

LANDSCAPE & VISUAL APPRAISAL

AUGUST 2022

Edgehill Park Phase 4
Whitehaven

U R B A N
G R E E N



QUALITY MANAGEMENT

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1.0 INTRODUCTION & SCOPE OF APPRAISAL

This Landscape and Visual Appraisal (LVA) has been prepared by Urban Green and provides an appraisal of the proposed development of the Site at Edgehill Park, Whitehaven. The location of the Site is shown at Fig. 1.1, opposite.

The proposals comprise 109 residential units, access and associated landscaping.

The aim of this document is to identify the key landscape and visual sensitivities of the Appraisal Site, and provide recommendations to support the appropriate development of the Site.

This document considers changes to:

- The character of the landscape, vegetation, landscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed development.

The landscape and visual analysis was prepared following Site visits in May 2022. This appraisal describes and evaluates the anticipated change to landscape and visual amenity, and the extent to which these changes will affect the perception and views of the landscape.

KEY

- Site Boundary 
- 1km buffer 
- 2km buffer 

0 200 400 600 800 m

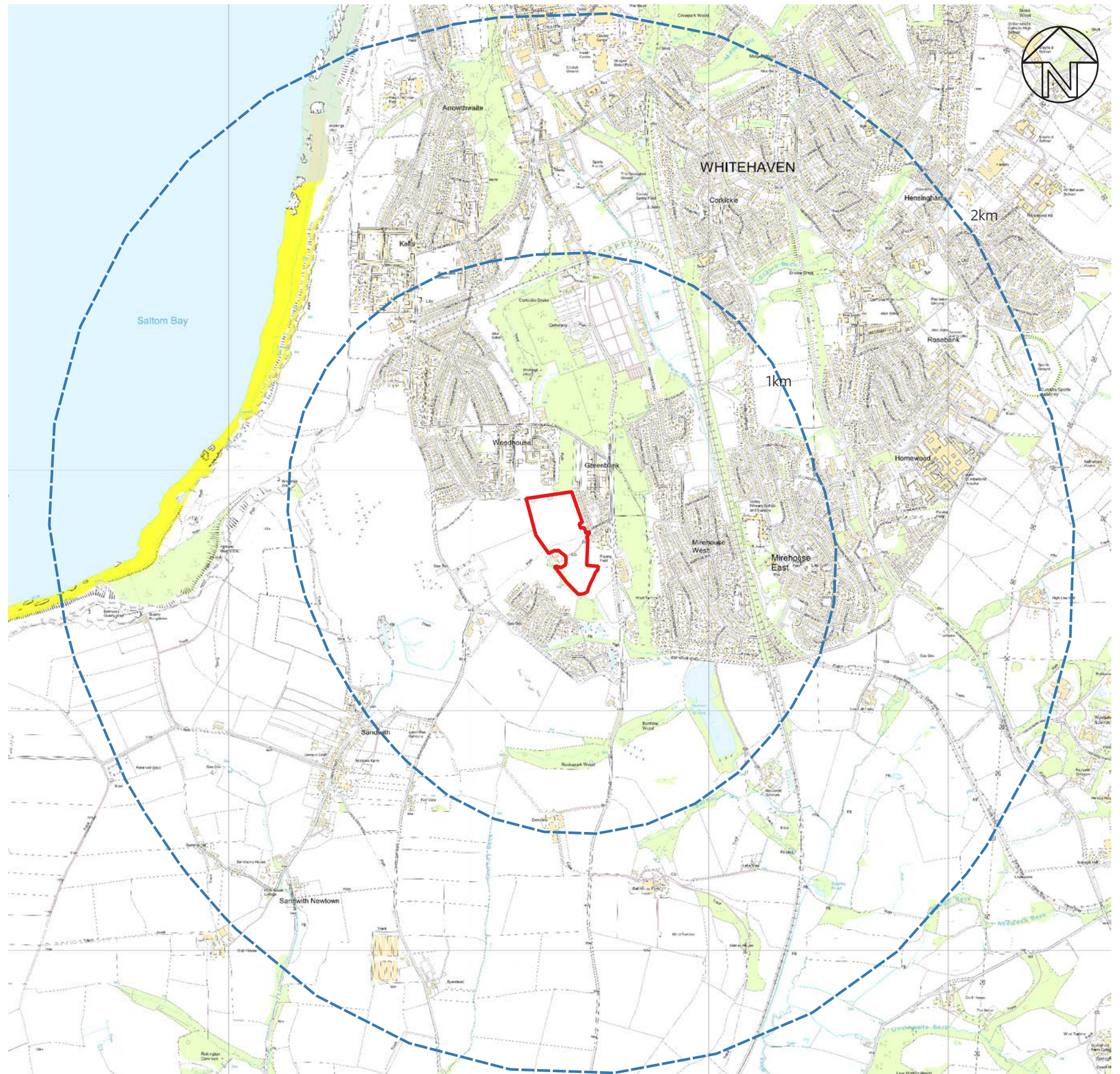



Figure 1.1 - Site Location

2.0 PLANNING POLICY CONTEXT

National Planning Policy Framework

The National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Housing, Communities & Local Government on 20 July 2021.

General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; (...)”

The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (para. 9, author’s emphasis).

Strategic Policies

Paragraph 20 discusses the role of strategic policies within the plan-making framework. It suggests that sufficient provision should be made for the:

- d. “conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

Section 12 Achieving well-designed places

This section of the NPPF identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 126) it states that policy should ensure that developments (para. 130):

- b. “(...) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are 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);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; (...)”*

In regards to trees in new developments, paragraph 131 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined50, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Section 13 Protecting Green Belt Land

This section of the NPPF relates to Green Belt land. Paragraphs 137 and 138 state:

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- a. to check the unrestricted sprawl of large built-up areas;*
- b. to prevent neighbouring towns merging into one another;*
- c. to assist in safeguarding the countryside from encroachment;*
- d. to preserve the setting and special character of historic towns; and*
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

In reference to proposals which affect the Green Belt, paragraphs 147 to 149 state:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;*
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e. limited infilling in villages;*

2.0 PLANNING POLICY CONTEXT

- f. *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g. *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development; or*
 - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

Section 15 Conserving and Enhancing the Natural Environment

This section of the NPPF identifies a requirement in favour of (para. 174):

- a. *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland (...)”*

As listed in the NPPF, these valued landscapes include:

- National Parks;
- The Broads; and
- Areas of Outstanding Natural Beauty.

The Appraisal Site is not located within any of the above mentioned valued landscapes.

Section 16 Conserving and Enhancing the Historic Environment

For proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 194):

“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”

Para. 195 also states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para. 197 states:

“In determining applications, local planning authorities should take account of:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness.”*

It is also considered that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

Local Planning Policy

The Application Site and Study Area lie within the jurisdiction of Copeland Borough Council. Key local policies relating to landscape and visual matters are briefly outlined below.

Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan comprises:

- Copeland Borough Council Core Strategy;
- Copeland Borough Council Development Management Policies DPD (Adopted December 2013); and
- Saved policies from Copeland Local Plan 2001-2016

The relevant policies within the above noted document are as follows:

Core Strategy:

Strategic Objective 6

“Focus major development in Whitehaven, and encourage complementary and additional development in Cleator Moor, Millom and Egremont and in Local Centres where opportunities exist, in line with strategic infrastructure provision.”

Strategic Objective 9

“Ensure that all new development meets high standards in terms of sustainable design and construction, energy efficiency, provision for biodiversity, safety, security and accessibility, relates well to existing development, enhances the public realm and develops quality places reflecting their distinctive west and south west Cumbrian character.”

