

SUNSHINE PROPERTIES WEST COAST LTD

NETHERTOWN ROAD, ST BEES, CUMBRIA

PHOTOGRAPHIC LANDSCAPE ANALYSIS 12 07 23

Westwood Landscape Ltd, Chartered Landscape Architects, were commissioned in July 2023 by the client Mr Graeme Morgan of Sunshine Properties West Coast Ltd to undertake a visual analysis of a proposed pod development on the south-eastern edge of St Bees, Cumbria. This will inform the design process and will form part of a planning application to Cumberland Council. The objective of the exercise is to demonstrate that the landscape and visual issues have been carefully considered in the siting and design and that appropriate mitigation measures are considered.

The proposed development is for 5 new camping on 0.63 Ha of agricultural land accessed from the cul-de-sac for the five new houses which have recently been approved (Planning Application refs 4/21/2368/001 and 4/23/2100/OR1). This cul-de-sac when constructed will have a single access onto Nethertown Road and there are no proposals to revise the access or cul-de-sac. The layout proposals by Westwood Landscape are indicated in Figure 6 below. A narrow track will extend from the housing cul-de-sac to provide shared vehicle and pedestrian access to the pods and a parking area located in the hollow at the eastern part of the site where vehicles and activity will be concealed from all viewpoints. The surfacing will be predominantly gravel-filled geogrid cells to ensure good integration with the landscape setting and permeability to maximise the natural drainage. The pods will be orientated across the contours with localized timber retaining wall to improve their integration with the landform. The layout ensures that the pods are well spaced at varying levels to allow the establishment of native trees and shrubs which will provide some natural screening of the development in key views and improved privacy for pod users whilst retaining fine views to the coast and beyond.

The OS plans and photographs below should be read in conjunction with the Landscape Concept Plan which is annotated to explain the landscape constraints and opportunities and how the landscape design objectives and mitigation measures can address the landscape and visual issues as well as maximising biodiversity net gain. The study area incorporated potential visual receptors including residential properties, commercial premises, listed buildings, roads and footpaths. The study area is well visually contained to the north, east and south by the rising landform which is typical of the Coastal Sandstone landscape character type (Refer to Figures 7 and 8). The only exceptions will be residents at Southrigg on Nethertown Road who will experience partial views of the development, residents at several houses on the elevated Egremont Road who may experience oblique obscured views and users of the Nethertown Road for a short distance in close proximity to the site. To the west views from properties and vehicles on Sea Mill Lane will be unaffected due to the steeply rising landform. Visibility of the Application Site is therefore limited to the north-west where visual receptors include the coastal footpaths, golf course and some houses and roads on higher ground at the western edge of St Bees. The study area was restricted to a 2Km radius as the potential visual effects of a development of this nature and scale will be negligible beyond this area.

The effect on the landscape character was assessed including the impact on the setting of Listed Buildings within the study area and the designated World Heritage Site landscapes (Refer to Figure 4). There is no visual connection between the Application Site and the Lake District National Park or with the listed buildings within St Bees which includes the Grade I listed Church of St Mary's and St Bega. The landscape setting of these designated landscapes and features will be unaffected by the proposals. The proposals are within the St Bees Head Heritage Coast which recognizes the special

landscape character which is sensitive to development change. The capacity of the landscape to accommodate development change was considered and how landscape mitigation measures could help to integrate the development with its landscape setting.

