

Landscape and Visual Appraisal

Land off Dalzell Street, Moor Row

For: Nigel Kay Homes Ltd

Ref: M4067-LVA-26.06-V1



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1.0 Introduction

1.1	Barnes Walker Ltd has prepared this Landscape and Visual Appraisal (LVA) on behalf of Nigel Kay Homes Ltd, to accompany an outline planning application for the construction of up to 45 dwellings on land to the east of Dalzell Street, Moor Row.		may result from the implementation of the proposals.		<i>established planning principle that there is no right to a view. However, it may be helpful for an LVIA to comment on changes to views that will be experienced from groups of properties, or in some cases individual properties, if these changes are likely to be significant.'</i>
1.2	The application Site lies immediately to the north of an area of housing that is currently under construction on the northern settlement edge of Moor Row. This neighbouring site was approved for residential development for up to 65 dwellings in July 2024 (planning ref:4/23/2076/001).	1.5	Anticipated landscape effects may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character.	1.8	This LVA therefore identifies all the visual receptors who experience a publicly accessible view of the Site and the private views of the Site, which are experienced by the residents of properties and the users of various facilities in the vicinity. However, in accordance with the abovementioned LI Technical Guidance Note, it fully assesses the public views only, whereas the likely effects upon private views are considered by way of an appropriately detailed narrative.
1.3	This LVA has been undertaken by a Chartered Member of the Landscape Institute and its key objective is to ascertain potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the Site.	1.6	Visual effects are the predicted changes to a view and the associated effect of those changes upon the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way (PRoW), the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users or rail passengers.	1.9	This LVA has been undertaken with reference to the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013), by the Landscape Institute and the Institute of Environmental Management and Assessment. The full methodology used for this assessment is set out in Appendix 1.
1.4	In order to prepare this document, desk-top studies were undertaken prior to a site-based survey and assessment exercise. This work informed the preparation of the baseline report which confirmed the nature of the Site and the surrounding landscape, any relevant landscape character assessments, associated planning policy and heritage assets before ascertaining the key landscape and visual receptors for the appraisal. The report then goes on to describe the development proposals before ascertaining any potential landscape and visual effects which	1.7	This LVA fully assesses the views experienced from publicly accessible locations. The recent Technical Note by the Landscape Institute (LITGN-2024-01-GLVIA3- Notes and Clarifications on Aspects of GLVIA3) states in 6(1): <i>'An LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change. Views from houses and individual properties are a matter of private amenity, noting that it is an</i>	1.10	The location and context of the Site and the study area associated with this LVA is described by Figure 1. Factors determining the extent of the study area are set out within the methodology in Appendix 1.



Fig 1

Site Location and Study Area

Site Location and Extent of the Study Area

- 1.11 The Site location and study area are illustrated on Figure 1. The Site is located approximately 140m north of the settlement edge of Moor Row village. The River Keekle meanders through the surrounding agricultural landscape on a broadly north-south alignment and passes approximately 40m east of the Site boundary.
- 1.12 The Site is situated within an urban-rural fringe landscape characterised by a pattern of irregular agricultural fields enclosed by hedgerows, interspersed with scattered areas of settlement. The wider context includes the town of Cleator Moor to the north-east and Westlakes Science Park to the north-west. A number of isolated residential properties and farmsteads are also dispersed throughout the surrounding agricultural landscape.
- 1.13 The study area incorporates the Site and the wider landscape. Its extents were determined through the consideration of the area that could be influenced by the development of the Site, combined with its visual prominence.
- 1.14 The field work identified that the Site and its features were not visually prominent beyond distances over circa 1km due to the adjacent settlement edge, screening vegetation and topographical variations of the agricultural landscape.

- 1.15 There are occasional more distant views from locations outside the study area, to the north-east. Viewpoint 10 addresses this point by representing a view looking south-west from an elevated section of road near Rheda Park, to the immediate west of Frizington.
- 1.16 Furthermore, it is noted that views of the Site may be experienced from higher ground to the east at Dent Fell on the fringes of the Lake District National Park. This location is circa 3.5k from the Site so any changes to these views that may result from the development proposals are considered to be Negligible. As a result, these distant views are not assessed within this LVA.

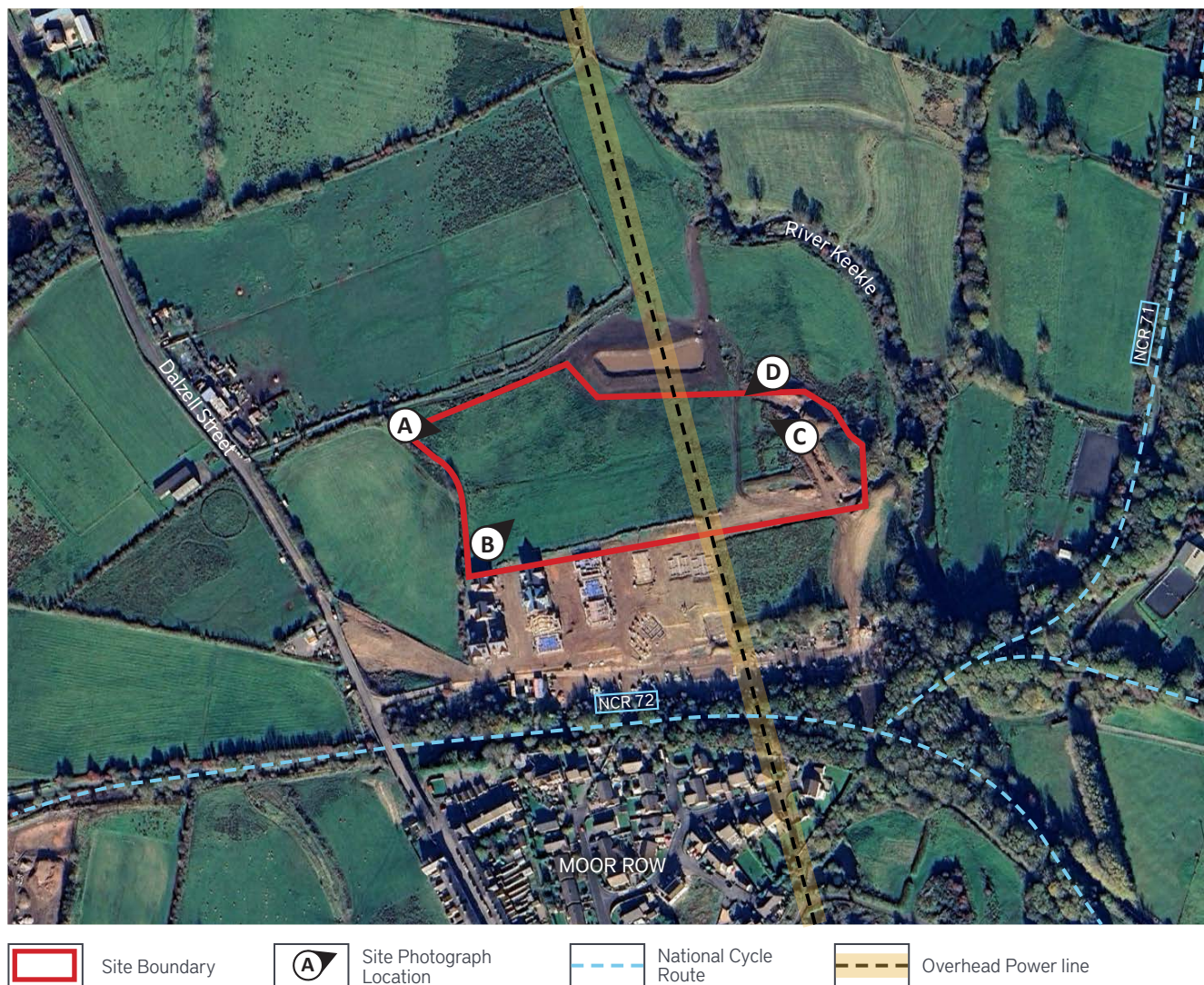


Fig 2

Site Context and Site Photo Locations

The Site and Immediate Context

- 2.1 The aerial photograph in Figure 2 shows the Site and its immediate context. Photographs A to D, which are taken from locations within and around the Site, illustrate the features and views therein.
- 2.2 The Application Site extends to approximately 2.90 ha and comprises predominantly wet grassland that gently slopes northwards. Overhead power lines traverse the eastern part of the Site on a north-south alignment. The Site itself does not contain any particularly distinctive landscape features apart from a proliferation of juncus grass across the site which reflects the damp nature of the ground in this location.
- 2.3 Immediately to the north, an attenuation basin has been constructed. This waterbody is associated with the SuDS Strategy for the residential development which is currently under construction to the south.
- 2.4 The River Keekle corridor passes in close proximity to the eastern Site boundary. Vegetation within the Site is limited, comprising a single mature tree along the eastern boundary, adjacent to the river corridor, and some existing hedgerow and hedgerow trees located along the Site's western boundary.

- 2.5 Ground levels fall more steeply towards the River Keekle, which lies at approximately 61m AOD. The river corridor is generally well vegetated, with several mature trees located outside the Site's eastern boundary, but relatively close to it. Longer-distance views are available across the river valley, including partial views of rooftops within Cleator Moor through intervening vegetation, together with distant views to the north-east towards the wooded hills beyond.
- 2.6 Access to the Site is gained via a track from Dalzell Street at the north-western corner of the Site. Photograph A illustrates the view on entering the Site from this access point.
- 2.7 Historically, a railway station was located to the east of Dalzell Street, south of the railway bridge, serving the transport of goods, iron ore and passengers. The railway line ultimately closed in 1980 following the closure of the last mine. The former railway corridors now form part of National Cycle Route 72 (Hadrian's Cycleway), a long-distance recreational route extending from Ravenglass in Cumbria to South Shields in Tyne and Wear. A northern branch forms part of National Cycle Route 71, connecting towards Cleator Moor.
- 2.8 Moor Row is centred on Dalzell Street, which contains older terraced housing dating from approximately 1859 and considered amongst the earliest residential development within the village. Similar terraced housing extends along Scalegill Road, Penzance Street, Church Street and John Street. Subsequent 20th-century expansion introduced more modern suburban housing arranged within cul-de-sac layouts, with more recent residential development extending the village along its western edge and, most recently, along its northern edge adjoining the application Site to the south, where residential development is currently under construction. As a result, the settlement exhibits a varied townscape character comprising a range of housing styles, ages and materials, although render predominates alongside examples of stone and brick construction.
- 2.9 Residential development on the outskirts of Moor Row, together with housing within Cleator Moor and Galemire, is partially visible within the wider landscape due to the undulating landform. Modern detached dwellings within the surrounding farmland, including properties along Rusper Drive to the west of Moor Row, also form noticeable features in views across the area.
- 2.10 Westlakes Science Park is located to the north-west of the Site and accessed from the A595. Its large-scale buildings are set within extensive landscaped grounds containing established woodland blocks. While rooftops of some buildings are occasionally visible from the wider landscape, the development is generally well screened by vegetation.
- 2.11 The surrounding agricultural landscape is gently undulating, falling towards the valleys of the River Keekle and smaller watercourses including Scalegill Beck and Nor Beck. The Site occupies lower-lying land adjacent to the river corridor. The rising land to the north is most strongly associated with the Site, due to the Site's location on the northern side of the village and the more open aspect to the north, where the farmland comprises a patchwork of irregularly shaped, medium sized fields enclosed by hedgerows, many containing mature hedgerow trees. Tree cover is a notable characteristic of the wider landscape, occurring within hedgerows, alongside watercourses, along former railway corridors and throughout Westlakes Science Park. The hills approximately 2.5 km north of the Site, including the southern slopes of Weddicar Rigg, also support substantial woodland cover, contributing to the strongly wooded character of the landscape.
- 2.12 Telegraph poles run on a north south alignment across the farmland, connecting northwards from Moor Row. A row of pylons tracks through Westlakes Science Park and to the west of Moor Row.

2.0

Baseline Setting



Site Photo A View looking south-east across the Site, from its current access point at the Site's north-western corner. The residential development to the south of the Site is visible in the middle distance. Rooftops of properties in Cleator Moor are perceptible at a distance of circa 700m+.



Site Photo B View looking north-east across the Site from its south-western corner, adjacent to the residential development to the south of the Site which is visible beyond wire mesh fencing in the periphery of the view.

2.0

Baseline Setting



Site Photo C View looking north-west across the Site from its south-eastern corner. The residential development to the south of the Site is visible on the periphery and the attenuation pond to the north of the Site is visible on lower ground. Overhead power lines cross the Site from north to south.



Site Photo D View looking south-west across the Site from its north-eastern boundary. The residential development to the south of the Site is visible on higher ground and the attenuation pond to the north is visible on lower ground. Overhead power lines cross the Site from north to south.