2.0 PLANNING POLICY CONTEXT

KEY

Site Boundary

1km buffer

2km buffer

Heritage Designations

Conservation Area

Heritage Coast

Listed Buildings

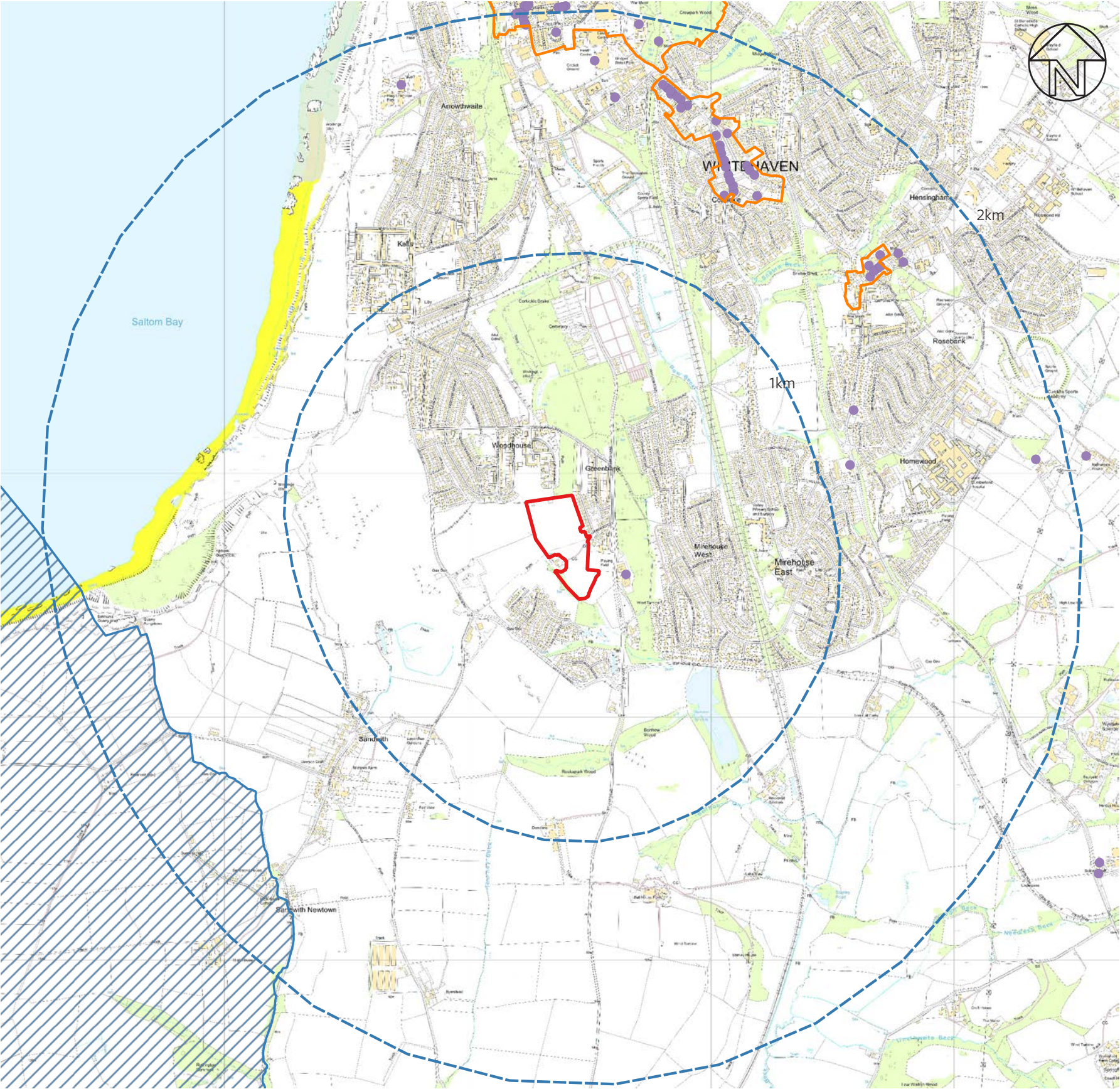


Figure 2.3 - Local Planning Policy - Heritage Assets

2.0 PLANNING POLICY CONTEXT

Strategic Objective 16

“Conserve and enhance all landscapes in the Borough, with added protection given to the designated St Bees Head Heritage Coast site.”

Strategic Objective 18

“Improve green infrastructure and protect and enhance the rich biodiversity and geodiversity both within and outside of the Borough’s many nationally and internationally designated sites, ensuring that habitats are extended, connected by effective wildlife corridors and that lost habitats are restored.”

Policy ST1 – Strategic Development Principles

“The Strategic Development Principles that inform and underpin the Borough’s planning policies are:[...]”

- iii. *Protect, enhance and encourage the creation of new areas of green infrastructure, recognising the important role that the natural environment and healthy ecosystems have to play in the future social and economic, as well as environmental sustainability of Copeland. [...]*

“C Protect, enhance and restore the Borough’s valued assets

- i. *Protect and enhance areas, sites, species and features of biodiversity value, landscapes and the undeveloped coast ii) Protect and enhance the Borough’s cultural and historic features and their settings [...]*

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

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

- A. *Protecting against the loss of designated open space (including playing fields, play areas and allotments) within settlements, and of the access routes or wildlife corridors which connect them, whilst ensuring also that they are well maintained. Where it is necessary to build on land covered by this policy, equivalent replacement provision should be made .*

- B. *Setting minimum open space standards for new development in accordance with Policy DM12*

- C. *Promoting the establishment, improvement and protection of green infrastructure networks connecting open spaces with each other and with the countryside”*

Policy ENV3 – Biodiversity and Geodiversity

“The Council will contribute to the implementation of the UK and Cumbria Biodiversity Action Plan within the plan area by seeking to:

- A. *Improve the condition of internationally, nationally and locally designated sites*
- B. *Ensure that development incorporates measures to protect and enhance any biodiversity interest*
- C. *Enhance, extend and restore priority habitats and look for opportunities to create new habitat*
- D. *Protect and strengthen populations of priority or other protected species*
- E. *Boost the biodiversity value of existing wildlife corridors and create new corridors, and stepping stones that connect them, to develop a functional Ecological Network*
- F. *Restrict access and usage where appropriate and necessary in order to conserve an area’s biodiversity value”*

Policy ENV4 – Heritage Assets

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

- A. *Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value*
- B. *Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use*

- C. *Strengthening the distinctive character of the Borough’s settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings*

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

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

“The Borough’s landscapes will be protected and enhanced by:

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

3.0 LANDSCAPE BASELINE

Landscape Baseline – Landscape Character

The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a:

“...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.”

Landscape characterisation is a process which has been developed extensively by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional or national scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Appraisal Site. Each is considered below. That at a national level pre-dated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

National Landscape Character Assessment

At a National level the Appraisal Site lies within National Character Area (NCA) 7: West Cumbria Coastal Plain. The key characteristics pertinent to the study area and Site are described as:

- *“The NCA consists of an undulating coastal landscape of varying width with open views to the Cumbria High Fells NCA and across the Irish Sea to Galloway and the Isle of Man.*

- *The area has a diverse, open coastline ranging from depositional sand, shingle and pebble beaches and sand dunes, through low soft cliffs of glacial or industrial origin, to high sandstone cliffs with a rich and varied flora and fauna, including dune grasslands, seabird colonies and the natterjack toad.*
- *There are lowland river valleys with limited ancient semi-natural woodland, and expansive estuarine landscapes with lowland raised mires, salt marshes, mudflats and intertidal habitats with large numbers of wintering waders and wildfowl.*
- *Important areas of brownfield biodiversity, often in urban-fringe locations, are characterised by rare plants, reptiles and invertebrates including the small blue butterfly.*
- *The area includes open pastoral farmland with occasional woodlands, basin and valley fens, remnant semi-natural grasslands/meadows associated with streamsides, low-lying land, and localised pockets of arable land supporting species such as curlew and wintering hen harrier.*
- *There are areas of ancient enclosure with medium to large rectilinear fields and few hedgerow trees. They are bounded by hedges (often gappy and augmented by wire fences), stonewalls on higher ground, and stone-faced earthbanks locally known as ‘kests’ along the coast.*
- *There is limited tree cover, with most woodland to be found on steeper slopes and along river corridors. There are some plantation woodlands and shelterbelts associated with the upland margins of the area and former open cast mining sites.*
- *There is a dispersed rural settlement pattern of hamlets and isolated farmsteads with some villages.*
- *Distinctive building materials are a combination of locally quarried red sandstone, red brick and render augmented by coastal pebbles along the southern coast.*
- *Larger urban settlements and coastal towns are closely linked with the growth and location of the area’s strong industrial history of coal and iron ore mining, processing ore, smelting and ship-building.*
- *Extensive urban-fringe influence is linked to highly visible industrial past and*

present, including quarrying, open cast mining, restoration and reclamation initiatives, manufacturing and processing plants and the nuclear energy industry.

- *A rich history is evident in the pattern of land use and heritage features dating from the Neolithic period onwards, including earthworks, forts and castles and all the Roman coastal forts that form part of the Hadrian’s Wall World Heritage Site.”*

County / Local Landscape Character Assessment

At a County level the Site lies within Landscape Character Type (LCT) - LCT 5: Lowland, and within Landscape Character Area (LCA) 5d: Urban Fringe, within the document ‘Cumbria Landscape Character Guidance and Toolkit, 2011’. The key characteristics of the above noted LCA which are pertinent to the study area and Site are described below:

- *“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 semiurbanised woodland provide interest”*

Other Landscape Character Types within 2km of the Assessment Site comprise LCT 4 - Coastal Sandstone.