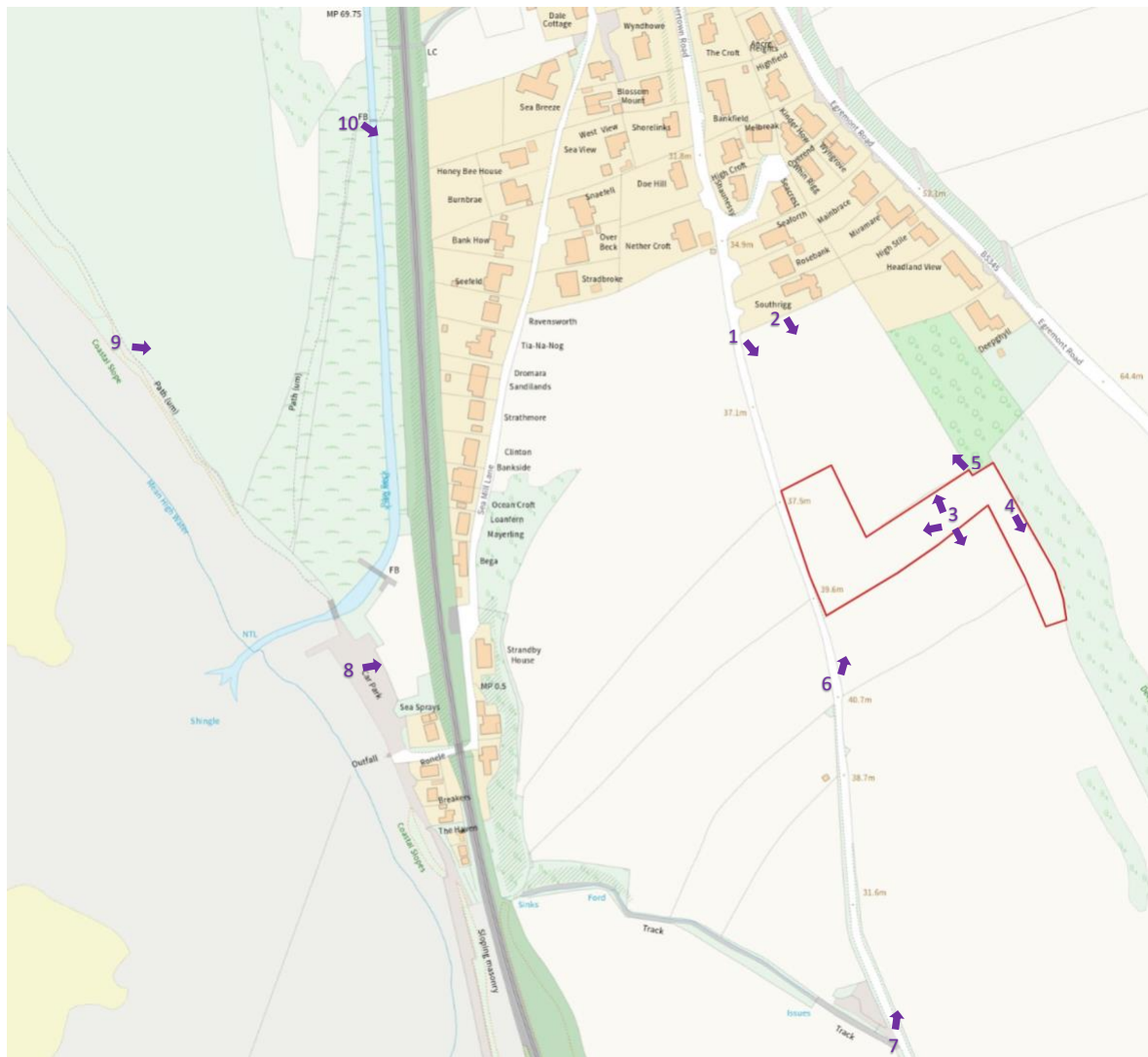
Potential key visual receptors were visited to assess the potential effect on views resulting from the development. Photographs were selected to illustrate the landscape character and potential landscape and visual impact from visual receptors and in some cases to illustrate that views of the development are screened by landform or vegetation. This is not intended to be a comprehensive LVIA but to demonstrate that the landscape and visual issues have been carefully considered in the landscape design process.

The Cumbria County Council Landscape Character Assessment was reviewed and the summary plan is shown in Figure 7.

The proposed planting will comprise predominantly native species to ensure the local biodiversity is enhanced with evergreen Maritime Pine and Holly included to ensure improved winter screening. The detailed design stage included liaison with the Consultant Ecologist to ensure that biodiversity is enhanced and the disturbance to existing habitats is minimized in both the Construction and Operational phases.