Landscape Character Assessments

2.13 The diverse characteristics of our broader landscape have, in most cases, been ascertained through the process of landscape character assessment. This is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application Site have been carried out at national and local scales as follows.

National

2.14 The character of the landscape of England has been assessed by Natural England and the resulting National Character Area (NCA) Profiles were published in 2013/14. The Site falls within NCA 7 – West Cumbria Coastal Plain. The summary states: *'The West Cumbria Coastal Plain National Character Area (NCA) forms a plain of varying width between the Cumbrian High Fells NCA in the east and the Irish Sea to the west. Views inland are set against the Lake District mountains, with long-distance views to the Isle of Man and southern Scotland across the sea.'*

2.15 The size and scale of the areas encompassed by the National Character Areas are vast and often bear a limited relevance to Sites of the scale associated with this appraisal. As a result, more detailed assessments

carried out by County Councils or Local Planning Authorities often identify landscape characteristics which offer a better representation of those found within the vicinity of a particular site. Nonetheless, the following key characteristics of NCA 7 are set out below as they are considered to be relevant to the application Site and its surroundings:

- *'The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streamsides, low-lying land, and localised pockets of arable land...'*
- *'There are areas of ancient enclosure with medium to large rectilinear fields and few hedgerow trees. They are bounded by hedges (often gappy and augmented by wire fences), stonewalls on higher ground, and stone-faced earth banks locally known as 'kests' along the coast'.*
- *'There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors. There are some plantation woodlands and shelterbelts associated with the upland margins of the area and former open cast mining sites'.*
- *'Larger urban settlements and coastal towns are closely linked with the growth and location of the area's strong industrial history of coal*

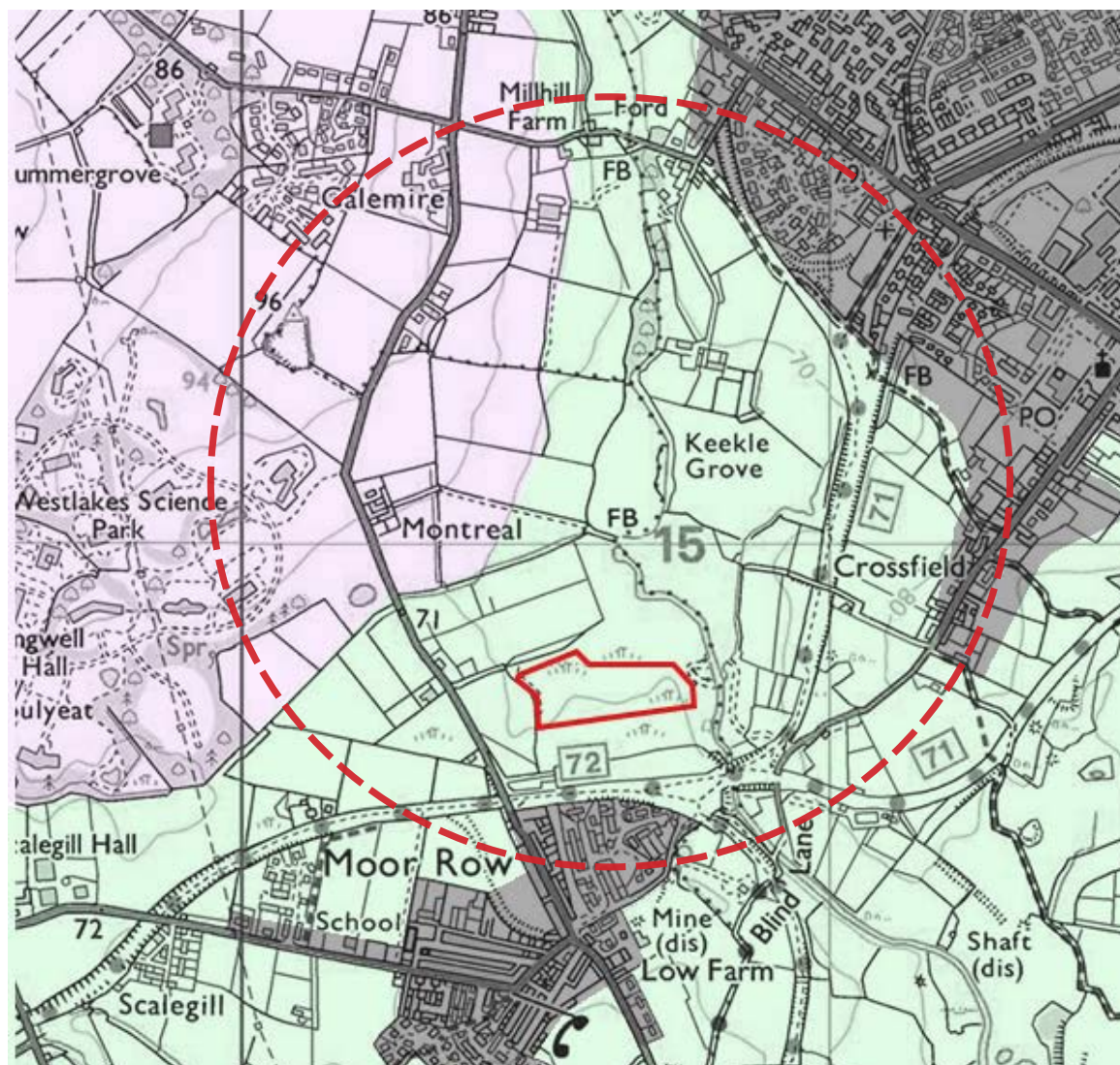
and iron ore mining, processing ore, smelting and ship-building.'

Regional – Cumbria County Council

2.16 The Cumbria Landscape Character Guidance and Toolkit (Parts 1-3) were produced in 2011 by Cumbria County Council in partnership with the Cumbrian Local Planning Authorities. It describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The Landscape Character Guidance divides the County into broad 'Landscape Types' and these are subdivided into 'Sub Types'.

2.17 Some of the developed areas of Moor Row are included within the 'Urban Area', although some areas of housing do not fall within this category. The application Site, some of the existing housing areas and the surrounding agrarian landscape lies within Landscape Type '5 Lowland'. This includes: *'the ridges and dissecting valleys, lowland and undulating rolling farmland, drained mosses and agricultural land influenced by urban fringe development. In parts of the sub types traditional development and lowland pasture have been influenced by more recent 20th century development and past mineral workings. It is generally a large scale open landscape with simple farmed uses.'*

2.18 The Sub Type is '5d – Urban Fringe' which is found around the edges of Whitehaven. Extracts of the Landscape Character Guidance are contained within Appendix 2. The key characteristics are identified as: • 'Long term urban influences on agricultural land; • Recreation, large scale buildings and industrial estates are common; • Mining and opencast coal workings are found around Keekle and Moor Row; • Wooded valleys, restored woodland and some semi-urbanised woodland provide interest.'	<i>enclosure. Woodland, wetland and scrub has been reintroduced through restoration schemes. Derelict land is dotted throughout the landscape. Despite the scars of former industries, much of the countryside character is still intact with wooded valleys retained along valleys that cut across the landscape'. This is relevant to the Site and its surrounding agricultural land.</i>	to assist decision makers when considering development applications and allocations. It concentrates on the main areas of search for development and on specific development scenarios (residential, light industrial, green infrastructure). It draws upon the Cumbria Landscape Character Guidance and Toolkit and upon Natural England guidance on landscape sensitivity and landscape character assessment.
2.19 With regard to land cover and land use the document states: 'These agricultural landscapes have been subjected to urban and industrial influences for a long time and in many parts maintain a rural character. Field patterns remain distinct in the largely pastoral areas, often bounded by strong hedges and hedgerow trees. The urban influences vary. In West Cumbria small settlements associated with former mining and associated activities spread over a ridge and valley landscape. While deep mining of iron ore has largely gone, agricultural areas on restored opencast coal sites introduce modern 20th century field patterns amongst more regular field patterns associated with parliamentary	2.20 With reference to the historic and cultural character of landscape Sub-Type 5d, the document states: 'Whitehaven was, briefly in the 18th Century, the second Atlantic Coast Port (after Bristol) trading with Ireland and exporting coal, so in West Cumbria the urban fringes contain much evidence of former coal and iron mining'. 2.21 In terms of perceptual character the assessment states: 'This is a busy area where modern development dominates the pastoral character. The towns can be seen as progressively encroaching and areas have an air of neglect.' The urban influence is a key characteristic of the Site and surrounding area and housing has, over time, spread into the farmland surrounding Moor Row. Copeland Landscape Settlement Study (July 2020) - see Appendix 3 for extract. 2.22 The Landscape Settlement Study was undertaken by Copeland Borough Council	2.23 Part 2 of the study contains the Landscape Character and Sensitivity Assessments. The Landscape Character Types identified within the Cumbria Landscape Character Guidance and Toolkit are divided into 'Areas of Landscape Character'. The Site and land surrounding Moor Row lies within 5Dvii Keekle Valley. The more elevated land within the northern parts of the study area lies within 5Dvi Keekle Hillsides. Figure 3 shows the boundaries of the Areas of Landscape Character within the study area. 2.24 Part 3 of the study includes the Settlements Studies which 'illustrate how landscape character assessment and sensitivity assessment can be used to help develop development plans for individual settlements. The studies are intended to be read in conjunction with the relevant character assessments'.



Study Area



Application Site Boundary

Cumbria Landscape Character Guidance/Copeland Landscape Settlement Study



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



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



Urban Area

Fig 3

Landscape Character Area Plan

2.25 Area of Local Character 5Dvii Keekle Valley is described as <i>'Farmed and wooded landscape surrounded by mining and industrial villages around the Keekle Valley. Evidence of previous mining and industrial activity prominent'</i>. The key characteristics are: • <i>'Landform: Broad and even river valley, surrounded by rising ground.</i> • <i>Land Use: Mixed uses – farmland, recreation, historic industrial / mining use, green infrastructure. Valley surrounded by settlements. National Cycle Network on disused railway runs through area and connects surrounding villages. Nature reserve and SSSI at Clints Quarry.</i> • <i>Landcover: Semi improved, and improved pasture, rough grazing, scrub and recreational land are main components of land cover. Scattered woodland.</i> • <i>Field Pattern: Irregular field pattern and size, influenced by extent of surrounding settlements and location of historic industrial features. Gappy hedgerow and fence field boundaries.</i> • <i>Vegetation: Small farm copses, successional tree growth along former railway lines, hedgerows and tree planting in recreational spaces.</i>	• <i>Settlement Pattern: Individual settlements, with newer development growing outwards from historic industrial/mining settlement core, in and around the valley. Small, discrete farmsteads and settlements.</i> • <i>Built features: Heavily developed urban fringe area, mix of vernacular, industrial and post modern buildings. Vernacular of render / stone and slate roofs, but brick and modern render, tile roofed buildings also common.</i> • <i>Scale: Small to medium scale landscape.</i> • <i>Perceptual Character: Pleasant, pastoral character interrupted by settlement and historic industrial features. An air of neglect in some areas.</i> • <i>Some views towards Lakeland fells, closer views of high ground that defines the setting of the valley and surrounding settlements.'</i> 2.26 The qualities highlight that: • <i>'Woodland and recreational routes are important green lungs, providing connection between urban areas and countryside.</i> • <i>Strong evidence of historic industrial and mining use a pervading quality of the landscape.</i> • <i>Settlements with strong sense of place and individual character, within setting of surrounding hills'.</i>	2.27 The above description is relevant to the study area, with the former station yard and rail corridor comprising an historic industrial feature. 2.28 In terms of landscape value, visual value and overall landscape sensitivity the Area of Local Character 5Dvii Keekle Valley is assessed as Medium-Low. 2.29 The Capacity to Accommodate Change and Mitigation Potential includes: <i>'Opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts...'</i>. 2.30 The Management Strategy states: <i>'The landscape will be enhanced through restoration. Management practices will create a stronger definition between town and country areas integrating adjacent discordant land uses into the landscape. Woodland areas and traditional field boundaries will be managed and enhanced. New woodland planting will be used strategically to create a bold landscape structure unifying disparate uses in developing areas'.</i> 2.31 The Settlement Study for Moor Row: its Part 3 states: <i>'Village that has grown from nucleated industrial /mining settlement. Retains a strong sense of place, surrounded by open countryside. The village sits within the setting</i>
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of the disused railway to the north and east -now well wooded and used as a recreational route, and rising ground to the south. 20thC housing growth is organic and generally respects scale and form of the original village. Small discrete developments to the south of the village are not well integrated into the overall village form'. With regard to the Sensitivity it states: 'The identity of the village and it's traditional, mining character are sensitive to encroachment from industrial development to the north and from large scale housing growth. Openness and rural character of rising ground to south are sensitive to unsympathetic development. Green infrastructure and rural setting sensitive to encroaching development'. The wooded disused railway corridor is identified as defining the village edge on the diagram, which is the case to the west of Dalzell Street. However, to the east of Dalzell Street the former station yard, which is currently being re-developed for housing, is located to the north of the railway corridor resulting in a local adjustment to the settlement edge. The Site is closely related to and visually associated with this newly established settlement edge.