Key characteristics of this LCT are described as:

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

3.0 LANDSCAPE BASELINE

KEY

- Site Boundary 
- 1km buffer 
- 2km buffer 
- Landscape Character**
- NCA 
- Cumbria Landscape Character
- 4 
- 5d 

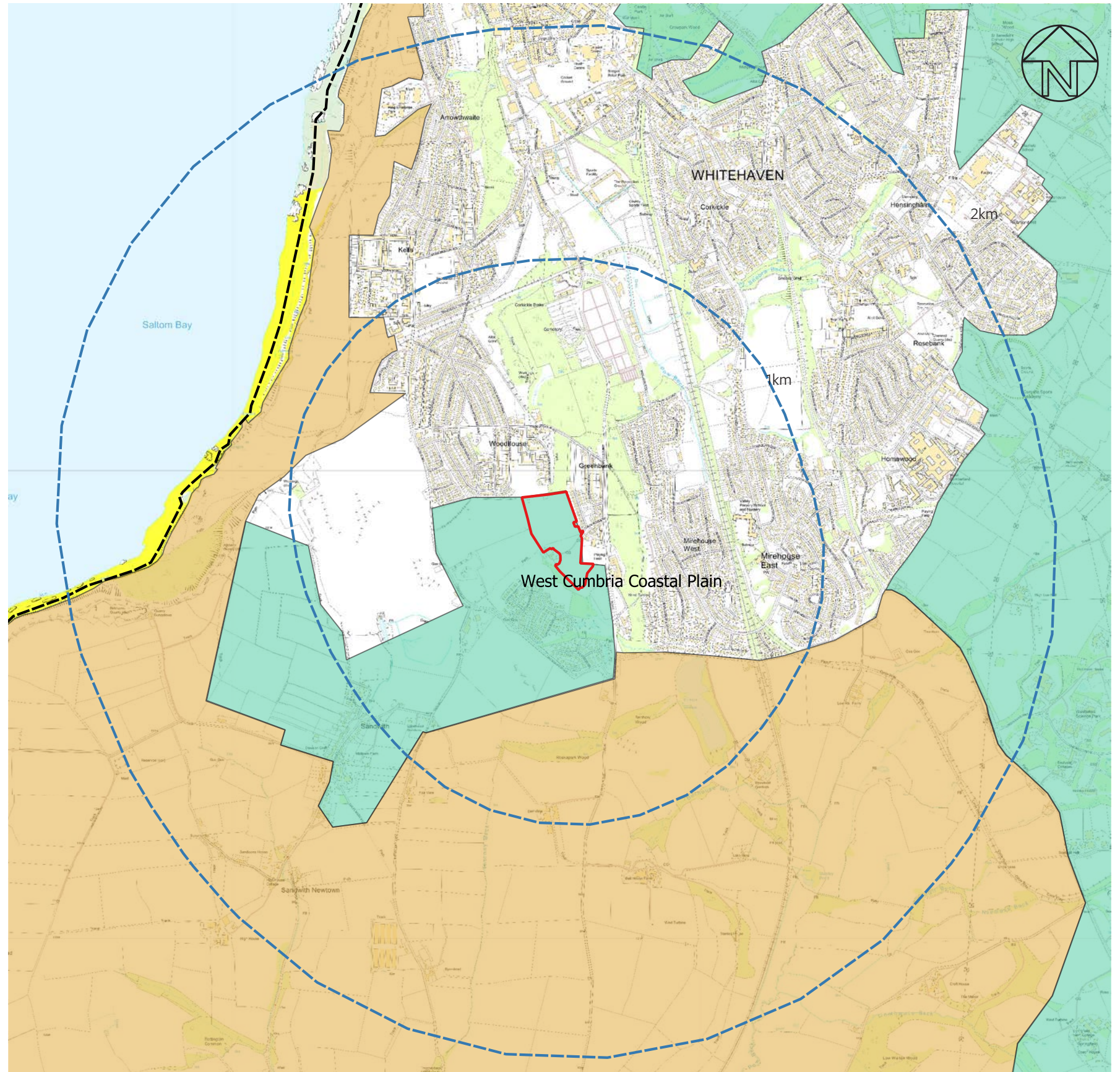


Figure 3.1 - Landscape Character

3.0 LANDSCAPE BASELINE

Landscape Designations

At a local level, the Assessment Site does not fall within any designated landscapes. It is noted that there is an area designated as a Landscape of County Importance within the Development Plan approximately 360m south of the Assessment Site, along with the Lake District National Park located approximately 5.8km southeast of the Appraisal Site.



Figure 3.2 - View looking East, southeast from Appraisal Site towards rising elevations of Lake District National Park

3.0 LANDSCAPE BASELINE

KEY

Site Boundary

1km buffer

2km buffer

PRoW

PRoW

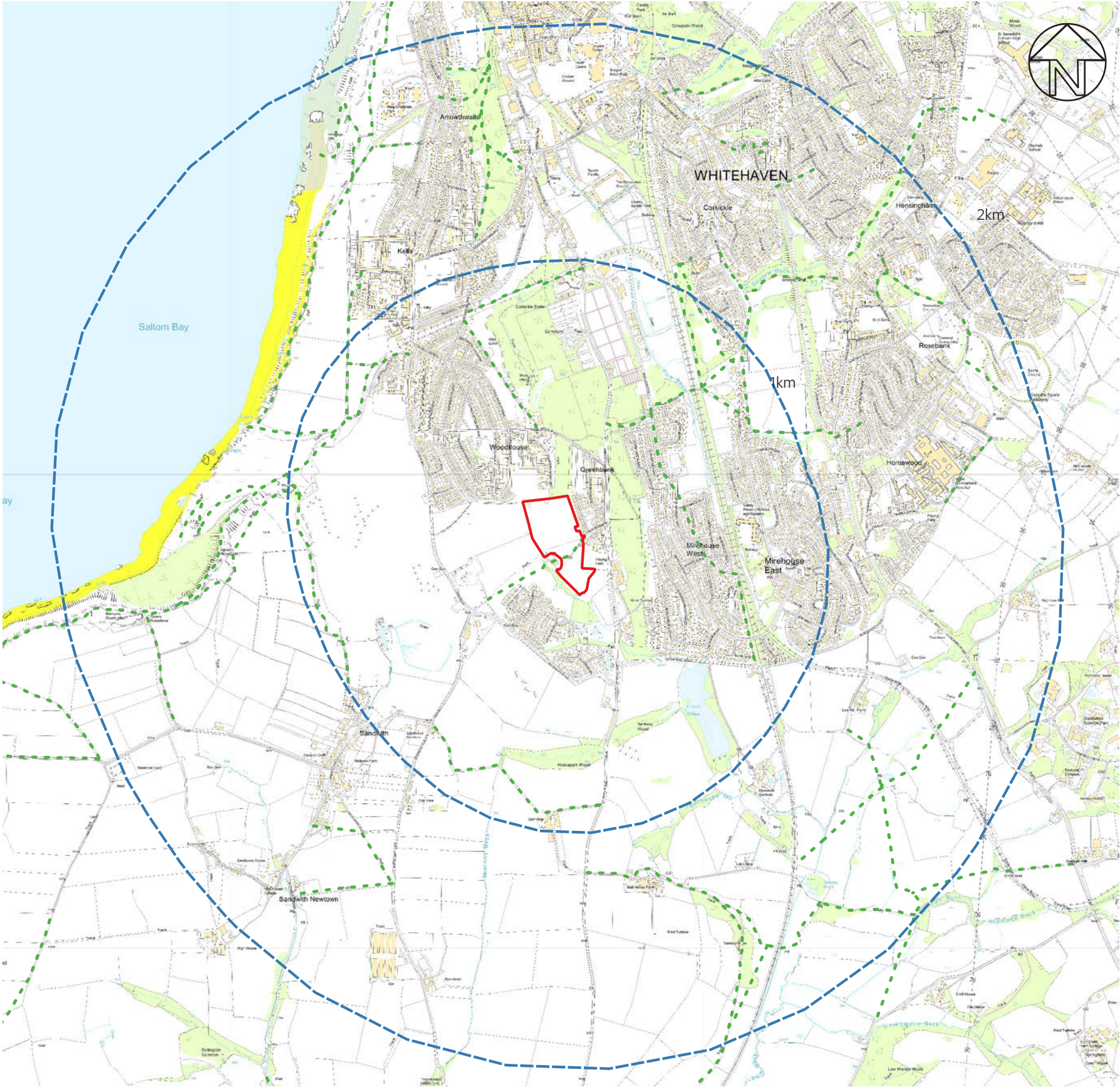


Figure 3.3 - Public Rights of Way - 2km

3.0 LANDSCAPE BASELINE

Characteristics of the Appraisal Site

Land Use

The Site is currently utilised as arable farmland, comprising of a single large rectilinear field with field boundaries comprising a combination of hedgerows, hedgerow trees and post and wire fencing and closed board fencing.

Topography

Topography across the Site is sloping, with a fall from north west to south east. The highest point on Site is +101m AOD to the north western boundary, and the lowest is +67m AOD, located to the south eastern Site boundary.