The potential impact on the protected St Bees SSSI which is 300m from the site at its closest point was considered. Lighting and drainage have been carefully considered and sensitively designed to ensure that the potential effect on the wider environment are minimized. There will be no anticipated effect on the SSSI.

From this initial landscape appraisal we consider that the proposed pods and associated infrastructure can be accommodated in the landscape at the Application Site with careful siting and mitigation measures.



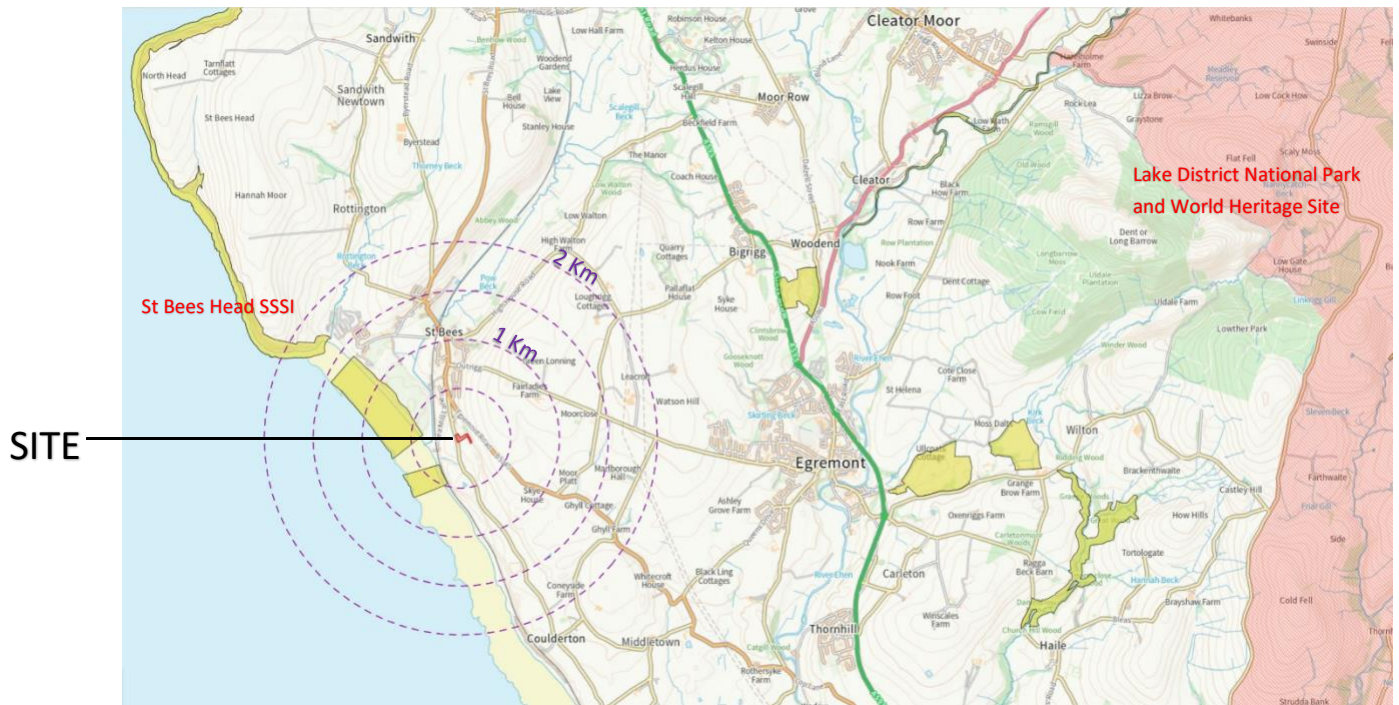
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Figure 1 Site location on OS base showing the photograph locations.



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Figure 3 Site location on aerial image showing the wider context of the site on the edge of the settlement of St Bees and the distinct field pattern in the surrounding landscape.



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Fig 4 Wider OS plan indicating the proximity of the site to the St Bees Head SSSI (highlighted yellow hatch 300m south-west) and the Lake District National Park and World Heritage Site (highlighted in red 7.1 Km north-east). The whole area shown is within the St Bees Head Heritage Coast area.