2.32

Area of Local Character 5Dvi Keekle Hillside

The Area of Local Character 5Dvi Keekle Hillside is described as 'Upper slopes of the Keekle and Pow Beck valleys, settled and busy landscape providing a setting for the Keekle Valley and a green gap between Whitehaven and smaller settlements to the south'. The key characteristics are:

- 'Landform: Gently sloping hillsides, running to river Keekle valley.
- Land Use: farmland, urban edge and evidence of historic industrial use and reclaimed land. Recreation and commercial business park.
- Landcover: semi improved pasture, rough grazing and some scrub. Use of some fields for horse grazing. Woodland along stream. Large, wooded commercial parkland.
- Field Pattern: Medium sized, irregular shaped fields. Straight hedgerow and fence boundaries.
- Vegetation: Hedgerow trees and larger woodland blocks – broadleaf plantations at Goose Butts and Westlakes. Successional woodland along river valley and in grown out hedgerows.
- Settlement Pattern: Linear settlement at Keekle, grown out from industrial core.

- Discrete, agricultural and small-scale industrial farmsteads and hamlets on slopes. Edge of Whitehaven has a dominant influence on the area. It creeps onto the skyline to the north and west but does not stray onto south facing slopes in most of the area. Wooded commercial park at Westlakes.
- Built features: vernacular of stone /render with slate roofs, domestic and large scale commercial modern, nonvernacular buildings in abundance.
- Scale: medium scale landscape.
- Perceptual Character: Urban influences and modern development have encroached on the edge of the valley and dominate an otherwise pastoral character.
- Long views over Keekle Valley towards the Lakeland Fells give a sense of place to the hillsides. Influence of Whitehaven noticeable with housing and large buildings on skyline. Active, disturbed landscape but with pockets of relative calm in valley bottom woodland.'

2.33

The qualities highlight that:

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

2.34	The above description is relevant to the higher land within the northern and north-western parts of the study area.		Areas cover vast areas of land including both rural and urban areas. The landscape character of the Site and associated study area for this appraisal presents some elements and character that is consistent with the identified key characteristics of the relevant NCA. Given that urban areas form a key characteristic of the NCA, the nature and scale of the proposed development is not expected to affect the inherent characteristics to any great extent. The NCA is therefore not included as a landscape receptor.		landscape value outside national designations. The tables below provide narrative information associated with each individual factor, which when combined, inform an overall judgement regarding the value of the landscape associated with the parts of the study area that fall within land associated with the above landscape receptors. The landscape value of each of the landscape receptors is judged as being Exceptional, High, Medium, Low or Very Low.
2.35	In terms of landscape value and overall landscape sensitivity the Area of Local Character 5Dvi Keekle Hillsides is assessed as Medium-Low. The visual value is assessed as Medium.				
2.36	The Capacity to Accommodate Change and Mitigation Potential for Area of Local Character 5Dvi Keekle Hillsides is very similar to that of Area of Local Character 5Dvii Keekle Valley. It does however highlight that <i>'New development can help to define the edge of the town and provide links to countryside'</i> .	2.40	The Landscape Receptors for this assessment comprise the following: - Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley - Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides - The landscape character of the Site and its immediate setting - The landscape features within the Site	2.42	The landscape value of Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley within the study area is considered to be Low-Medium.
2.37	The Management Strategy for Area of Local Character 5Dvi Keekle Hillsides is the same as that for Area of Local Character 5Dvii Keekle Valley.			2.43	The landscape value of Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides within the study area is considered to be Low-Medium.
	Heritage Assets			2.44	The landscape value of the character of the Site and its immediate setting within the study area is considered to be Low-Medium
2.38	There are no listed buildings or other heritage assets located within the Site or within the study area.			2.45	The landscape value of the landscape features within the Site is considered to be Low-Medium Value.
	Landscape Receptors	2.41	The Methodology sets out how various factors are considered to help determine and inform judgements associated with landscape value. These factors are consistent with GLVIA3 Box 5.1 and Landscape Institute Technical Guidance Note TGN-02-21 Assessing	2.46	The above judgements of the landscape value of the landscape receptors identified in paragraph 2.40 are consistent with the value of the character areas attributed within the Copeland Landscape Settlement Study.
2.39	The landscape within the study area is located within National Character Area NCA 7 – West Cumbria Coastal Plain. National Character				

Table 1a - Considerations associated with the value of Cumbria Landscape Type 5d – Urban Fringe/Area of Local Character 5Dvii Keekle Valley within the study area	
Landscape Designations	There are no landscape quality designations, such as National Landscape or National Park, within the Site or study area.
Landscape condition	The overall condition of the landscape is considered to be variable with some intact landscape, as well as areas of former industrial use. The farmland comprises semi-improved pasture and rough grazing with an irregular field pattern defined by hedgerows. Tree cover occurs along the minor watercourses and River Keekle and lines the route of the former railways, now cycleways. There are farmsteads and the village of Moor Row which has grown from an industrial/mining settlement.
Distinctiveness	The landscape within the study area is consistent with some of the key characteristics of the Landscape Type and Character Area. There are historic and urban influences. The study area does include modern development which encroaches into the surrounding landscape.
Natural Heritage	There are no designated wildlife Sites within the Site or study area. The agricultural land and residential land uses have limited wildlife value. The woodland areas, hedgerows and river valley provide habitat.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the Site or parts of the study area which are included within this landscape type.
Recreational value	The National Cycle Network (routes 71 and 72) follow the routes of the disused railway connecting the surrounding villages. Public Footpath FP403002 is located to the north-east of the Site, adjacent to the settlement edge of Cleator Moor. National Cycle Route 71 intersects with FP403002 at the southern edge of the settlement, where the route continues into the built-up area via Public Footpath FP403017.
Perceptual (scenic)	The landscape has a pleasant, pastoral character interrupted by settlement and historic industrial features. The settlement edges and elements such as overhead lines and pylons urbanise the views. There are longer distance views to the surrounding higher land, which include the surrounding villages and distant hills.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge, transport infrastructure and the managed nature of the farmland. Levels of tranquillity are generally relatively low, however this increases with distance from the urban edge.
Associations	There is no evidence that the Site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the study area functions primarily as agricultural land and river valley. The cycleways provide an accessible recreational resource for the surrounding communities and visitors from further afield.
Overall Judgement of Landscape Value	Low-Medium value – the landscape which falls within the study area, is considered to be of a low-medium value. This aligns with the findings of the Copeland Landscape Settlement Study.

Table 1b- Considerations associated with the value of Cumbria Landscape Type 5d–Urban Fringe/Area of Local Character 5Dvi Keekle Hillsides within the study area	
Landscape Designations	There are no landscape quality designations, such as National Landscape or National Park, within the Site or study area.
Landscape condition	The overall condition of the landscape is considered to be variable with some intact landscape, as well as areas of development. The farmland comprises semi improved pasture and rough grazing, with an irregular field pattern defined by hedgerows and scattered farmsteads. Tree cover occurs along the minor watercourses and there is woodland around the Westlakes Science Park. There are large commercial buildings within the Science Park.
Distinctiveness	The landscape within the study area is consistent with some of the key characteristics of the Landscape Type and Character Area. The study area does include modern development which encroaches into the surrounding landscape.
Natural Heritage	There are no designated wildlife Sites within the Site or study area. The agricultural land has limited wildlife value. The woodland areas and hedgerows provide habitat.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the Site or parts of the study area which are included within this landscape type.
Recreational value	There are no Public Rights of Way within this part of the study area and no other recreational uses.
Perceptual (scenic)	The landscape has a pleasant, pastoral character interrupted by modern development. The settlement edges and elements such as overhead lines and pylons urbanise the views. There are longer distance views across the Keekle valley towards the Lakeland Fells.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge, transport infrastructure and the managed nature of the farmland. Levels of tranquillity are generally relatively low, however this increases with distance from the urban edge.
Associations	There is no evidence that the Site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The rural land within the study area functions primarily as agricultural land and has limited ecological value/natural function.
Overall Judgement of Landscape Value	Low-Medium value – the landscape which falls within the study area, is considered to be of a low-medium value. This aligns with the findings of the Copeland Landscape Settlement Study.

Table 1c - Considerations associated with the value of the landscape character of the Site and its immediate setting	
Landscape Designations	The landscape within the Site and its immediate setting is not protected by national or local statutory landscape designations.
Landscape condition	The landscape is primarily agricultural with field boundary hedgerows in variable condition. The Site and its immediate setting is influenced by areas of settlement, the local road network and scattered farmsteads. Overhead power lines run through the agricultural landscape. The river Keekle corridor is in ordinary condition although subject to urban influences such as adjacent areas of settlement and intensively managed farmland. The Site itself and the wider agricultural landscape has overhead cables running through it.
Distinctiveness	The Site generally does not include uncommon characteristics or features considered to be rare. Within the Site's immediate setting the river Keekle corridor and wooded corridors of the National Cycle Routes are distinctive features. Combined with views to the distant hills these features help to provide a sense of place.
Natural Heritage	There are no features designated for their natural heritage value. The agricultural land is of limited wildlife value. The attenuation pond to the north of the Site, surrounding field boundary hedgerows and tree cover along the river Keekle and National Cycle Routes provide added wildlife value.
Cultural Heritage	There are no heritage assets within the Site or its immediate setting.
Recreational value	The National Cycle Routes 71 and 72 provide recreational value within the immediate setting of the Site.
Perceptual (scenic)	The perception of a rural landscape is diminished by the presence of urbanising features such as the construction Site to the south of the Site, areas of settlement, Westlakes Science Park and the local road network.
Perceptual (Wildness and Tranquillity)	Levels of wildness and tranquillity are undermined by the surrounding urban land uses.
Associations	There is no evidence that the Site or its immediate setting has any association with notable people, artists, writers, the arts or historical events.
Functional	The intensively managed agricultural land has limited ecological value/natural function. The areas of woodland and river corridor are of greater value. The National Cycle Routes have valuable recreational function.
Overall Judgement of Landscape Value	Low-Medium value – the landscape character of the Site and its immediate setting is considered to be of low-medium value.

Table 1d - Considerations associated with the value of the landscape features within the Site	
Landscape Designations	The landscape within the Site is not protected by national or local statutory landscape designations.
Landscape condition	The Site is sloping wet grassland, and at the time of the field survey work there were large piles of spoil on Site, associated with the ongoing housing development immediately to the south. The Site is influenced by the urban edge and has overhead cables running through it. There is a single mature tree within the eastern limits of the Site and an unmanaged hedgerow at its western boundary.
Distinctiveness	The Site generally does not include uncommon characteristics or features considered to be rare. The river corridor is a distinctive feature which provide a sense of place.
Natural Heritage	There are no features designated for their natural heritage value. The grassland is of limited wildlife value. There are some short sections of unmanaged hedgerow. Tree cover along the river Keekle corridor to the Sites eastern boundary provides added wildlife value.
Cultural Heritage	There are no heritage assets within the Site.
Recreational value	There is no public access to the Site and it does not have recreational value.
Perceptual (scenic)	The Site has a neglected appearance, attributed to unmanaged boundary vegetation, grassland and spoil heaps. The perception of a rural landscape is diminished by the presence of urbanising features such as the adjacent construction Site, surrounding residential development and overhead cables.
Perceptual (Wildness and Tranquillity)	Levels of wildness and tranquillity are undermined by the surrounding urban land uses.
Associations	There is no evidence that the Site has any association with notable people, artists, writers, the arts or historical events.
Functional	The land within the Site has limited ecological value/natural function. The woodland and river banks are of greater value.
Overall Judgement of Landscape Value	Low-Medium value – the landscape features within the Site are considered to be of low-medium value.

Landscape Sensitivity

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

Table 2 - Landscape Sensitivity			
Receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley	Low-Medium (Table 1a)	Low-Medium – The agricultural land is generally within the low-lying valley and is a medium to small scale landscape with frequent trees providing enclosure. It also has urban influences and is well associated with residential development. Appropriate mitigation can be provided to enhance assimilation of new housing into the existing context.	Low-Medium
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillside	Low-Medium (Table 1b)	Low-Medium – The agricultural land is undulating and more elevated, with some longer views across the Keekle Valley. Trees and hedgerows provide some enclosure. There are urban influences such as the Westlakes Science Park and views of overhead lines and pylons. There is less frequent residential development within this part of the study area, although views of settlement are common.	Low-Medium
Character of the Site and its immediate setting	Low-Medium (Table 1c)	Low-Medium – The agricultural land has urban influences and is well associated with residential development and there is a perceived prominence of human activity. The river corridor is more susceptible to change but can be retained or enhanced. Appropriate mitigation can be provided to help assimilate proposed development into the existing context.	Low-Medium
Landscape features within the Site	Low-Medium (Table 1d)	Low-Medium – The trees along the River Keekle are susceptible to change but could easily be retained. The grassland on Site provides a limited contribution to the wider area.	Low-Medium

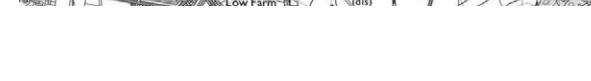
Visual Receptors

- 2.49 The identification of potential visual receptors, was undertaken by way of a desktop survey, followed by site-based survey work. The survey work was primarily undertaken in February 2026 when leaf cover was minimal. Some identified views of the Site are filtered by vegetation so there would be seasonal changes to the visibility of the application Site and the features contained therein. Visibility during the field survey was also influenced by variable weather conditions. The receptors identified on Figure 4 below and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application Site.