Vegetation

Vegetation across the Site is limited, with the field comprising semi-improved grassland. Boundary vegetation comprises principally dense scrub.

Water Features

There are not currently any water features directly on the Appraisal Site, other than a small ditch and some seasonal standing water.

Built Elements

There is an area of hardstanding on the Site and a track which follows the route of the footpath through the Site. Otherwise, built elements are limited to boundary fencing.

Public Rights of Way

There are a number of footpaths within the 2km Study Area, including one that traverses through the Site (Ref: 431031).

Heritage

There are no heritage assets located within the Site itself. The closest heritage asset is the Grade II Greenbank Hotel, located approximately 112m to the east of the Site. There are no other listed buildings located within 1km of the Site boundary, and those located beyond 1km are not considered to share any physical or perceptual relationship with the Site owing to intervening built form and vegetation.

Ecology

The Site comprises of predominantly poor semi-improved grassland, marshy grassland, dense scrub, ditch, standing water and tall ruderal vegetation. Areas of hardstanding and bare ground are also present.

Landscape Baseline – Landscape Resource

Landscape character areas differ in their range of Landscape features and the patterns these create, and consequently in their ability to accommodate different types of development. Some areas may be particularly sensitive and others more resilient.

In terms of the existing landscape condition of the Site - i.e. the physical state of the landscape - the Site is considered to be in Good condition. This rating considers the recognisable landscape structure, and some features worthy of retention, including mature boundary vegetation.

In terms of landscape value - i.e. how the landscape is valued by society - the Site is considered to be of Good value. This rating considers that the Site is not subject to any specific landscape designations, although it does have consideration of the PRoW that runs through the Site.

Landscape Baseline – Landscape Receptors

From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the assessment site that need to be assessed in the following section on Landscape Effects are:

- Landscape Character;
- Landscape features and vegetation;
- Public Rights of Way which traverse the Site; and
- The nearby Landscape of County Importance designation.

3.0 LANDSCAPE BASELINE

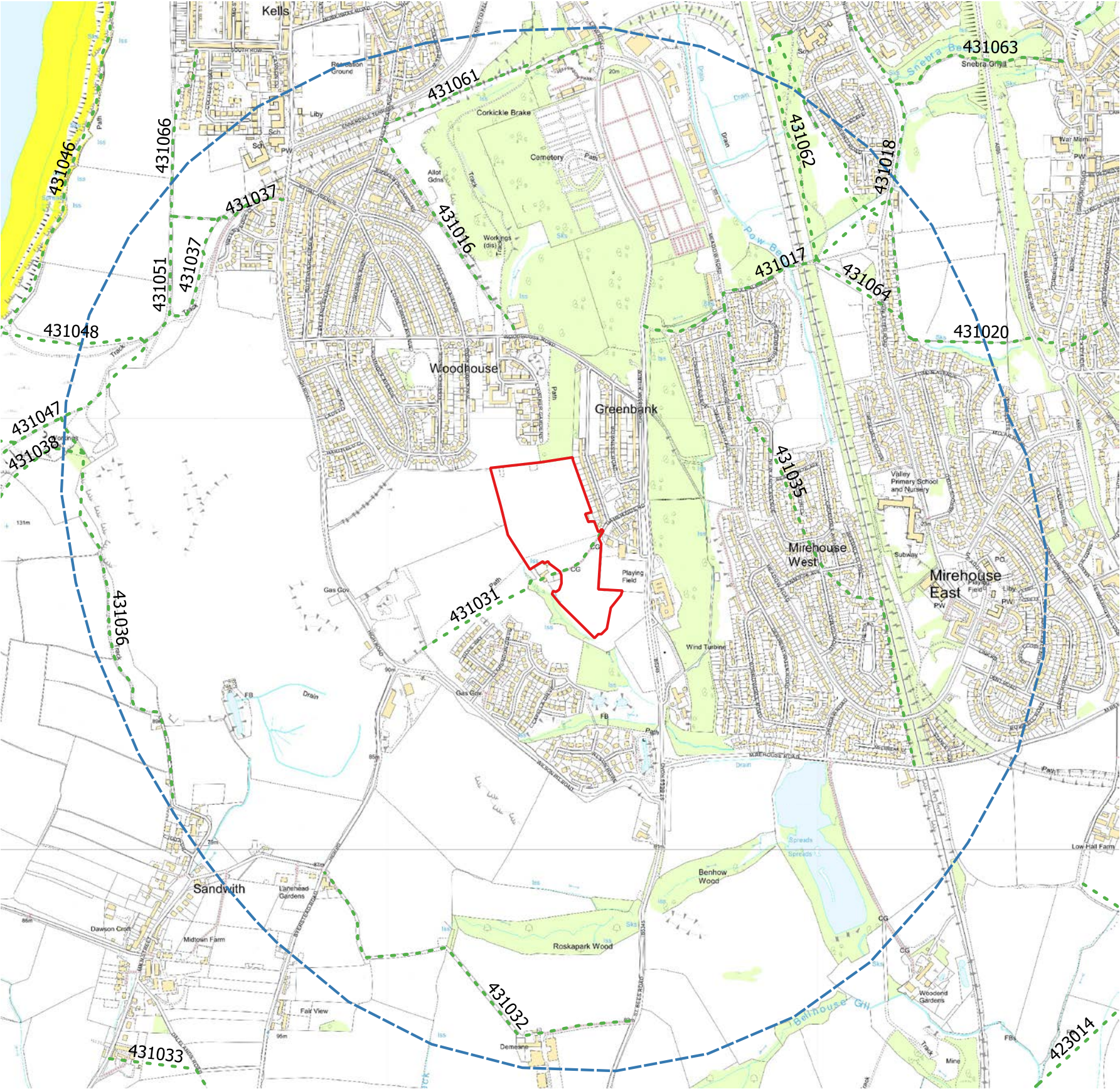


Figure 3.4 - Public Rights of Way - 1km

3.0 LANDSCAPE BASELINE

A visual inspection of the Appraisal Site was conducted in May 2022.

