanding Natural Beauty). Receptor highly reflects high and medium value criteria in Table 3.
	Medium	Designated and locally valued landscapes (local authority landscape designations). Receptor moderately reflects high and medium value criteria in Table 3.
	Low	Landscapes not nationally or locally designated but valued at or community or site level. Landscape receptor poorly reflects high and medium value criteria in Table 3.

Magnitude of landscape effects

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

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

Table 5: Size or scale of change to landscape receptor

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

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

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

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

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

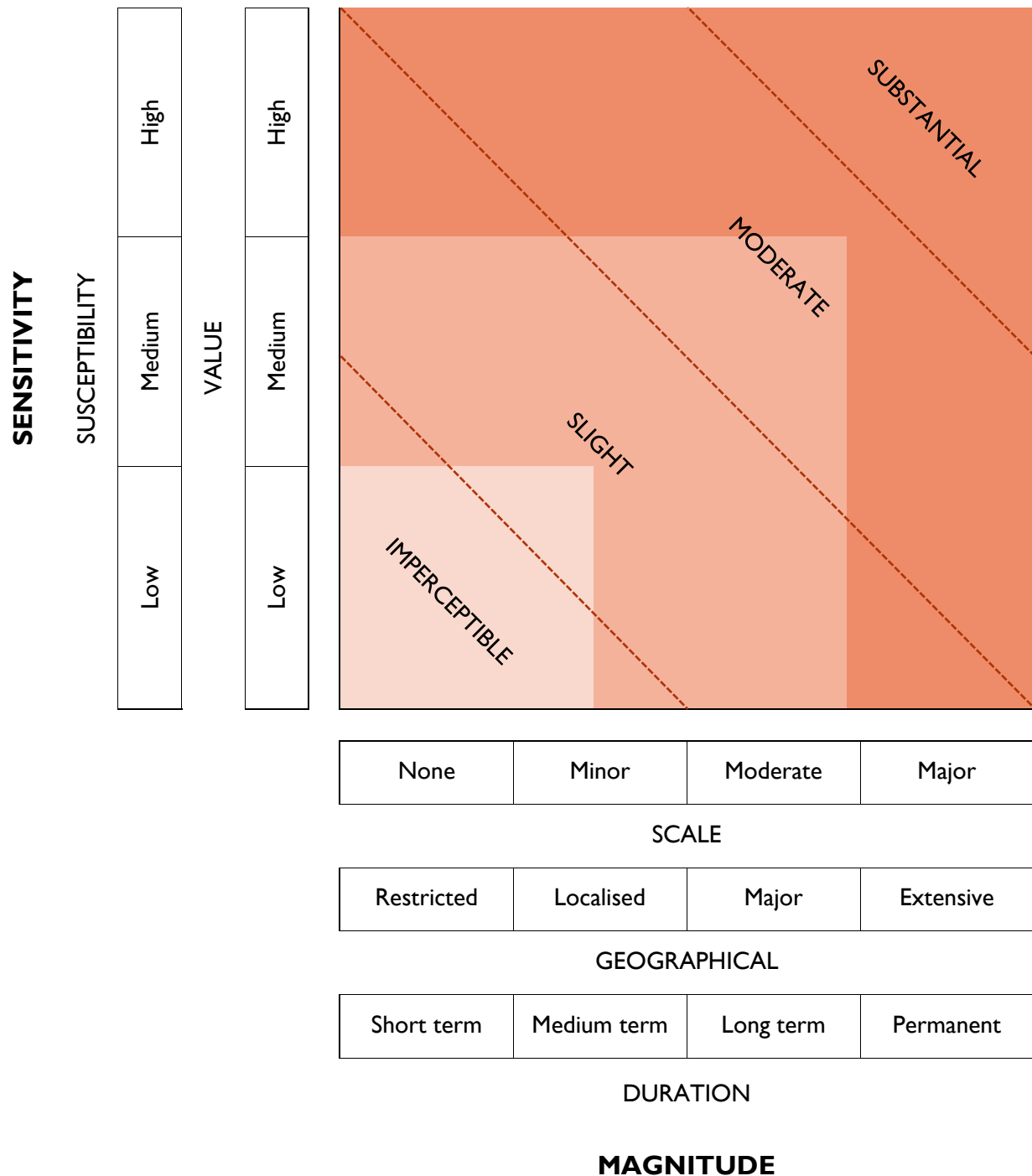
Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development such as housing will be not reversible).

Overall level of landscape effects

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

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

Diagram 1: Level of effects assessment diagram



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

Table 6: Levels of landscape effect

		DESCRIPTION
LEVEL OF LANDSCAPE EFFECT	Major	Major loss or permanent negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
	Moderate	Noticeable or long term negative effects, over a landscape character type or area, on elements and/or aesthetic and perceptual aspects that contribute to local authority designated landscape.
	Minor	Perceptible but small negative effects, over a localised area, on elements and/or aesthetic and perceptual aspects that are key to the character of landscapes of community value.
	None	Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.

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

Visual effects

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

Sensitivity of visual receptors

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

The susceptibility of visual receptors to changes in views and general visual amenity is typically a function of the activity of people experiencing the view and the extent to which their attention is likely to be focused on the view (GLVIA3, paragraph 6.32)

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

Table 7: Susceptibility of visual receptors to change

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

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

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

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

Table 8: Value attached to views

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

Magnitude of visual effects

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

Size or scale of an effect considers:

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

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

Table 9: Size or scale of change in view

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

Geographic extent of a visual effect considers:

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

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

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

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

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

Overall level of visual effects

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

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

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

Table 10: Levels of visual effect

		DESCRIPTION
LEVEL OF VISUAL EFFECT	Major	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Minor	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	None	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Mitigation

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