Public Views

- | | |
|---|---|
|  | RG1- People using National Cycle Route 72 |
|  | RG2- People using National Cycle Route 71 |
|  | RG3- People using Dalzell Street |
|  | RG4- People using Ingwell Drive (Westlakes Science Park) |
|  | RG5- People using the unnamed distant road near to Frizington Hall |
|  | RG6- Residents of farmsteads and properties to the north |
|  | RG7- Future residents of properties immediately to the south of the Site (currently under construction) |



Approximate extents of the Site

Housing under construction

National Cycle Route 72



VP1

RG1 - View looking north, from National Cycle Route 72, as experienced by walkers and cyclists - Approximate distance to the Site: 135m

Housing under construction to the south of the Site is visible, although heavily filtered by winter vegetation.

Approximate extents of the Site

National Cycle Route 72

Housing under construction

River Keekle

The Site

West Lakes Science and Technology Park



VP2

RG2 - View looking east, from National Cycle Route 71, as experienced by walkers and cyclists - Approximate distance to the Site: 170m

The Site is partially visible from this elevated viewpoint, through a gap in vegetation along the National Cycle Route. Housing under construction to the south of the Site is discernible through intervening winter vegetation along the River Keekle.

Approximate extents of the Site

Housing under construction The Site



VP3

RG2- View looking west, from National Cycle Route 71, as experienced by walkers and cyclists - Approximate distance to the Site: 200m

The Site is partially visible between intervening vegetation along the River Keekle. Housing under construction to the south of the Site is visible on higher ground.

Approximate extents of the Site

Rooftops of properties at Moor Row The Site Housing under construction Residential properties west of Moor Row

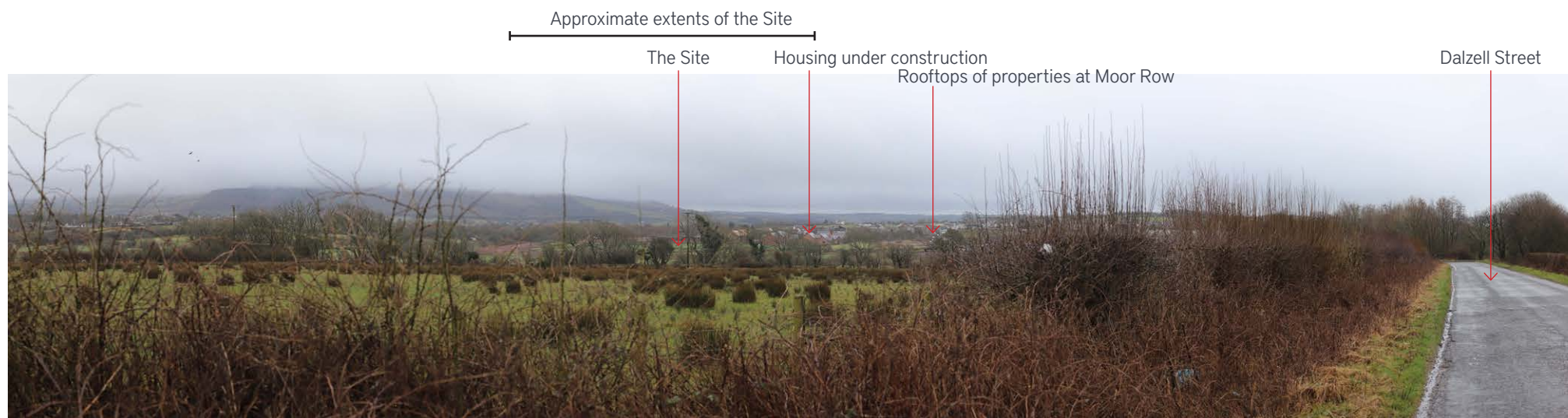
National Cycle Route 72



VP4

RG2- View looking south-west, from National Cycle Route 71, as experienced by walkers and cyclists - Approximate distance to the Site: 575m

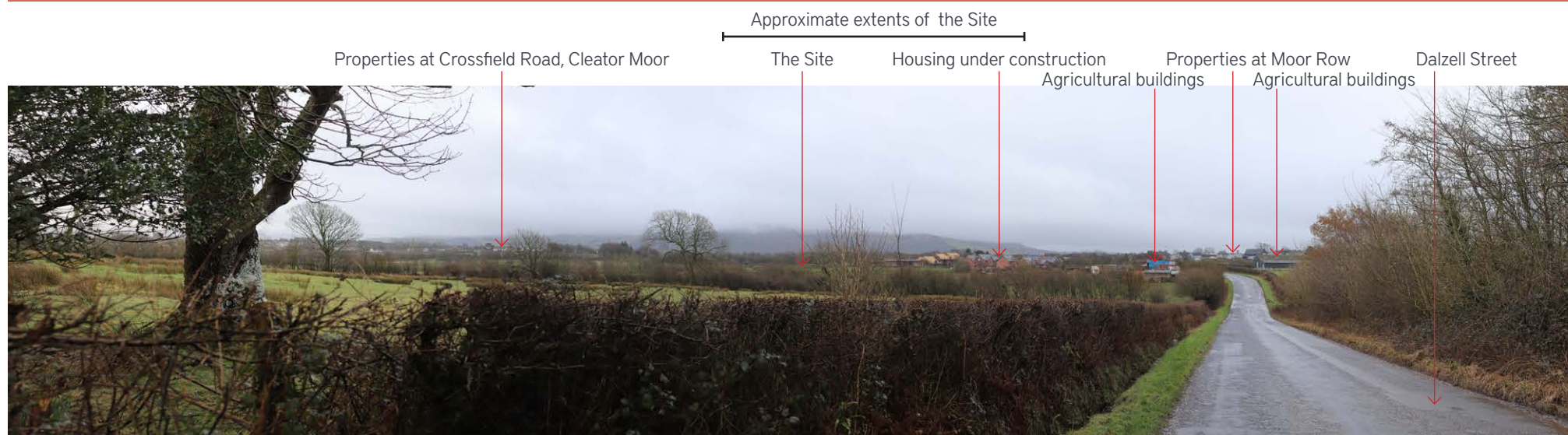
The sloping ground on Site is visible across the flood plain, through a gap in vegetation at the corner of National Cycle Route 71. Housing under construction is visible beyond the Site to the south and properties at Moor Row are partially visible in the distance. Overhead pylons line the horizon.



RG3- View looking south-east, from Dalzell Street, as experienced by road users - Approximate distance to the Site: 540m

VP5

The Site is partially visible above a low point in the hedgerow vegetation lining Dalzell Street, and through gaps in intervening hedgerow vegetation. The Site is visible amongst the backdrop of tree cover and the distant hills. Housing under construction is partially visible to the south of the Site and the rooftops of residential properties at Moor Row are visible beyond this.



RG3- View looking south-east, from Dalzell Street, as experienced by road users - Approximate distance to the Site: 290m

VP6

The Site is partially visible above intervening hedgerow vegetation and housing under construction is partially visible to the south. Several agricultural buildings are visible on Dalzell Street, and upper storeys of residential properties at Moor Row are visible beyond this. Properties at Crossfield Road in Cleator Moor are discernible to the east of the Site at a distance of circa 1km.



RG3- View looking east, from Dalzell Street at the Site access track, as experienced by road users - Approximate distance to the Site: 125m

VP7

Views towards the Site are limited from this viewpoint by intervening hedgerow vegetation. Housing under construction is visible above this vegetation to the south of the Site. Housing at Moor Row is partially visible at the end of Dalzell Street.



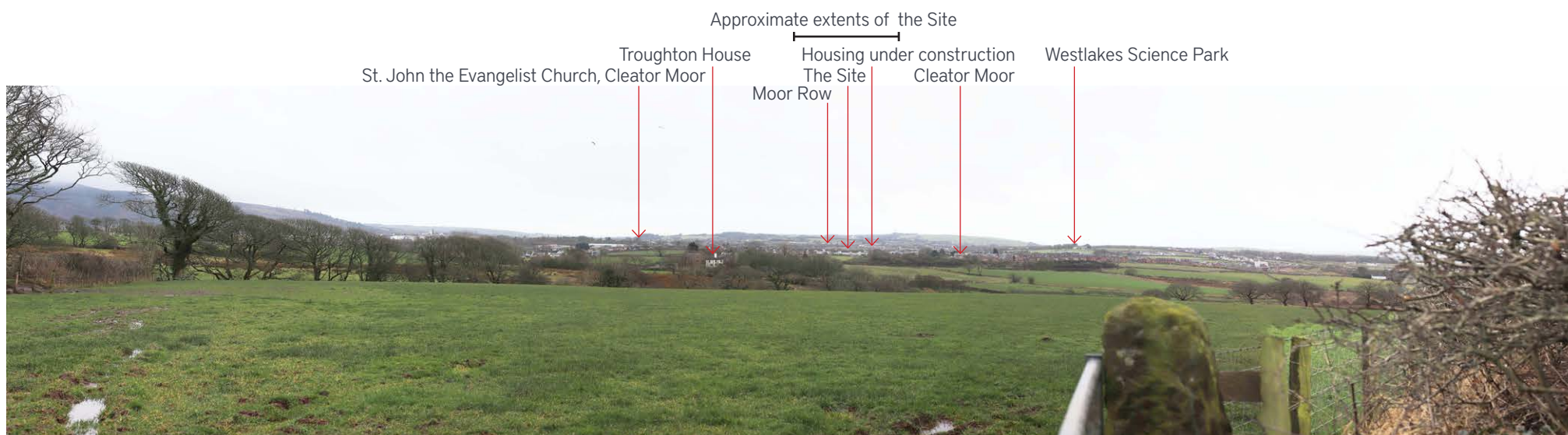
RG3- View looking north-east, from Dalzell Street, as experienced by road users - Approximate distance to the Site: 115m

VP8

Views towards the Site are limited by the Site's sloping topography, intervening hedgerow vegetation and recently constructed built form to the south of the Site. Upper storeys of residential properties at Cleator Moor are discernible to the north-east of the Site at a distance of circa 1km. Several properties at Pooles Close are visible on the horizon at a distance of circa 950m.

**VP9**

RG4- View looking south-east, from Ingwell Drive at Westlakes Science and Technology Park, as experienced by road users and walkers - Approx. distance to the Site: 470m
 The sloping land on Site is partially visible above intervening woodland amongst the backdrop of tree cover and the distant hills. Housing under construction is partially visible to the south of the Site and properties at Moor Row are visible beyond this, although heavily filtered by intervening winter vegetation. Properties at Cleator Moor are discernible at a distance of circa 1.1km.

**VP10**

RG5- View looking south-west, from the distant road near to Frizington Hall, as experienced by road users - Approximate distance to the Site: 2.5km
 A glimpsed, long-distance panoramic view is afforded towards the Site at a break in the roadside hedgerow, at a field gate on the southern side of the road. The Site is discernible in the distance amongst the surrounding settlement, including Cleator Moor, Moor Row and scattered farmsteads.