KEY

Site Boundary

Viewpoints

Site Context Viewpoints

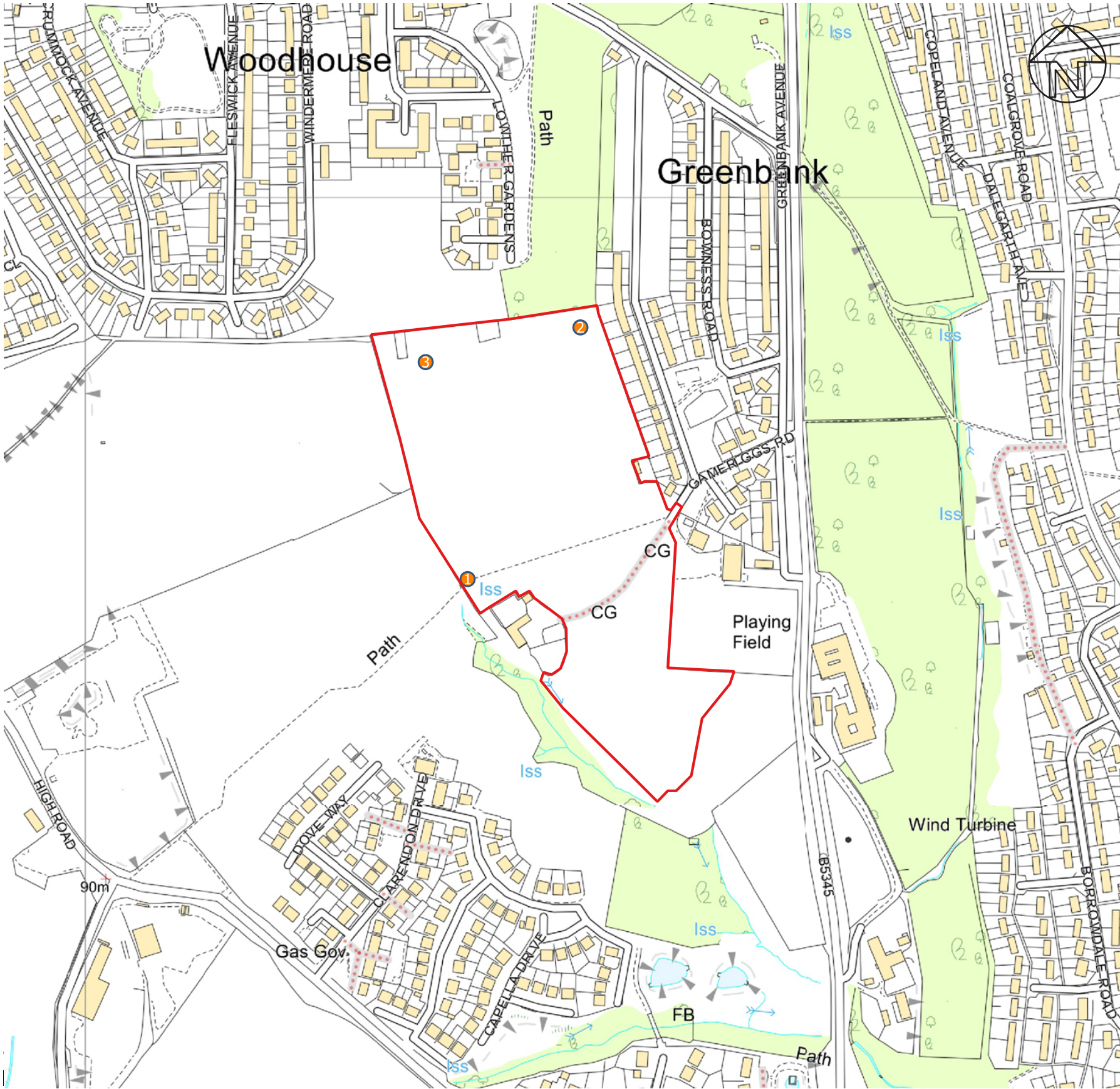


Figure 3.5 - Internal Site Context Photographs

3.0 LANDSCAPE BASELINE

Heras fencing associated with construction of
Edgehill Phase 3

Mirehouse East

Lake District National Park



Internal Site Context Viewpoint 1 - View looking east from the western boundary of the Appraisal Site, looking across the eastern extents of Whitehaven and beyond to the rising elevations of the Lake District National Park.

Residential properties at Greenbank

Lake District National Park



Internal Site Context Viewpoint 2 - View looking east from the north eastern boundary of the Appraisal Site, looking across the eastern extents of Whitehaven and beyond to the rising elevations of the Lake District National Park.

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 3 - View looking south east from the north western boundary of the Appraisal Site, looking across the eastern extents of the Edgehill Phase 3 development and beyond to the rising elevations of the Lake District National Park.

4.0 VISUAL BASELINE

This LVA considers a study area of 2km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the proposed development. It is considered that views from receptors beyond 2km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer.

A field survey was undertaken in May 2022 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Appraisal Site and its immediate proximity, to longer distance views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table 4.1.

Residents of Dwellings

There are views to the Site from a number of residential dwellings in close proximity to the Site, these include dwellings on Dove Way, Clarendon Drive and the new Story Homes development to the west, properties on Windermere Road and Lowther Gardens to the north and properties on Gameriggs Road to the east. A number of residents here have partial direct and oblique views to the Site from their front and rear elevations.

Views from residential properties are available at further distances, including those located across the valley to the east at Mirehouse East.

Road Users

There are partial, transient views to the Site for users of the local residential road network in proximity to the Site, St Bees Road (B5345) to the east and Egremont Road (A595) further to the east. Views to Site from the local road network are generally brief, transient and truncated due to a combination of mature vegetation, built form and existing landform.

Public Rights of Way

There are open and partial views across the Site from Footpath 431031 which runs through the Site on a generally east to west orientation. More distant views towards the Site are available from Footpath 431036 to the west of the Site and Footpath 431029 to the east. There are no further views to the Site from the wider Public Right of Way network within the study area due to a combination of intervening built form, mature vegetation and landform.

Heritage Assets

There are no heritage assets located within the Site itself. The closest designated heritage asset is the Grade II Greenbank Hotel, located approximately 112m to the east of the Site. There are no other listed buildings located within 1km of the Site boundary, and those located beyond 1km are not considered to share any physical or perceptual relationship with the Site owing to intervening built form and vegetation.

There are three Conservation Areas within the 2km Study Area, however none within 1km of the Appraisal Site. No adverse visual effects are anticipated as a result of the proposed development, given the levels of intervening built form and vegetation.

There is a Heritage Coast designation located approximately 1.7km west of the Appraisal Site. Given the distance from the Site, adverse visual effects are not anticipated as a result of the proposed development.

4.0 VISUAL BASELINE

KEY

Site Boundary

1km buffer

2km buffer

Viewpoints

Assessment Viewpoints

0 200 400 600 800 1,000 m

This map illustrates the visual baseline for the Edgehill Park Phase 4 project. The project site is outlined in red, situated between Whitehaven to the north and Sandwith to the south. A 2km buffer is shown as a dashed blue line. Thirteen assessment viewpoints are marked with blue circles and numbered 1 through 13. The map includes geographical features like Saltom Bay to the west and various local streets and landmarks. A north arrow is located in the top right corner.

Figure 4.1 - Viewpoints -2km

19

Edgehill Park Phase 4 - LVA

4.0 VISUAL BASELINE

KEY

Site Boundary

1km buffer

Viewpoints

Assessment Viewpoints

Figure 4.2 - Viewpoints - 1km

20

Edgehill Park Phase 4 - LVA

4.0 VISUAL BASELINE

Table 4.1 - Visual Receptors					
Viewpoint No.	Location	Viewing Direction	Broad Character Type	Visual Receptor(s)	Distance to Development
1	Footpath 431031	North east	LCT 5: Lowland	Footpath users and residents	235m
2	Footpath 431031	North east	LCT 5: Lowland	Footpath users and residents	125m
3	Footpath 431031	North east	LCT 5: Lowland	Footpath users and residents	Within site
4	Gameriggs Road	West, south west	Urban	Residents and users of play park	60m
5	Greenbank Playing Field	West	Urban	Users of playing fields	40m
6	Lowther Gardens	South	Urban	Residents	128m
7	Windermere Road	South, south east	Urban	Residents	400m
8	High Road	South east	LCT 5: Lowland	Road users and residents	945m
9	Footpath 431036	North east	LCT 5: Lowland	Footpath users	900m
10	Unnamed road next to Sandwith mast	North east	LCT 4: Coastal Sandstone	Road users	1.9km
11	Rutland Avenue playing fields	West	LCT 5: Lowland	Residents and users of playing fields	1.48km
12	Egremont Road, West Lakes Science Park	North west	LCT 5: Lowland	Road users and visitors to Science Park	1.9km
13	St. Bees Road / Footpath 422009	North	LCT 4: Coastal Sandstone	Road users and footpath users	1.17km

4.0 VISUAL BASELINE



Viewpoint 1 - View looking east from Footpath 431031 adjacent to Dove Way to the south and the development of Edgehill Park Phase 3 to the north. Views towards the Appraisal Site are screened to a large extent by the built form associated with the Edgehill Park Phase 3 development. A channelled view towards the Appraisal Site is available along the route of the Footpath (431031).



Viewpoint 2 - View looking east from Footpath 431031, which traverse through the Edgehill Park Phase 3 development. Views towards the Appraisal Site are screened to a large extent by intervening built form, however a channelled view towards the Appraisal Site is available along the route of the Footpath (431031). Views currently look across the Appraisal Site towards the eastern extents of Whitehaven.

4.0 VISUAL BASELINE



Viewpoint 3 - View looking east from Footpath 431031, which traverse through the Appraisal Site. Views are open and elevated, looking across the sloping Appraisal Site towards the residential properties at Greenbank and beyond to the eastern extents of Whitehaven and further to the Lake District National Park.



Viewpoint 4 - View looking south west towards the Appraisal Site from Gameraiggs Road, adjacent to the children’s play park. Views towards the Appraisal Site are predominantly screened by residential built form along Gameraiggs Road, however channelled views towards the rising slopes of the Appraisal Site are available along the route of Footpath 431031 and across Greenbank playing fields.

4.0 VISUAL BASELINE

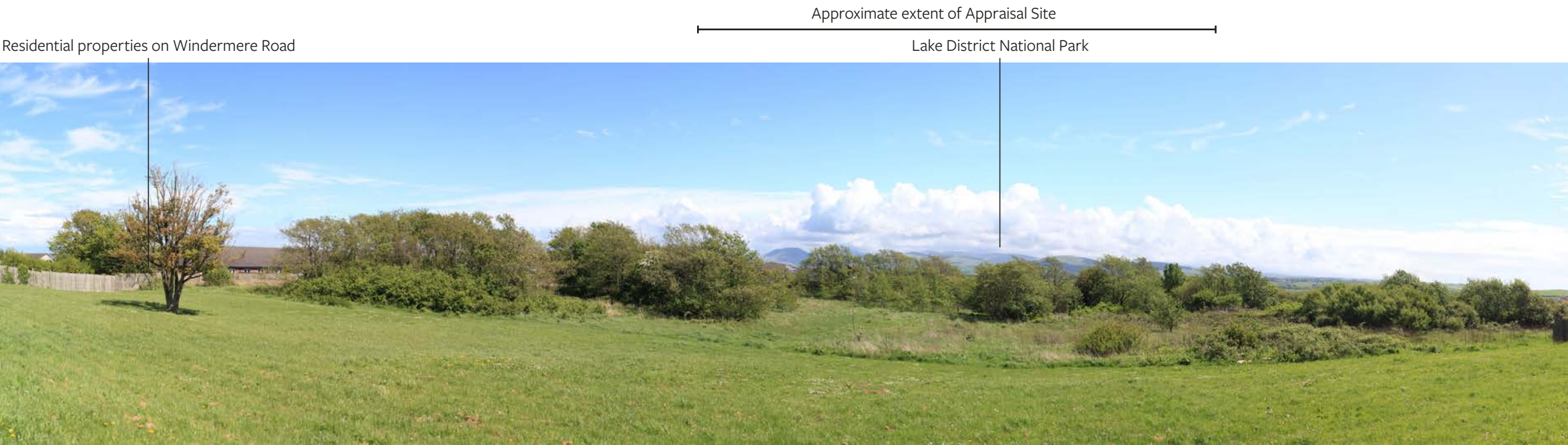


Viewpoint 5 - View looking west, north west towards the Appraisal Site from Greenbank playing field, adjacent to the southern extents of Greenbank. Views towards the Appraisal Site are open, looking across the rising slopes of the eastern extents of the Appraisal Site. Views are foreshortened by the rising topography, which restricts views beyond.