Public Views			
Receptor Group 1 (RG1) - People using National Cycle Route 72 (Viewpoint 1)		location. The Site is partially visible, sloping down to the river. The residential development to the south of the Site is partially visible although heavily filtered by winter vegetation.	
2.50	The residential development to the south of the Site separates the National Cycle Route from the Site by circa 135m. The route is well screened by tree cover which significantly filters any northward views towards the Site. Glimpses of the emerging housing are discernible through winter vegetation; however, once complete, this residential development is expected to provide effective screening of the Site from the route. During summer months, the dense foliage lining the route would further limit northward views, rendering the Site and the adjacent housing development imperceptible from this route.	2.53	Viewpoint 3 forms the view from an elevated offshoot of the route which includes a bench. Looking in a south-westerly direction, at a distance of circa 200m from the Site, there are expansive views across the farmland with distant trees, pylons and sporadic roofs of buildings visible. The housing under construction to the south of the Site is visible on elevated ground with overhead lines crossing it. There are clear but distant views of parts of the sloping ground on Site with some screening by intervening vegetation. Overall, the Site forms a small proportion of a wider view which contains some built form.
Receptor Group 2 (RG2) - People using National Cycle Route 71 (Viewpoints 2-4)		2.55	
2.51	National Cycle Route 71 tracks north from its intersection with route 72. Initially the views are well enclosed by vegetation but as the route progresses north, there are several locations from which more open views towards the Site can be experienced.	2.54	Viewpoint 4 represents the view from further north, at a distance of circa 575m, where views are less contained by vegetation. Looking in a south-westerly direction, the Site can be seen in the distance, sloping down to the river. The Site is visible amongst the backdrop of recently constructed housing, and housing currently under construction, to the south of the Site. Housing within the northern parts of Moor Row, is also partially visible above the trees lining the cycleways.
2.52	Viewpoint 2 represents the view from the route as it crosses the farm access from Blind Lane at a distance of circa 170m from the Site. Looking westwards, there are views across the River Keekle from an elevated	2.56	Receptor Group 3 (RG3) - People using Dalzell Street (Viewpoints 5-8) Dalzell Street is flanked by hedgerows, with views towards the Site generally experienced either above the hedgerow line or through gaps and low points in the vegetation. Viewpoint 5 represents the view from Dalzell Street at a distance of approximately 540m. The Site is visible above a low point in the vegetation lining the eastern side of the street, with the view being glimpsed, oblique, partial and heavily filtered by intervening field boundary vegetation. New housing is visible to the south of the Site, while the upper storeys and rooftops of dwellings at Moor Row are discernible above the tree cover associated with National Cycle Route 72. Visibility was variable at the time the field survey due to changeable weather conditions, however, the lower slopes of the surrounding hills were occasionally discernible in the far distance. Viewpoint 6 represents the view from Dalzell Street on the approach to the Site, at a distance of approximately 290m. From this slightly elevated position, the Site is partially visible above intervening vegetation, alongside the new residential development to the south, scattered agricultural buildings, and the rooftops of properties at Moor Row and Cleator Moor in the distance (approximately 1km). These elements are set against the backdrop of the lower slopes of the distant

	hills beyond. Overall, the Site forms a relatively small portion of a wider view that contains a variety of built form in the middle and long distance.		building at Westlakes Science and Technology Park is visible above the intervening vegetation.		well as scattered farmsteads. At a distance of approximately 2.5km, the Site is barely discernible and forms a minimal proportion of the overall view. Note: This viewpoint is located outside the Study Area however it is considered within the visual section of this LVA.
2.57	Viewpoint 7 represents the view at the Site access via Dalzell Street at a distance of circa 125m from the Site. View towards the Site are partial, limited by intervening vegetation and the Site's sloping topography. The new housing to the south of the Site is visible above the intervening hedgerow. Several properties at Moor Row are visible in the distance at the end of Dalzell Street, and several properties at Cleator Moor are just discernible in the distance, through the fog to the east.		Receptor Group 4 (RG4) - People using Ingwell Drive (Westlakes Science Park) (Viewpoint 9)		
		2.59	From this elevated position, views of the Site are experienced over the tree canopies of intervening vegetation at a distance of circa 470m. The Site is partially visible amongst built form within the residential development to the south and properties at Moor Row. Built form is visible amongst the tree cover of the National Cycle Routes and set amongst the back drop of the distant hills. Within the foreground, an area of recently planted woodland is evident. Whilst the screening effects of this young woodland are currently limited due to its juvenile nature, as these trees become established and reach maturity, they will provide increasingly effective screening of views towards the Site from Ingwell Drive.		Private Views
					Receptor Group (RG6) - Residents of farmsteads and houses to the north
2.58	Viewpoint 8 represents the view from Dalzell Street, adjacent to the new access road serving the residential development to the south of the Site, looking north-east at a distance of approximately 115m. The new housing to the south of the Site forms a prominent feature in the foreground, with a small portion of the Site visible beyond, heavily filtered by intervening vegetation. The northern and eastern areas of the Site are not visible from this position, due to the sloping topography on Site and the screening effect of the adjacent built form. In the distance, rooftops of properties at Cleator Moor and Goose Butts are just discernible amongst tree cover, and the distinctive sloping roofline of a		Receptor Group 5 (RG5) - People using the unnamed distant road near to Frizington Hall (Viewpoint 10)		
		2.60	At a break in the roadside hedgerow, coinciding with a field gate, a glimpsed and oblique long-distance view is experienced towards the Site. The panoramic view is expansive, encompassing areas of settlement including Moor Row and Cleator Moor, as		2.61 Views of the Site may be experienced from various properties to the north, though these are likely to be partially filtered by intervening vegetation. Where visible, the Site is likely to be seen against the backdrop of the new housing currently under construction to the south, along with the rooftops of properties at Moor Row rising above the tree cover that lines National Cycle Route 72. Views from properties located to the north-west may also include housing at Cleator Moor.
					Receptor Group (RG7) - Future residents of housing immediately to the south of the Site (currently under construction)
				2.62	The future residents of properties currently under construction to the south of the Site will experience close range and unobstructed views of the Site, particularly from those dwellings on the northern edge of the

development. From these properties, views towards the Site are likely to include scattered built form and farmsteads set amongst tree cover in the middle ground, with housing at Cleator Moor potentially visible in the distance to the east.

Sensitivity- Views

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

2.64 The value of the views experienced by those using the National Cycle Routes within the study area are considered to be Medium. These are attractive, yet ordinary views across farmland which are not associated with planning designations, heritage assets or art.

2.65 The value of the views experienced by visual receptors using the road network are considered to be Medium. The views are

incidental, not recognised through planning designation or in relation to heritage assets and are not highlighted as scenic views.

2.66 As stated within the Methodology (Appendix 1), this assessment provides an informed prediction of the changes which the proposed development may have on the private views of residents. The views would obviously vary greatly depending on the outlook of the property and cannot be fully assessed without access to private land. The assessment groups the views experienced

by the residential receptors (RG6), which are identified within Figure 4, and provides a summary of the likely effects based on nearby publicly accessible viewpoints. The views experienced by residents are considered to be of Medium value. Whilst the distant hills of the Lake District National Park form a positive scenic backdrop within eastward views, the majority of the outlook is across an ordinary landscape that is not otherwise recognised for particular landscape value, scenic quality, or associations with heritage assets or artistic representation.

Table 3 - Summary of Visual Receptor Sensitivity

Visual Receptor	Value of the View	Susceptibility to Change	Resulting Sensitivity
People using National Cycle Routes (RG1 and RG2)	Medium	Medium – People using the routes for walking and cycling are engaged in outdoor recreation with a focus upon the enjoyment of the landscape. However, within the study area the route passes through an urban-rural fringe context where built development already forms part of the visual baseline. The prominence of built form will increase following completion of the neighbouring residential development to the south of the Site. In this context, further development would not appear uncharacteristic, thereby reducing receptor susceptibility to change.	Medium
Road Users of Dalzell Street, Ingwell Drive and the distant road near Frizington Hall (RG3, RG4 and RG5)	Medium	Low – The road corridors are dominated by vehicles with people using the routes for access, rather than for their enjoyment of the views/landscape.	Low-Medium
Residents of farmsteads and houses to the north (RG6)	Medium	High – residents are generally susceptible to change	Medium-High
Future residents of housing immediately to the south of the Site (RG7)	Medium	High – residents are generally susceptible to change	Medium-High

3.0 Development Proposals

Development Proposals

- | | | | |
|-----|--|-----|---|
| 3.1 | The development parameters are described by the Landscape Parameters Plan - see Figure 5 below. | 3.6 | residential development, linking to the existing cycleway network. |
| 3.2 | The planning application is in outline and seeks approval for the construction of up to 45no. residential dwellings with associated access. | 3.7 | There would be no built development on the lower banks of the River Keekle. A wide swathe of open space is proposed between the proposed houses to the east and the river corridor, thus, allowing the protection and retention of the existing mature trees to the east of the Site. This area of open space would be overlooked by the fronts of proposed housing within the eastern part of the Site. |
| 3.3 | The housing would be accessed from Dalzell Street, via the new residential development to the south. The main access road would run on a north south alignment and branch eastwards, providing access to the eastern extents of the Site on a central spine road. It would form a sinuous route with short cul-de-sacs running north and southwards. | 3.8 | The northern boundary would be planted with a native hedgerow with trees to create a soft edge between the built development and the farmland to the north. Sections of the boundary would be planted with native trees to provide partial screening of the proposed housing in views from the north. The variable boundary treatment reflects that of the local area, where there are glimpsed views of the existing settlement edge and partial filtering from trees. |
| 3.4 | The dwellings would be orientated to face public areas for natural surveillance and would face or be side on to open grassland within the Site. They would be arranged within a series of pockets of housing, broken up by open space planted with hedgerows, trees, scrub and wildflower meadows. These planted open spaces would create a visual break between areas of proposed built form when viewed from the local area. | 3.8 | The proposed dwellings would be a mix of two storey and single storey in appearance, with many incorporating accommodation within the roof space. Materials would be selected to reflect the local vernacular and blend with the adjoining residential development to the south, including facing brickwork, St. Bees red sandstone and grey concrete roof tiles. |
| 3.5 | The centrally located public open space would create a corridor for a potential footpath link to run north to south, through the southern | | |

3.0 Development Proposals



KEY & NOTES

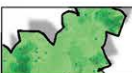
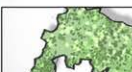
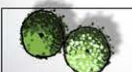
-  Site edge red
-  Existing trees to be retained
-  Existing contours
-  Potential native woodland planting zone
-  Potential native scrub planting zone
-  Indicative groups of individual trees and avenue tree planting
-  Indicative groups of native species wetland trees
-  Proposed native species hedge planting
-  Open grassland and wildflower meadow
-  SUDS basin and native species wetland planting
-  Potential access road alignment
-  Potential links through phase 1 to Cycle Route 72

Fig 5 Landscape Parameters Plan prepared by Barnes Walker Ltd

- 4.1 Section 5.1 of the GLVIA 3rd Edition states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'
- 4.2 Section 3 of this LVA ascertains the landscape receptors to be assessed. In order to determine the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established and is summarised in Table 2.
- 4.3 Table 4 below considers the magnitude of effect (the level of change) upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Landscape Effect (Yr 1)
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley	Low-Medium	As an Urban Fringe Landscape Character Type, the area is already influenced by urban and industrial features. The Site lies within Area of Local Character 5Dvii Keekle Valley and the proposed development would result in the loss of part of an agricultural field, giving rise to a localised reduction in openness and a change in character from agricultural land to residential development. However, upon completion of the neighbouring residential development currently under construction to the south, the settlement edge of Moor Row will already have extended northwards, reinforcing the prevailing urban fringe character of the area. The proposed development would be perceived as a continuation of this emerging settlement edge and would not introduce elements considered uncharacteristic within the wider landscape context. The Landscape Parameters Plan incorporates native woodland, scrub, trees, hedgerows and wildflower meadow planting, which would complement the green infrastructure associated with the neighbouring development and accord with the Landscape Character Assessment's identified opportunities to strengthen green infrastructure links between urban areas and the wider countryside. The proposed green spaces would also connect to the wider green infrastructure network and National Cycle Route to the south. Over time, the proposed planting would assist in filtering views of the development and softening the transition between the settlement edge and surrounding rural landscape. The proposed development is therefore anticipated to give rise to a Low Adverse magnitude of effect on Area of Local Character 5Dvii Keekle Valley, resulting in Minor Adverse landscape effects at Year 1. Whilst effects would be permanent and long term in nature, the establishment of the proposed planting would increasingly assimilate the development into its urban-rural fringe setting, reducing landscape effects to Negligible-Minor Adverse in the longer term.	Low Adverse	Minor Adverse

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Landscape Effect (Yr 1)
Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillside	Low-Medium	The Site does not lie within this Landscape Character Area and, therefore, there would be no direct effects upon it as a result of the development proposals. As an Urban Fringe Landscape Character Type, the area is already influenced by urban and industrial features, including the wooded commercial park at Westlakes and the encroachment of modern development. The scale and nature of the proposed development would be consistent with the existing pattern of scattered settlement and emerging residential expansion within the wider character area, particularly following completion of the neighbouring residential development to the south. Given the established urban fringe character of the landscape, the proposals would not result in substantial landscape change and would comprise a very minor alteration to the existing landscape context, which would be barely perceptible from within Area of Local Character 5Dvi Keekle Hillside. The resulting landscape effects are therefore assessed as Negligible at Year 1. The effects would be permanent and long term in nature (beyond 15 years). However, as the proposed planting establishes and matures over time, it would further assist in assimilating the development into its urban-rural fringe setting and the wider landscape.	Negligible	Negligible

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Landscape Effect (Yr 1)
Character of the Site and its immediate setting	Low-Medium	The Site and its immediate setting are urban-rural fringe in character. The Site lies immediately north of a residential development currently under construction, which already forms a prominent component of the landscape context. The proposed development would be perceived as a northward extension of this emerging settlement edge and would not introduce features incongruous with the prevailing character of the area. Upon completion of the neighbouring development to the south, the magnitude of change as a result of the proposed development, would be reduced. The proposals would introduce built form of a type already present and prominent within the urban-rural fringe landscape, and the proposals are considered to be in keeping with the prevailing character of the Site's immediate setting. The proposed development would result in a high level of change to the Site itself, from open grassland to residential development. However, the Landscape Parameters Plan incorporates extensive native woodland and scrub planting, native and ornamental trees, ornamental hedgerows and shrub planting, wildflower meadow areas, and wetland planting associated with SuDS features. Collectively, these measures would deliver meaningful biodiversity and green infrastructure enhancements, whilst also assisting in assimilating the proposed built form into the landscape. The landscape effects are assessed as Minor-Moderate Adverse at Year 1. The effects would be permanent and long term in nature (beyond 15 years). However, as the proposed planting establishes and matures, it would increasingly assist in assimilating the development into its local landscape setting. The would reduce visual effects to Minor Adverse in the longer term.	Medium Adverse	Minor-Moderate Adverse

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Landscape Effect (Yr1)
Landscape features within the Site	Low-Medium	Existing vegetation within the Site is limited, comprising a single mature tree adjacent to the eastern boundary and River Keekle corridor and the hedgerow and hedgerow trees along the Site's western boundary, all which are to be retained. The existing grassland, which covers the majority of the Site, would be lost as a result of the proposed development. Whilst the proposals would result in the loss of this grassland, the Landscape Parameters Plan incorporates extensive native woodland and scrub planting, native and ornamental trees, ornamental hedgerows and shrub planting, wildflower meadow areas, and wetland planting associated with SuDS features. Collectively, these measures would deliver meaningful biodiversity and green infrastructure enhancements, whilst also assisting in assimilating the proposed built form into the landscape. Overall, the size, scale and geographic extent of the changes associated with the landscape features of the Site would be limited and adverse in the short term. However in the medium to longer term, the establishment of the proposed softworks that would accompany the proposed development would be expected to generate a low level of beneficial landscape effect. At Year 1, effects on landscape features are assessed as Negligible-Minor Adverse, reflecting the limited loss of existing features and the substantial extent of proposed, albeit immature, planting. Effects would be permanent and irreversible, however, the establishment of the proposed planting would increasingly mitigate these initial effects over time. Upon maturity of the proposed vegetation, effects on the Site's landscape features are assessed as Minor Beneficial.	Negligible-Low Adverse	Negligible - Minor Adverse

5.0 Visual Effects

- 5.1 It has been ascertained that the key groups of people or individuals who experience a view of the application Site comprise those using local roads (public views), National Cycle Route users (public views), residents of farmsteads and properties to the north (private views) and future residents of emerging properties immediately to the south of the Site (private views).
- 5.2 The type of visual receptor, the nature of the various existing views of the application Site and the sensitivity of the visual receptors have been considered and ascertained within section 3 of this appraisal. Table 3 summarises the sensitivity of the identified visual receptors.
- 5.3 The objective of this section of the LVA is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 1), the sensitivity and the magnitude of effect was ascertained for each visual receptor (public views only - private/resident's views are considered by way of an appropriate narrative), in order to inform the process of determining the likely nature of any visual effects at Year 1. The visual effects at Year 1 represent the worst case scenario as proposed planting would be immature. Where appropriate, the effects upon maturity of the proposed planting, assumed to be at Year 15, have also been considered as in most cases the proposed planting has the potential to mitigate/ameliorate the short term, Year 1 visual effects ascertained by this appraisal.
- 5.4 The assessment of the potential visual effects which may result from the implementation of the development proposals on the application Site, has been ascertained for each of the visual receptors (numbered RG1 to RG5) within Table 5 – Visual Effects (with the exception of the private views experienced by the residents of properties i.e. RG6 & RG7, the effects upon which are set out within the text subsequent to Table 5).

Table 5 Visual Effects - Publicly accessible views

Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG1 Walkers and cyclists using National Cycle Route 72	Medium	VP1 - National Cycle Route 72 runs broadly east-west approximately 100 metres to the south of the Site, within a well-established wooded corridor. Views from this section of the route are generally well contained by vegetation, including mature trees, which provide a substantial degree of screening throughout the year. A residential development currently under construction lies between the National Cycle Route and the Site. During winter months, when leaf cover is reduced, glimpsed views of this intervening built form are possible through gaps in the vegetation. The proposed development may similarly be perceptible in winter conditions, however, such views would be oblique to the direction of travel, fleeting in nature and heavily filtered by both intervening built form and seasonal vegetation. During summer months, the screening effect provided by the wooded corridor would become more effective as vegetation comes into full leaf. Furthermore, once the proposed landscaping associated with both the intervening residential development and the Site itself has established and matured, the proposed development would be barely perceptible from National Cycle Route 72, resulting in Negligible visual effects at Year 1.	VP1 Negligible	VP1 Negligible

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG2 Walkers and cyclists using National Cycle Route 71	Medium	VP2- From this viewpoint there are views across the River Keekle from an elevated location. The housing development to the south of the Site which is currently under construction, is partially visible although filtered by winder vegetation along the river corridor. Upon completion of this neighbouring residential development, built form would form a prominent feature within the view. Proposed housing within the eastern limits of the Site would be partially visible at distance of circa 200m, perceived as an extension to the neighbouring residential development to the south. Visual effects would be moderated by the provision of a public open space at the eastern extents of the Site, within which a number of new trees and pockets of woodland are proposed, and existing mature trees are to be retained, which would filter and soften views of proposed built form. The proposed development would form one element within a wider view which would already contain prominent built form. Views of the proposals would be limited to a relatively short section of the route, resulting in glimpsed and transient views that would be filtered by existing mature vegetation associated with the River Keekle corridor. The resulting visual effects are therefore assessed as Moderate Adverse at Year 1. As the proposed planting to the east of the Site establishes and matures, views of the built form would become progressively softened and filtered over time, reducing visual effects to Minor-Moderate Adverse in the longer term.	VP2 Low- Medium Adverse	VP2 Moderate Adverse
		VP3- Viewpoint 3 represents the view experienced from an elevated offshoot of the route, at a point where seating is provided. Looking westward, expansive views extend across the surrounding farmland, with distant trees, pylons and rooftops visible within the wider landscape. The residential development currently under construction is visible on higher ground to the south of the Site. Proposed housing within the eastern parts of the Site would be partially visible at a distance of approximately 240 metres, and would read as an northerly extension of the neighbouring development. The proposals would form a small component of a wider view which, following completion of the neighbouring residential development to the south, would already contain prominent built form. Therefore the visual effects are assessed as Moderate Adverse at Year 1. Upon maturity of the proposed planting, it is anticipated that the development proposals would be well assimilated into the landscape setting, and as a result the visual effects would reduce in the longer term to Minor-Moderate Adverse.	VP3 Low- Medium Adverse	VP3 Moderate Adverse

Table 5 Visual Effects - Publicly accessible views

Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG2 Walkers and cyclists using National Cycle Route 71	Medium	VP4- Viewpoint 4 represents the view experienced from further north on National Cycle Route 71, around 575m away from the Site, where views are less contained by vegetation. Looking south-westwards, the residential development currently under construction to the south of the Site is visible on higher ground. Rooflines associated with existing housing within the northern parts of Moor Row are also visible above the treeline, whilst more recently constructed detached housing within the north-western extent of Moor Row is discernible within the wider view. The proposed housing would be perceived in the context of this existing and emerging built form, appearing as a northward extension of the neighbouring residential development currently under construction. As such, the proposals would not appear incongruous within the wider urban-rural fringe landscape. Upon completion of the neighbouring development to the south, it is not anticipated that the development proposals would result in a notable change to the overall view. Whilst the proposals would bring new housing closer to the viewpoint, the proposed built form would be situated on lower ground and be partially filtered by intervening vegetation, limiting its visual prominence within the wider view. Furthermore, the proposed landscape strategy, including areas of open green space and wooded corridors integrated throughout the development, would create visual breaks within the built form and assist in assimilating the proposals into the surrounding landscape context. The resulting visual effects are therefore assessed as Minor-Moderate Adverse at Year 1. As the proposed soft landscaping establishes and matures over time, the development would become increasingly assimilated into its landscape setting, reducing visual effects to Minor Adverse in the longer term.	VP4 Low Adverse	VP4 Minor -Moderate Adverse

Table 5 Visual Effects - Publicly accessible views

Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG3 People using Dalzell Street	Low-Medium	VP5- Viewpoint 5 represents the view experienced by road users from a localised gap within roadside vegetation, approximately 540 metres from the Site. Looking south-eastwards, the residential development currently under construction to the south of the Site is partially visible on higher ground. Rooflines associated with existing housing within the northern parts of Moor Row are also discernible above the treeline. The proposed housing would be perceived in the context of the existing and emerging built form, appearing as a northward extension of the neighbouring residential development currently under construction. As such, the proposals would not appear as an incongruous feature within the wider landscape setting. Furthermore, due to the high level of intervening mature vegetation, views of the proposed development would be glimpsed and heavily filtered. Consequently, it is not anticipated that the proposed development would result in a conspicuous change to the overall view. Whilst the development proposals would bring new housing closer to the viewpoint, the built form would be situated on lower ground and be heavily filtered by intervening mature vegetation. The resulting visual effects are therefore assessed as Minor Adverse at Year 1. As the proposed soft landscaping establishes and matures over time, the development would become increasingly assimilated into its landscape setting, reducing visual effects to Negligible-Minor Adverse in the longer term.	VP5 Low Adverse	VP5 Minor Adverse

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG3 People using Dalzell Street	Low-Medium	VP6 - Viewpoint 6 represents the view experienced by road users further south, approximately 290 metres from the Site, from a location where views are available above intervening hedgerow vegetation. Looking south-eastwards, the residential development currently under construction to the south of the Site is visible on higher ground. Rooflines associated with existing housing within the northern parts of Moor Row are also discernible above the treeline. Rooftops associated with the proposed housing would be partially visible above the intervening hedgerow vegetation. The proposed development would be perceived in the context of the existing and emerging built form, appearing as a northward extension of the neighbouring residential development currently under construction to the south. Whilst the proposals would introduce new housing closer to the viewpoint, the built form would be situated on lower ground and would remain heavily filtered by intervening mature vegetation, limiting its visual prominence within the wider view. As a result, the proposed development would appear relatively discreet within the overall landscape context. Following completion of the neighbouring residential development to the south, the proposed development is not anticipated to result in a conspicuous alteration to the overall view. The resulting visual effects are therefore assessed as Minor Adverse at Year 1. As the proposed soft landscaping establishes and matures over time, the development would become increasingly assimilated into its landscape setting, to the extent that it would become barely perceptible within the wider view, reducing visual effects to Negligible-Minor Adverse in the longer term.	VP6 Low Adverse	VP6 Minor Adverse

Table 5 Visual Effects - Publicly accessible views

Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG3 People using Dalzell Street	Low-Medium	VP7-Viewpoint 7 represents the view experienced by road users further south, approximately 125 metres from the Site, at the Site's existing access from Dalzell Street. Looking eastwards, the residential development currently under construction to the south of the Site is visible on higher ground. Upper storeys associated with existing housing within the northern parts of Moor Row are visible above the treeline, whilst properties within Cleator Moor are also discernible in the distance. Proposed housing within the northern and western parts of the Site would be partially visible above intervening vegetation. The proposed development would be perceived in the context of the existing and emerging built form, appearing as a northward extension of the neighbouring residential development currently under construction. The introduction of additional housing at this location would therefore not appear uncharacteristic within the context of the evolving settlement edge, which is already undergoing change through adjacent residential expansion. Whilst the proposals would introduce new housing closer to the viewpoint, the built form would be situated on lower ground and would remain partially filtered by intervening mature vegetation, limiting its visual prominence within the wider view. Furthermore, following completion of the neighbouring development, the proposals are not anticipated to result in a substantial or incongruous alteration to the overall view, within which residential development would already form a prominent feature. The resulting visual effects are therefore assessed as Minor-Moderate Adverse at Year 1. As the proposed soft landscaping establishes and matures over time, the development would become increasingly assimilated into its landscape setting and visually integrated with the neighbouring residential development to the south. As a result, visual effects would reduce to Minor Adverse in the longer term.	VP7 Medium Adverse	VP7 Minor-Moderate Adverse