Viewpoint 6 - View looking south towards the Appraisal Site from the southern edge of Lowther Gardens road. The view is limited in the foreground by native shrub vegetation, however where breaks in the vegetation occur, views are available of the Edgehill Park Phase 3 development, along with glimpsed views of the Appraisal Site and longer distance views to the landscape beyond.

4.0 VISUAL BASELINE



Viewpoint 7 - View looking southeast towards the Appraisal Site from Windermere Road. The view looks across an area of greenspace, where it is restricted to short-medium distance by native shrub vegetation. However, where breaks in the vegetation occur, glimpsed long distance views towards the upper elevations of the Lake district Park are available. Views towards the Appraisal Site are screened by the intervening vegetation.



Viewpoint 8 - View looking east, southeast from High Road. Views are open and long distance, looking across an open field parcel towards the Edgehill Phase 3 development in the middle distance, and beyond to the rising elevations of the Lake District National Park. Views of the Appraisal Site are screened by the intervening landform and built form associated with Edgehill Phase 3 development.

4.0 VISUAL BASELINE



Viewpoint 9 - View looking east towards the Appraisal Site from Footpath 431036, north of Sandwith. The view is open and medium distance and looks across an undulating landscape, the most distant view available is that of the western extents of Edgehill Park Phase 3 development. Any longer distance views are restricted by a combination of topography and built form.



Viewpoint 10 - View looking east from the road leading to Sandwith Mast. Views are open and long distance, looking from an elevated vantage point, the view looks across towards Whitehaven in the middle distance and the rising elevations of the Lake District National Park. A combination of intervening built form and sloping topography results in the Appraisal Site being screened from view.

4.0 VISUAL BASELINE



Viewpoint 11 - View looking west from Footpath 431029 and Rutland Avenue playing fields. Views are restricted by mature vegetation along the northern boundary between the playing fields and West Cumberland Hospital, and by residential built form along Rutland Avenue. Views towards the Appraisal Site are open and long distance, however the Appraisal Site forms a small component of the overall view.



Viewpoint 12 - View looking north west from Egremont Road (A595) adjacent to West Lakes Science Park. Views are open and medium to long distance, looking towards the southern extents of Whitehaven. Views towards the Appraisal Site are open and long distance, however the Appraisal Site forms a small component of the overall view.

4.0 VISUAL BASELINE



Viewpoint 13 - View looking north from St Bees Road adjacent to . Views are open and medium to long distance, looking towards the southern extents of Whitehaven. Views towards the Appraisal Site are open and long distance, however the Appraisal Site forms a small component of the overall view.

5.0 LANDSCAPE STRATEGY

The vision for the site is to create a high-quality landscape scheme which is welcoming and responds positively to the local character. This approach will be applied across the whole site, including residential streets and areas of public open space. Soft landscape areas will frame the perimeter of the proposed residential development, and green links will be created along key routes through the site. The planting will enhance on site features by framing views and ensuring the development is sensitive to its wider context.

The main aims of the soft landscape strategy are as follows:

- Provide attractive semi-private defensible space to front gardens;
- Create attractive and usable areas of public open space that are naturalistic and suited to the local landscape;
- Provide appropriate boundary treatment and landscape buffer, in particular along exposed rear boundaries;
- Enhance on site biodiversity by planting a diverse range of native and wildlife-friendly species; and
- Improve on site drainage with the introduction of a retention pond to the site.

KEY

	RED LINE BOUNDARY		WOODLAND PLANTING MIX Refer to planting schedule for further information, section Coastal Native Shrub Mix
Soft Works			
	EXISTING TREES To be retained		HERBACEOUS PERENNIAL & GRASS PLANTING MIX Refer to planting schedule for further information, section Coastal Native Shrub Mix
	TREE PLANTING TO OPEN PUBLIC SPACES Refer to planting schedule for further information		NATIVE TREE AND SHRUB PLANTING MIX Refer to planting schedule for further information, section Native Tree and Shrub Planting Mix
	TREE PLANTING TO RESIDENTIAL PROPERTIES Refer to planting schedule for further information		SUDS PLANTING MIX Refer to planting schedule for further information, section Coastal Rain Garden Planting Mix
	MULTISTEM TREE PLANTING TO RESIDENTIAL PROPERTIES AND LINEAR PARK Refer to planting schedule for further information		TURF GRASS
	HEDGEROW PLANTING Refer to planting schedule for further information		AMENITY GRASS
	PLANTING MIX TO RESIDENTIAL PROPERTIES - TYPE 1 Refer to planting schedule for further information, section Coastal Ornamental Mix		MEADOW PLANTING Refer to planting schedule for further information, section Meadow Mix
	PLANTING MIX TO RESIDENTIAL PROPERTIES - TYPE 2 Refer to planting schedule for further information, section Coastal Structural Mix		WET MEADOW Refer to planting schedule for further information, section Wet Meadow Mix
	STREET PLANTING MIX Refer to planting schedule for further information, section Coastal Road Mix		BULB MIX PLANTING Refer to planting schedule for further information, section Bulb Mix
			MARGINAL PLANTING Refer to planting schedule for further information, section Marginals Mix
			SUDS POND