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG3 People using Dalzell Street	Low-Medium	VP8 - Viewpoint 8 represents the view experienced by road users further south, around 115m away from the Site, at the new access road to the neighbouring development to the south. Looking in a north-easterly direction, the new housing is clearly visible to the south of the Site. Properties at Cleator Moor and Pooles Close in Goose Butts are discernible in the longer distance. Proposed housing to the western extents of the Site would be visible, partially filtered by intervening vegetation. The proposals would be perceived as a northward extension of the neighbouring development currently under construction and, due to the proximity of the viewpoint, the proposed housing would affect a moderate proportion of the overall view. However, the development proposals would be viewed within the context of the existing and emerging built form and would not be uncharacteristic. The resulting visual effects are assessed as Minor-Moderate Adverse at Year 1. As the proposed soft landscaping establishes and matures over time, the development would become increasingly assimilated into its landscape setting and visually integrated with the neighbouring residential development. As a result, visual effects would reduce to Minor Adverse in the longer term.	VP8 Medium Adverse	VP8 Minor-Moderate Adverse
RG4 People using Ingwell Drive (Westlakes Science Park)	Low-Medium	VP9 – There is a gap in the woodland which surrounds the park and there are longer distance views across an area of grassland from a slightly elevated position. There are trees on lower ground in the middle distance with existing housing located within Moor Row, visible beyond. Properties at Cleator Moor are also discernible in the distance. The residential development currently under construction to the south of the Site is partially visible within the view. The proposed development would be perceived in a similar manner, appearing as a northward extension of the neighbouring residential development. The proposals would form a relatively minor component of a wider view that already incorporates existing and emerging built form, experienced from only a short section of the route and at a distance of approximately 470 metres. As such, the resulting visual effects are assessed as Minor Adverse at Year 1. As the proposed landscaping establishes and matures over time, the visual effects of the development would diminish, further assimilating the proposals into their landscape setting. In addition, an area of new woodland and scrub planting within the foreground of the view, located within the grounds of Westlakes Science Park, is likely to substantially filter or screen views towards the proposed development once mature, reducing visual effects to Negligible-Minor Adverse in the longer term.	VP9 Low Adverse	VP9 Minor Adverse

Table 5 Visual Effects - Publicly accessible views

Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Visual Effect (Yr1)
RG5 People using the unnamed distant road near to Frizington Hall	Low-Medium	Ground levels rise to the north of the Site, allowing occasional longer-distance views southwards across the settled valley landscape from isolated locations. However, many of the roads within this area are enclosed by roadside hedgerows, which limit outward visibility and result in largely fleeting views across the wider landscape. In addition, intervening vegetation and built form frequently interrupt and filter longer-distance views. VP10 – Viewpoint 10 represents a view from a minor lane near Frizington Hall, located north of Rheda Park. The view is experienced through a gated farm access where there is a break in the roadside hedgerow. Looking southwards, panoramic views are available across the wider landscape from an elevated position. Rooftops associated with properties within Moor Row and Cleator are discernible in the distance. The neighbouring residential development currently under construction to the south of the Site is also perceptible between Cleator Moor and Moor Row, with the proposed development similarly discernible immediately to the north of this emerging built form. The proposed development would comprise a very minor component within a broad panoramic view that already includes several areas of residential development and scattered built form. The development proposals would be barely perceptible in this context and at a distance of circa 2.5 km, resulting in Negligible visual effects Year 1 and in the longer term.	VP10 Negligible	VP10 Negligible

5.0 Visual Effects

5.5 Receptor Groups RG6 and RG7 comprise the residents and future residents of private properties who are likely to experience a view of the Site that may be affected by the development proposals. As described within the Introduction and Methodology (Appendix 1), this LVA only fully assesses the visual effects associated with publicly accessible views, whereas private views experienced by residents are considered by way of the following narratives:		
Private Views Receptor Group 6 (RG6) - The residents of farmsteads and houses to the north	5.7 Upon maturity of the proposed planting, the views of the built form would be increasingly softened and filtered resulting in Negligible-Minor Adverse visual effects in the longer term.	establishes and matures. Overall, the visual effects of the proposed development on views experienced by future residents to the south of the Site are assessed as Moderate Adverse at Year 1.
5.6 To the north, there are a number of farms and residential properties dispersed within the farmland. The rising ground levels mean that the views are, in some cases, experienced from an elevated position and views may be panoramic. Hedgerows, blocks of trees and roadside vegetation frequently filter the views, with clearer views expected from upper storey windows. Residents of houses with windows facing southwards towards the Site are expected to experience filtered views of the proposed development, similar to those associated with Viewpoint 4. In some cases, the proposed development would be entirely screened by intervening buildings or vegetation. In all cases views would be	5.8 Future residents of the neighbouring development to the south would experience close-range views of the proposed development from north-facing rear and side elevation windows. Such views would primarily be limited to properties located along the northern edge of the neighbouring development, as views from the majority of other dwellings would likely be filtered or screened by intervening built form within the development itself. In addition, proposed landscaping along the southern boundary of the Site, together with planting within the development, would assist in softening views of the built form and would become progressively more effective as the vegetation	

6.0 Summary and Conclusion

Landscape Character

- 6.1 The Site lies within the Cumbria Landscape Type 5d, and as an 'Urban Fringe Landscape Character Type' the area is subject to urban and industrial influences. The proposed development would directly affect the 5Dvii Keekle Valley Area of Local Character with the loss of part of an agricultural field, resulting in some localised loss of openness and a change in character from pastoral land to residential built form. Upon completion, the neighbouring development currently under construction to the south of the Site will redefine the settlement edge and enforce the prevailing urban fringe landscape character. The development proposals would not result in the introduction of uncharacteristic features and the landscape proposals would be in line with the mitigation potential stated within the LCA assessment. In time, proposed tree planting would filter views of the proposed housing and provide definition between the rural and urban areas.
- 6.2 Given the Site's urban fringe character and the nature of the development proposals and associated landscape proposals, the proposed development is expected to generate a Year 1 **Minor Adverse** effect upon the Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvii Keekle Valley. In the longer term, the establishment of the proposed planting would become increasingly

effective in assimilating the development into its urban fringe setting and as such landscape effects would reduce to **Negligible-Minor Adverse** in the longer term.

- 6.3 Effects on the adjacent Cumbria Landscape Type 5d – Urban Fringe / Area of Local Character 5Dvi Keekle Hillsides would be **Negligible**.
- 6.4 The Site sits on the urban-rural fringe, immediately north of a residential development currently under construction. The proposed development would act as a northward extension of this emerging housing area and once the neighbouring development is complete, the overall landscape impact of the proposed development is expected to be low.
- 6.5 The landscape proposals would include planting hedgerows, native trees and shrubs, specimen trees, and wildflower grassland. This would boost biodiversity and create a softer, more gradual transition between the development and the open countryside. The effects on the character of the Site and its immediate setting would be **Minor-Moderate Adverse**, reducing to **Minor Adverse** in the longer term as the proposed landscape works reach maturity.

Landscape Features

- 6.6 Vegetation within the Site is limited, comprising a single mature tree along the eastern boundary and a hedgerow with hedgerow trees along the Site's western boundary, all of which would be retained. The existing grassland, which covers the majority of the Site, would be lost as a result of the development.
- 6.7 The landscape proposals include new native species woodland and scrub planting, native and ornamental trees, ornamental hedgerows and shrub planting, wildflower meadows and wetland planting to SUDS features. The landscape proposals would help to soften the appearance of the proposed built form and would enhance biodiversity. Proposed planting would be native, characteristic of the locality and would increase the quantum of landscape features on the Site.
- 6.8 At Year 1 effects would be **Negligible-Minor Adverse** but upon maturity of the proposed vegetation the effects upon landscape features is likely to be **Minor Beneficial**.

6.0 Summary and Conclusion

Visual Effects

6.9 A total of seven visual receptor groups were identified comprising individuals, or groups of individuals, who experience views of the application Site. These included the views for those using cycleways/footpaths (RG1 and RG2), those using roads (RG3- RG5) and private residents (RG6 and RG7).

6.10 The visual effects for those using the cycle routes within the vicinity range between **Negligible** and **Moderate Adverse** reflecting the varying levels of enclosure along the routes by existing mature vegetation, and emerging intervening built form. In all cases the visual effects are expected to reduce over time as proposed landscaping reaches maturity and helps to assimilate the proposed development into its landscape setting. In the longer term the visual effects would range between **Negligible** and **Minor-Moderate Adverse**.

6.11 The views experienced by people using the local road network are considered to be less sensitive as the roads are predominantly used for access, rather than for the enjoyment of the landscape and or the views experienced. The proposed development would be most visible from Dalzell Street, where the Year 1 visual effects would range between **Minor Adverse** and **Minor-Moderate Adverse**, reducing to visual effects that range between

6.12

6.13

Negligible-Minor Adverse and **Minor Adverse** in the longer term i.e. by Year 15. The Year 1 visual effects experienced by other road users is assessed as varying between **Negligible** and **Minor Adverse**, reducing to **Negligible** and **Negligible-Minor Adverse** in the longer term.

Residents of houses and farmsteads to the north are expected to experience filtered views of the development due to intervening vegetation, particularly from upper storey, south facing windows. In some cases the development is likely to be fully screened by buildings or vegetation. Any views of the proposed development would likely be seen against the backdrop of the neighbouring housing development to the south. Over time the proposed tree planting to the north of the Site and within the Site itself, would increasingly soften and filter views of proposed built form that may be experienced from the north. The visual effect is assessed as **Minor Adverse** at Year 1, reducing to **Negligible** in the longer term.

Future residents of the neighbouring development to the south, particularly those on its northern edge, are likely to experience close-range views of the proposed development. As a result, the Year 1 visual effect for these residents is considered to be **Moderate Adverse**. In most instances the proposed landscape works are expected to soften these views over time.

6.14

6.15

Conclusion

This LVA assesses a range of Year 1 landscape effects that vary between **Negligible** and **Minor-Moderate Adverse** and visual effects that vary between **Negligible** and **Moderate Adverse**. Higher levels of adverse visual effects assessed (Moderate Adverse) are localised and limited as they are experienced only by receptors in close proximity to the Site. In most instances, these Year 1 effects are expected to be reduced in the longer term, by the establishment of the proposed landscape works.

This Landscape and Visual Appraisal has therefore ascertained that the implementation of the application scheme would not result in any significant/unacceptable levels of adverse landscape or visual effect.

Appendices

Introduction

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

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

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

- Scope;
- Establishing the landscape and visual baseline;
- Describing the landscape and visual effects;
- Assessing the nature of the landscape and visual effects;

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

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a development's effect upon the physical landscape and/or upon its character, fabric

and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.

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

This LVA fully assesses the views experienced from publicly accessible locations. The recent Technical Note by the Landscape Institute (LITGN-2024-01-GLVIA3- Notes and Clarifications on Aspects of GLVIA3) states in 6(1): *'An LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change. Views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view. However, it may be helpful for an LVIA to comment on changes to views that will be experienced from groups of properties, or in some cases individual properties, if these changes are likely to be significant.'*

This LVA therefore identifies all the visual receptors who experience a publicly accessible view of the Site

and the private views of the Site, which are experienced by the residents of properties. However, in accordance with the abovementioned LI Technical Guidance Note, it fully assesses the public views only, whereas the likely effects upon private views are considered by way of an appropriately detailed narrative.

Study Area

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

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

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

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

This desk and subsequent site-based work will also establish the viewpoints for the visual assessment. Viewpoints will be presented as Type 1: Annotated Viewpoint Photographs (in accordance with Landscape Institute Technical Guidance Note 06-19).

Landscape Effects

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

The Landscape Baseline - Desk Based Assessment

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

- National Planning Policy;
- Local Planning Policy;
- Supplementary Planning Documents;
- National, District and local landscape character assessments;
- Ordnance Survey mapping;
- Historic Mapping;
- Defra (MAGIC) website;
- Online aerial mapping; and
- Published walking or cycling routes.

The Landscape Baseline – Site Based Assessment

Site assessment work will initially entail travelling around the confirmed study area by car/cycle and by foot to understand the landscape features within the Site and the surrounding area and to confirm the accuracy of the relevant published character assessments. The landscape baseline will incorporate descriptions of the application Site and the surrounding landscape, before referencing all published landscape character assessments and

ascertaining the presence of any designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

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

Landscape Value

In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline will also consider the value of the landscape resource within the study area. GLVIA3 paragraph 5.45 states *'the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.'*

The fact a landscape is not subject to a designation, does not mean that it does not have any value. Where there is no evidence to indicate landscape value, the assessment will utilise an approach akin to the Box 5.1 assessment as set out within GLVIA3 paragraph 5.28 and Landscape Institute Technical Guidance Note TGN-02-21, Assessing landscape value outside national designations, which draw on the factors that are generally agreed to influence value, which can be Exceptional (International/National), High (National/Regional), Medium (Regional/Community), Low (Community/Local) or Very Low (Local). In addition

to acknowledging the presence of any landscape designations, these factors comprise the following:

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

A.1

Appendix 1 - Methodology

Condition	Criteria
Exceptional	• Strong landscape structure, characteristics, patterns, balanced combination of landform and landcover; • Appropriate management for land use and landcover; • Distinct features worthy of conservation; • Strong sense of place; and • No detracting features.
High	• Robust landscape structure, characteristics, patterns and balanced combination of landform and landcover; • Appropriate management for land use and landcover with potential scope to improve; • Distinct features worthy of conservation; • Sense of place; and • Occasional detracting features;
Good	• Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; • Scope to improve management for land use and land cover; • Some features worthy of conservation; and • Some detracting features.
Ordinary	• Distinguishable landscape structure, characteristic patterns of landform and landcover; • Scope to improve management of vegetation; • Some features worthy of conservation; and • Some detracting features.
Low	• Weak landscape structures, characteristic patterns of landform and landcover are often masked by land use; • Mixed land use evident; • Lack of management and intervention has resulted in degradation; and • Frequent detracting features.
Very Low	• Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; • Mixed land use dominates; • Lack of management/intervention has resulted in degradation; and • Extensive detracting features.
Damaged	• Damaged landscape structure; • Single land use dominates; • Disturbed or derelict land requires treatment; and • Detracting features dominate.