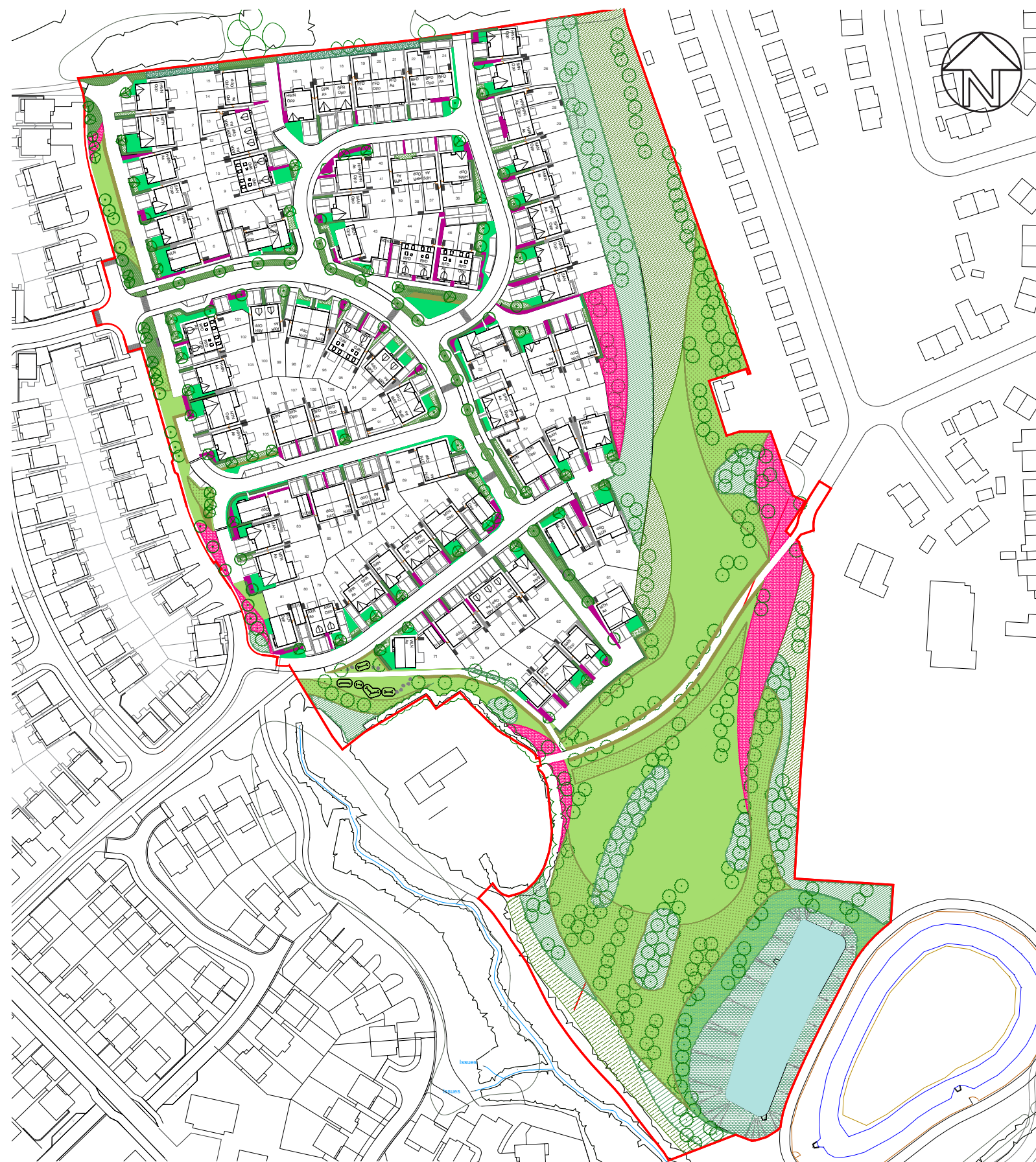


Figure 5.1 - Landscape Strategy

6.0 APPRAISAL OF LANDSCAPE & VISUAL EFFECTS

Landscape Effects

The following paragraphs summarise the anticipated landscape effects as in respect of each main landscape receptor. The criteria for the determination of sensitivity and magnitude of landscape effects is set out in the methodology at Appendix 1.

Landscape Character

At a national level, effects are limited to a very small part of National Character Area (NCA) 7: West Cumbria Coastal Plain in an area that is already subject to a number of urbanising influences.

The anticipated landscape effect of the proposed development of the Appraisal Site would be negligible and entail negligible change to the existing landscape.

At a local level however, greater impacts on landscape character are predicted. The Site is currently comprised of an open pastoral field on sloping topography. It is bound to the west, north and east by existing and currently under construction residential properties. At a County level the Site lies within Landscape Character Type (LCT)- LCT 5: Lowland, and within Landscape Character Area (LCA) 5d: Urban Fringe, within the document 'Cumbria Landscape Character Guidance and Toolkit, 2011'.

The sensitivity of the Appraisal Site for the development type proposed is considered to be Medium. The proposals for the Site comprise the construction of new residential dwellings and associated infrastructure on an undeveloped landscaped, yet one which is bound on three sides by residential development.

The magnitude of effect of the proposed development of Site for residential development is considered to be Medium resulting in an overall Moderate significance of effect in terms of landscape character at the Site level.

Landscape Features and Vegetation

The Site comprises of an open and undeveloped pastoral field, with field boundaries formed by a combination of mature vegetation, post and wire fencing and open boundaries (currently to be defined following completion of adjacent Edgehill Phase 3 residential development).

The sensitivity of landscape features and vegetation on Site is considered to be Medium. This acknowledges the mature vegetation to the Site boundaries and the undeveloped nature of the Site, but also the detracting elements on Site including the limited management of the landscape and its features.

The magnitude of effect of the proposed development on this receptor

is considered to be Medium. This rating acknowledges that the proposals will largely retain the established vegetation along the Site boundaries and supplement with additional planting where appropriate, particularly to the southern Site boundary to provide additional visual screening to the proposals.

The overall significance of effect is therefore considered to be Moderate - bringing about some change to the existing landscape features and vegetation, and not constituting a significant or unacceptable environmental effect.

Heritage Assets

There are no heritage assets located within the Site itself. The closest designated heritage asset is the Grade II Greenbank Hotel, located approximately 112m to the east of the Site. There are no other listed buildings located within 1km of the Site boundary, and those located beyond 1km are not considered to share any physical or perceptual relationship with the Site owing to intervening built form and vegetation.

There are three Conservation Areas within the 2km Study Area, however none within 1km of the Appraisal Site. No adverse visual effects are anticipated as a result of the proposed development, given the distance, levels of intervening built form and vegetation.

There is a Heritage Coast designation located approximately 1.7km west of the Appraisal Site. Given the distance from the Site, adverse visual effects are not anticipated as a result of the proposed development (see viewpoint 10, located within Heritage Coast designation).

Landscape Designations

There are no landscape designations that directly affect the Site.

In the vicinity, there are a number of landscape designations including the following;

- Landscape of County Importance
- Lake District National Park

There are no effects anticipated on the Lake District National Park, given the distance from the Appraisal Site (approximately 5.8km) and the relative small component the proposed development will form in the view.

There are very limited visual effects anticipated as a result of the proposed development on the Landscape of County Importance. Assessment viewpoints

10, 12 and 13 are located within the designation and show the proposed development as forming a very small component in the wider view, that will have limited effect on the setting or context of the designation.

6.0 APPRAISAL OF LANDSCAPE & VISUAL EFFECTS

Visual Effects

The following paragraphs summarise the visual effects in respect of each identified category of visual receptor. The criteria for the determination of sensitivity and magnitude of visual effects are set out in the methodology at Appendix 1.

Residents of Dwellings

Views towards the Appraisal Site from residential properties within the study area are principally from those in close proximity to the Site from dwellings on Dove Way, Clarendon Drive and the new Story Homes development to the west, properties on Windermere Road and Lowther Gardens to the north and properties on Gameriggs Road to the east. A number of residents here have partial direct and oblique views to the Site from their front and rear elevations.

Longer distance views are anticipated from a small number of locations, including those located across the valley to the east at Mirehouse East, however this will form a small element within the wider view and will be seen in context with the existing built form at Edgehill Park, Woodhouse and Greenbank, with effects therefore anticipated to be Negligible-Minor.

Views in all other directions are generally limited and contained by the varied topography and dense mature vegetation that exists to the Site boundaries, but also in the intervening surrounding landscape.

Proposed mitigation includes the provision of infill and supplementary tree and shrub planting, along the full length of the boundaries to ensure that a robust visual screen exists which will improve as planting matures over time. This will be of particular beneficial screening effect for those residents along Gameriggs Road who currently have views from the rear of their properties into the eastern aspect of the Site.

Residential receptors are considered to be of High sensitivity, and the magnitude of effect of the proposed development on this visual receptor is considered to range from Negligible to Moderate, leading to an overall Moderate to Major/Moderate significance of effect on residents in close proximity to the Site, depending upon their distance and orientation to the Appraisal Site.

Users of Public Rights of Way

Views towards the Appraisal Site from PROWs in close proximity are limited to Footpath 431031 which runs through the Site on an east to west orientation,

where there are open views across the Site.

More distant views towards the Site are available from Footpath 431036 to the west of the Site and Footpath 431029 to the east (refer to viewpoints 9 and 11 respectively). There are limited views to the Site from the wider Public Right of Way network within the study area due to a combination of intervening built form, mature vegetation and landform.

The sensitivity of footpath users as visual receptors is considered to be High. Given the existing context of built form surrounding the Site, the overall significance of effect on users of PROW in close proximity is considered to be Moderate.

Proposed mitigation includes retention of existing vegetation where possible and additional planting to supplement and enhance the planting that is already present.

Road Users

There are partial, transient views to the Site for users of the local residential road network in proximity to the Site, St Bees Road (B5345) to the east and Egremont Road (A595) further to the east. Views to Site from the local road network are generally brief, transient and truncated due to a combination of mature vegetation, built form and existing landform. Road users, as visual receptors, are considered to be of Low overall sensitivity.

In overall terms the proposed development is therefore likely to give rise to some Slight effects on road users in close proximity to the Site.

Proposed mitigation includes the retention of as much vegetation as is reasonably practicable within the Site and to the Site boundaries, and the provision of further planting where possible.

Overall Conclusions on Visual Effects

For the most part, the assessed visual effects of the proposed development of the Appraisal Site are considered to be Negligible to Minor. A number of Negligible to Moderate or Major/Moderate effects on visual receptors are identified within the study area, although these assessed effects are limited to receptors within close proximity to the Site, and will as such not constitute a significant or unacceptable overall effect. The Appraisal Site is largely visually well contained, particularly to the west and south due to the high levels of mature, dense vegetation throughout the surrounding landscape, along with the

intervening built form and varied topography that limits viewing opportunities.

Views of the proposed built form are anticipated to be available from the adjacent residential dwellings along Gameriggs Road and the Edgehill Park development and from the footpath which runs through the Site, where there are open views available.

Proposed mitigation includes a combination of iterative design, the retention of as much vegetation as is reasonably practicable within the Site and to the Site boundaries, and the provision of further planting where possible. Over time as planting matures, these proposed mitigation approaches are anticipated to reduce predicted adverse visual effects as a result of the proposed development to Moderate or below.