Table 1 – Landscape Condition

Assessment of Landscape Effects

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

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

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

Landscape Sensitivity

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

Susceptibility to change means the ability of the landscape receptor to accommodate the type of the proposed development (whether it be housing, warehouses, a wind farm etc.), without undue consequences for the

maintenance of the baseline and/or the achievement of landscape planning policies and strategies and with reference to Table 2 below, is graded on a scale of High, Medium or Low.

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

Level of Susceptibility	Definition
Higher Susceptibility	- The landscape is of an open nature/ is large scale/has natural topographical variations and/or there is a negligible/low level of containment so is susceptible to the introduction of uncharacteristic elements/features; - The landscape is of a small, intimate scale that is susceptible to the introduction of uncharacteristic elements/features; - There are historic assets/features present, such as remnant parkland and semi-natural woodland; - There is an overriding rural character; - Many of the valued existing landscape characteristics and features would be difficult to replace or mitigate, although it may be possible to enhance/mitigate to some extent; - There are higher levels of wildness and tranquillity.
Lower Susceptibility	- There are limited variations in the topography; - There is a limited presence of natural landform; - The landscape is of a more enclosed nature that results from a strong woodland structure; - Predominantly agricultural land which is intensively farmed, leaving limited semi-natural habitat; - There is a perceived prominence and presence of human activity.

Table 2 – Indicators of Landscape Susceptibility Change

Magnitude of Effect

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

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape;
- The geographical extent of the area influenced by the development proposals - this could comprise the Site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is located, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced;
- The duration of the effect is judged on a scale of short term (0-6 years), medium term (7-15 years) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed and the land reinstated.

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

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

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

A.1

Appendix 1 - Methodology

Landscape Effects

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

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

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

Landscape Assessment Time frames

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

Year 1 – Operational with additional commentary associated with longer term effects where appropriate.

Visual Effects

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

The Visual Baseline - Desk and Site Based Assessment

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

Site-based work will initially involve travelling throughout the area surrounding the Site in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area, the key relevant visual receptors (individuals or groups of people who experience a view of the application Site) and the associated representative viewpoints. This information will be set out within the assessment with descriptions of the views experienced.

Viewpoint photography will be undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital single lens reflex camera (Canon EOS 6D MKII) with a 50mm F/1.4 USM lens.

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

Assessment of Visual Effects

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

Receptor Sensitivity

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

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

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

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

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

- *Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *Indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.*

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

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

Table 5 – Susceptibility to Change

Magnitude of Effect

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

A.1

Appendix 1 - Methodology

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

- Loss or addition of features within the view including the proportion of the view occupied by the proposed development e.g. introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, height and colour; and
- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

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

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

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

reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 6 below describes the magnitude of effect criteria for the visual assessment.

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

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

A.1

Appendix 1 - Methodology

Visual Effects

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

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

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'*

Visual Assessment Timeframes

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

Year 1 – Operational (additional narrative regarding longer term visual effects will be provided within the visual tables where appropriate).

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

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

National Planning Policy Framework		Local Planning Policy	
2.67	The National Planning Policy Framework (NPPF) document represents relevant planning policy at a national level. The NPPF (December 2024) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).	2.69	The Copeland Local Plan was adopted in November 2024 and sets out the planning policies under which development decisions are taken for areas of Copeland that lie outside of the Lane District National Park.
2.68	The following sections are considered to be of relevance and contain further detail to inform how those principles are to be delivered: - Section 12: Achieving Well-Designed Places (paragraphs 131 and 135 - 137). Paragraph 135 requires development to: <i>'function well and add to the overall quality of the area', be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping', be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)', 'establish or maintain a strong sense of place', 'optimise the potential of the site', 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users';</i> - Section 15: Conserving and Enhancing the Natural Environment (paragraph 187).	2.70	The following key policies of the Copeland Local Plan are considered to be of relevance to this LVA and the landscape context of the application Site:
		2.71	Policy DS4 – Design and Development Standards <i>'The Council will expect all new development to meet high-quality design standards which contribute positively to the health and wellbeing of residents. This means that developments must... Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character'.</i>
		2.72	Policy DS5 – Hard and Soft Landscaping <i>'Where appropriate a high-quality landscaping scheme should be submitted with all proposals for development. This should include:</i> <i>A management plan which identifies all existing trees, hedgerows, ponds and</i>
		2.73	Policy H6 – New Housing Development <i>other wildlife features and demonstrates how they will be integrated within the development. Landscaping should be well assimilated into the wider surrounding landscape.</i> <i>Details of the position, species and number of new trees, hedgerows and landscape features. Species used should be appropriate for the location and should be native where possible with consideration given to future growth rates and proximity to buildings.</i> <i>Details of any trees, hedgerows and landscape features that will be lost or replaced - Details of any hard landscaping proposed including materials, levels etc.</i> <i>Details of future maintenance of the landscaping and replacement/replanting should the landscaping fail.'</i> <i>'Proposals for housing development on allocated and windfall sites will be supported in principle providing that the following criteria are met:</i> <i>a) The design, layout, scale and appearance of the development is appropriate to the locality.</i> <i>b) Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical</i>

assets and local landscape character (including the impact upon the setting of the Lake District National Park and the Heritage Coast and its setting where appropriate);

c) An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;

d) Privacy is protected through distance or good design;

e) The development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity;

f) The layout promotes active travel, linking new development with existing footpaths and cycleways, where possible;

g) Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible;

h) Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible; and

i) The proposal does not constitute inappropriate development of a residential

garden which would harm the character of the area.'

2.74

Policy N6 – Landscape Protection

'Copeland's landscapes will be protected and enhanced by:

a) Supporting proposals which enhance the value of Copeland's landscapes;

b) Protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value;

c) Ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage Coast where proposals could impact on their setting and views into and from the National Park or Heritage Coast;

d) Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the benefits of the

development outweigh any potential harm and mitigation and compensation measures must be provided.

Proposals will be assessed according to whether the proposed structures and associated landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment. Development proposals must be informed by the Council's Landscape Character Assessment, Settlement Landscape Character Assessment the Cumbria Landscape Character Guidance and Toolkit and where appropriate, the Lake District National Park Landscape Character Assessment 108 from the earliest stage.'

2.75

Policy N9 – Green Infrastructure

'A comprehensive, high quality network of green infrastructure will be identified through a Green Infrastructure Strategy for the Copeland Local Plan Area. This network will connect our towns and villages to the more rural parts of Copeland and the coastline and will be formed of a variety of GI types including open countryside, green wedges, protected open spaces, local green spaces, playing fields, rivers, ponds, grass verges, woodlands and trees, private gardens, green walls and green roofs.

The amount of green infrastructure on the development should be maximised and developers should take opportunities to create new connections, expand networks and enhance existing green infrastructure to support the movement of plants and animals. Green infrastructure should be multi-functional where possible and should be considered at the start of the design process.'

2.76 Policy N14 – Woodlands, Trees and Hedgerows

'Existing trees and hedgerows which contribute positively to the visual amenity and environmental value of their location will be protected. Developers should incorporate additional native tree planting and hedgerows into new developments where possible and appropriate.'

Character Type: 5D Urban Fringe

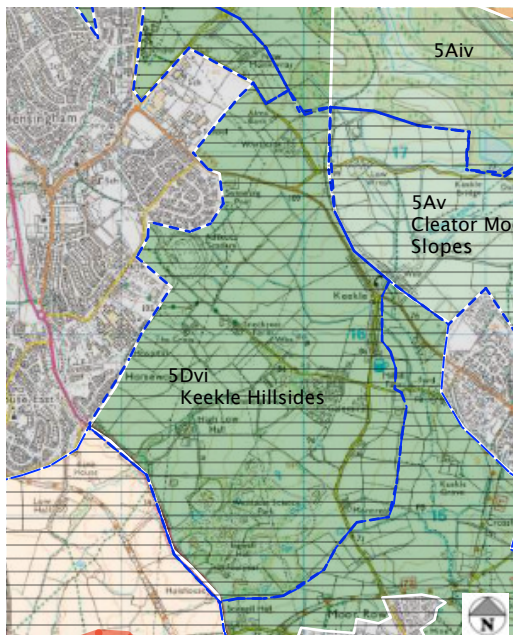
Area of Local Character 5Dvi Keekle Hillside.

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

Description

Key Characteristics

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



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Qualities

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

Designations

- None identified.

A) Urban edge of Whitehaven, Ullswater Avenue



B) Views towards Fells - Cleator Moor Rd



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



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



Character Area 5Dvi Keekle Hillside.

Landscape Sensitivity and Susceptibility

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

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

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

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

Capacity to Accommodate Change and Mitigation Potential

Enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.

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

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

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

Preserve open views towards the Lakeland fells.

Conserve and maintain traditional farm buildings within their own setting.

Management Strategy

The landscape will be enhanced through restoration.

Management practices will create a stronger definition between town and country areas integrating adjacent discordant land uses into the landscape.

Woodland areas and traditional field boundaries will be managed and enhanced. New woodland planting will be used strategically to create a bold landscape structure unifying disparate uses in developing areas.

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

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

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



Character Type: 5Dvii Urban Fringe

Area of Local Character 5Dvii Keekle Valley.

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

Description

Key Characteristics

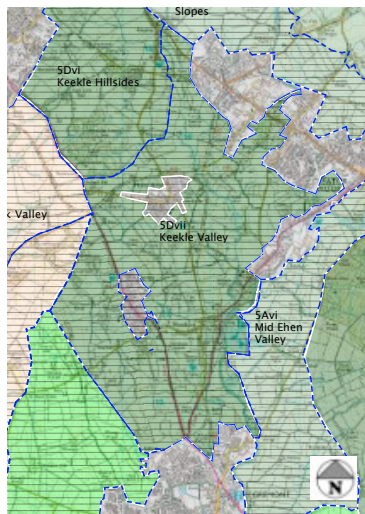
- Landform: Broad and even river valley, surrounded by rising ground.
- Land Use: Mixed uses – farmland, recreation, historic industrial / mining use, green infrastructure. Valley surrounded by settlements. National Cycle Network on disused railway runs through area and connects surrounding villages.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

Qualities

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

Designations

- SSSI at Clints Quarry. Scattered listed buildings.

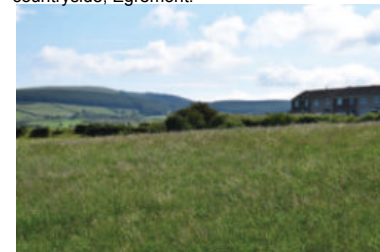


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A) View of fragmented landcover pattern from cycle path.



B) Harsh boundary between housing and countryside, Egremont.



C) Fragmented landcover pattern



D) Industrial villages in countryside (Moor Row)



E) A settled landscape



F) Fly tipping and other urban fringe pressures.



Character Area 5Dvii Keekle Valley.

Landscape Sensitivity and Susceptibility

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

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

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

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

Capacity to Accommodate Change and Mitigation Potential

Opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside. Reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features.

Protect 'green' areas from sporadic and peripheral development. Retain rural gaps between settlements to maintain their individual identity.

Protect countryside areas from sporadic and peripheral development.

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

Conserve and maintain traditional farm buildings within their own setting.

Management Strategy

The landscape will be enhanced through restoration.

Management practices will create a stronger definition between town and country areas integrating adjacent discordant land uses into the landscape.

Woodland areas and traditional field boundaries will be managed and enhanced. New woodland planting will be used strategically to create a bold landscape structure unifying disparate uses in developing areas.

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

Access through the public rights of way network from towns and cities into the countryside will be enhanced.

A) Rolling farmland



B) Industrial history evident in landscape - Moor Row



C) Green infrastructure links connect countryside to settlements and allow access to heart of rural landscape