7.0 CONCLUSIONS

This Landscape and Visual Appraisal (LVA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The appraisal of the Site at Edgehill Park, Whitehaven, has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

The Appraisal Site is currently comprised of a large open pastoral field on land which slopes down to the south east.

Currently, views of the Appraisal Site are limited to the north, west and south due to the combination varied topography of the appraisal area, along with the intervening mature vegetation and residential built form to the north and west of the Site and within the wider study area. Views of the Appraisal Site are more open towards the west of the Site as a result of topography. Close range views of the Site are available from residential dwellings along Gameriggs Road to the east and from the new properties at the Edgehill Park development to the west and south. Longer distance views from residential properties are available to the east, from the Mirehouse East area of Whitehaven, located on elevated land across the valley.

There are also open and partial views to the Site from a Footpath that runs through the Site itself (Footpath 431031), where there are open and partial views across the Site.

More distant views towards the Site are available from Footpath 431036 to the west of the Site and Footpath 431029 to the east (refer to viewpoints 9 and 11 respectively). There are limited views to the Site from the wider Public Right of Way network within the study area due to a combination of intervening built form, mature vegetation and landform.

The proposed development will comprise residential dwellings with access and landscaping. The layout plan for the proposed development has been subject to an iterative design process and has considered the physical Site constraints and opportunities; the landscape and visual sensitivities; the retention of the inherent local landscape characteristics; and to comply with local planning policy and guidance.

For a number of limited number of visual receptors close to the Appraisal Site, there will be a change to the character and amenity of the views, where the development will either form a new element in the view or will bring development forward in the view. Although, as noted in the Appraisal section in section 6 of this report, these changes are not anticipated to be significant.

The Site is largely well contained in views from the wider landscape due to extensive existing tree belts and varied topography, with residential built form to the north and northeast (Woodhouse and Greenbank) and west (Edgehill Park developments). It therefore forms a discrete parcel of land which is influenced by the existing surrounding built form.

The Site itself is not subject to any designations. Within the 2km study area, there is land designated as Heritage Coast (to the west) and land designated as Landscape of County Importance (south and west), however there are no adverse landscape or visual effects anticipated as a result of the proposed development. There are no further national or local landscape, ecological or heritage designations within the Appraisal Site, however, there are a number of landscape, ecological and heritage designations in the local landscape beyond the Appraisal Site.

As with any development, a number of effects arise from the proposed development. For the most part, the assessed visual effects of the proposed development of the Appraisal Site are considered to be Negligible to Minor. A small number of Negligible to Moderate effects are identified on the contextual and Appraisal Site landscape and visual receptors; and Negligible through to Moderate on a limited number of visual receptors in proximity to the Site, as a result of the change in the character and amenity of the view. Effects on visual receptors will diminish over time as planting within Site matures.

The proposed development has been laid out to largely retain the existing landscape features including mature boundary trees and shrubs and those assessed as valuable within the Site.

Proposed mitigation includes a combination of iterative design, the retention of existing vegetation where possible, and the provision of further planting. Over time as planting matures, these proposed mitigation approaches are anticipated to reduce predicted adverse visual effects as a result of the proposed development to Moderate or below.

In summary, it is considered that the Appraisal Site has an existing relationship with the surrounding residential setting. This will provide a balance to the proposed development which will, whilst wholly replacing portions of the landscape character at the Site level, sit within the existing retained landscape character elements at the Site level and the landscape character at the regional and district level. Whilst some adverse landscape and visual effects will arise from the proposed development as it emerges, the development of this land forms a discrete expansion to the existing built form of the Site.

Furthermore, the landscape and visual effects are limited to the Appraisal Site

and local level receptors only immediately adjacent to the Appraisal Site, as identified in this Appraisal. The effects will reduce over time as planting matures. New tree planting and a vegetation strategy are to be considered for long term replacement and reinforcement of existing green infrastructure, ensuring the longevity and vigour of the existing vegetation is maintained on Site.

APPENDIX 1 – LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

Guidance and Publications

This appraisal has been carried out in light of the latest relevant guidance as set out in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and ‘Landscape Character Assessment: Guidance for England and Scotland’ published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or appraisals should be undertaken, but rather identify key principles and good practice.

Whilst this methodology refers to landscape appraisals, the same general principles are also applicable in townscape settings. Further guidance on townscape appraisal is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this appraisal:

- ‘Seeing the History in the View: A Method for Assessing Heritage Significance within Views’ (English Heritage; 2011);
- ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ (Historic England; 2017);
- ‘Visual Representation of Development Proposals - Technical Guidance Note 06/19’ (Landscape Institute; 2019);
- “The Cumbria Landscape Character Guidance and Toolkit (Cumbria County Council, 2011)”

The appraisal comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the appraisal, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Appraisal Site);

- Summary of key landscape and visual sensitivities relating to the Appraisal Site and surrounding land;
- A description of the development proposed on the Appraisal Site;
- An appraisal of landscape effects; and
- An appraisal of visual effects.

Baseline Appraisal Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Appraisal Site;
- A review of any existing landscape character appraisals relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this appraisal comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this appraisal, a distinction has been drawn between the study area and the Appraisal Site. The Appraisal Site is the area proposed for development whilst the study area takes in the wider surrounds of the Appraisal Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Appraisal Site.

This work was followed by Site visits to determine the potential visibility of the Appraisal Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Appraisal Site (and ultimately of proposed development upon it) will not exceed a 2km radius.

The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in GLVIA3 as “*a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.*” As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Appraisal is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Appraisals – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Appraisal, the more relevant it will be to the specific Appraisal Site and/or the development proposal. There are four main levels at which landscape character appraisal has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).

APPENDIX 1 – LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

In addition to referencing these published documents, a local level character appraisal of the Appraisal Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the appraisal text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

Table 1: Landscape Condition		
Category	Criteria	Typical Example
Exceptional	i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover; iii. Distinct features worthy of conservation; iv. Sense of place; v. No/ negligible detracting features.	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover but potentially scope to improve; iii. Distinct features worthy of conservation; iv. Sense of place; v. Occasional detracting features.	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.

Good	i. Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident; ii. Scope to improve management for land use and landcover; iii. Some features worthy of conservation; iv. Sense of place; v. Some detracting features.	
Ordinary	i. Distinguishable landscape structure, characteristic ii. Patterns of landform and landcover often masked by land use; iii. Scope to improve management of vegetation; iv. Some features worthy of conservation; v. Some detracting features.	
Poor	i. Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use; ii. Lack of management and intervention has resulted in degradation; iii. Frequent detracting features.	
Very poor	i. Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; ii. Lack of management / intervention has resulted in degradation; iii. Extensive detracting features.	
Damaged	i. Damaged landscape structure; ii. Disturbed or derelict land requires treatment; iii. Detracting features dominate.	
Derelict	i. Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.	

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character appraisals.

Table 2: Landscape Value			
Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Good	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Ordinary	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

From these separate appraisals of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

The Visual Baseline

The extent of visibility of the Appraisal Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial appraisal was made, using OS mapping and aerial photographs of potential locations from where the Appraisal Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PROW, and areas of public open space/ recreational land.

APPENDIX 1 – LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

A field visit was carried out in May 2022. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field appraisal. At the time of the field appraisal vegetation was not in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - was assessed. In the appraisal the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Appraisal Site (using the terms set out in Table 3).

Table 3: Distance of Views	
Distance of Views	Definition
Adjoining	On the edge of the Appraisal Site
Close	Less than 250m from the edge of the Appraisal Site
Middle	From 250m to 500m from the edge of the Appraisal Site
Long	500m or greater from the edge of the Appraisal Site

From the field appraisal, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PROW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all appraisals. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field appraisal, an appraisal of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the appraisal.

Appraisal of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an appraisal of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The appraisal of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

Appraisal of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

Table 4: Susceptibility of Landscape Receptors to Change			
Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.

Designated Areas	National designated Landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium/ Low/ Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

APPENDIX 1 – LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

Table 5: Magnitude of Landscape Effects				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many landscape character types or area	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Appraisal Site	Effects would not extend beyond the Appraisal Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate appraisals in respect of sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 6: Landscape Effects				
		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of Effect	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Appraisal of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

The value of views is categorized as set out below:

Table 8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

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Table 9: Criteria for Determination of Visual Effect				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.	

The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate appraisals in respect of visual sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 10: Visual Effects				
Magnitude of Effect	Sensitivity of Receptor			
	High	Medium	Low	
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
None	NEUTRAL	NEUTRAL	NEUTRAL	

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Overall Appraisal of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the appraisal text.

in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);

Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Consultation with the local planning authority within the detailed study area, regarding methodology, key views and viewpoint locations.
- Identification and field appraisal of potential receptors within the visual envelope and an appraisal of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual appraisal involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined

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