Fig. 5 Landscape Concept Plan

Fig. 6 Proposed Layout Plan

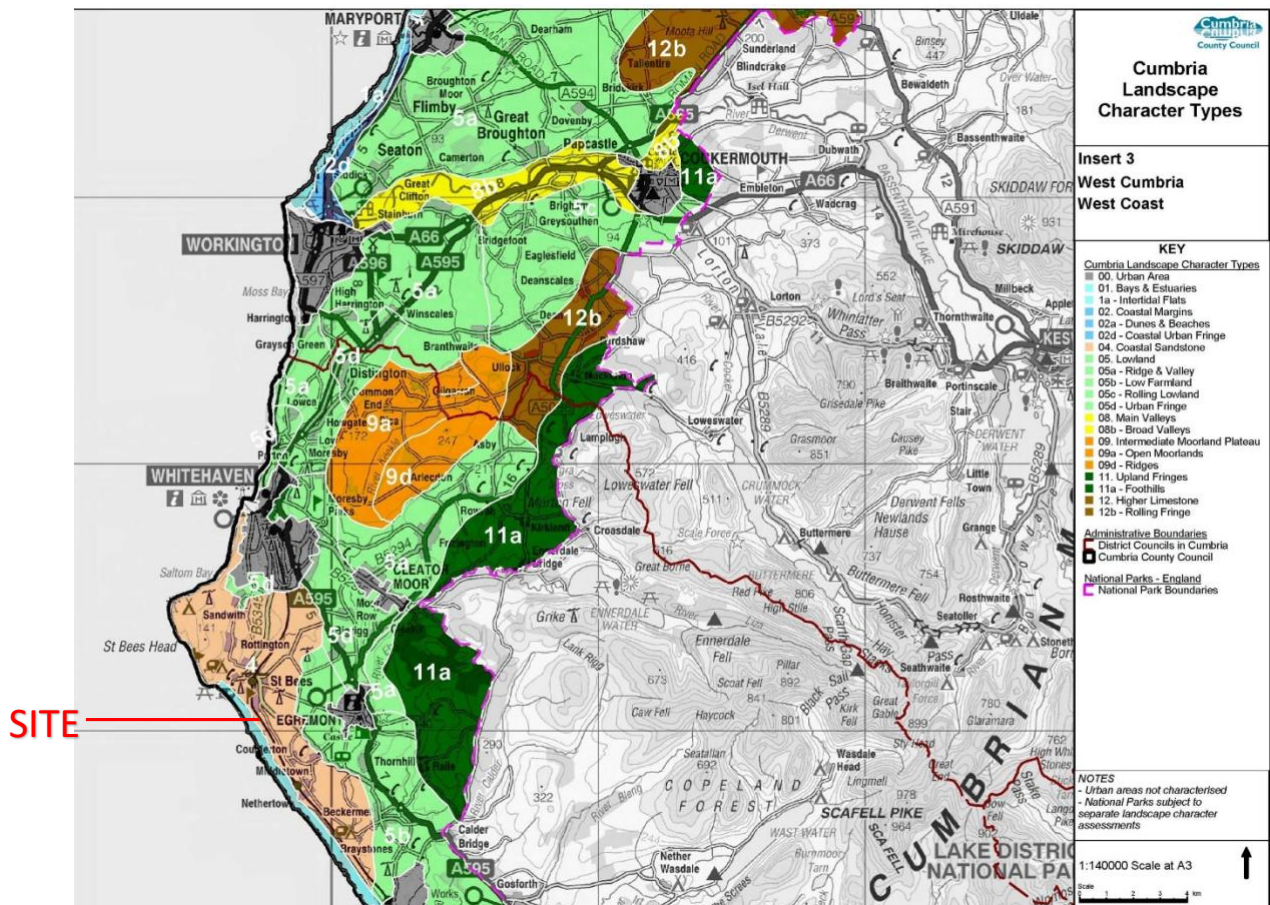


Fig. 7 Cumbria Landscape Character Types Plan

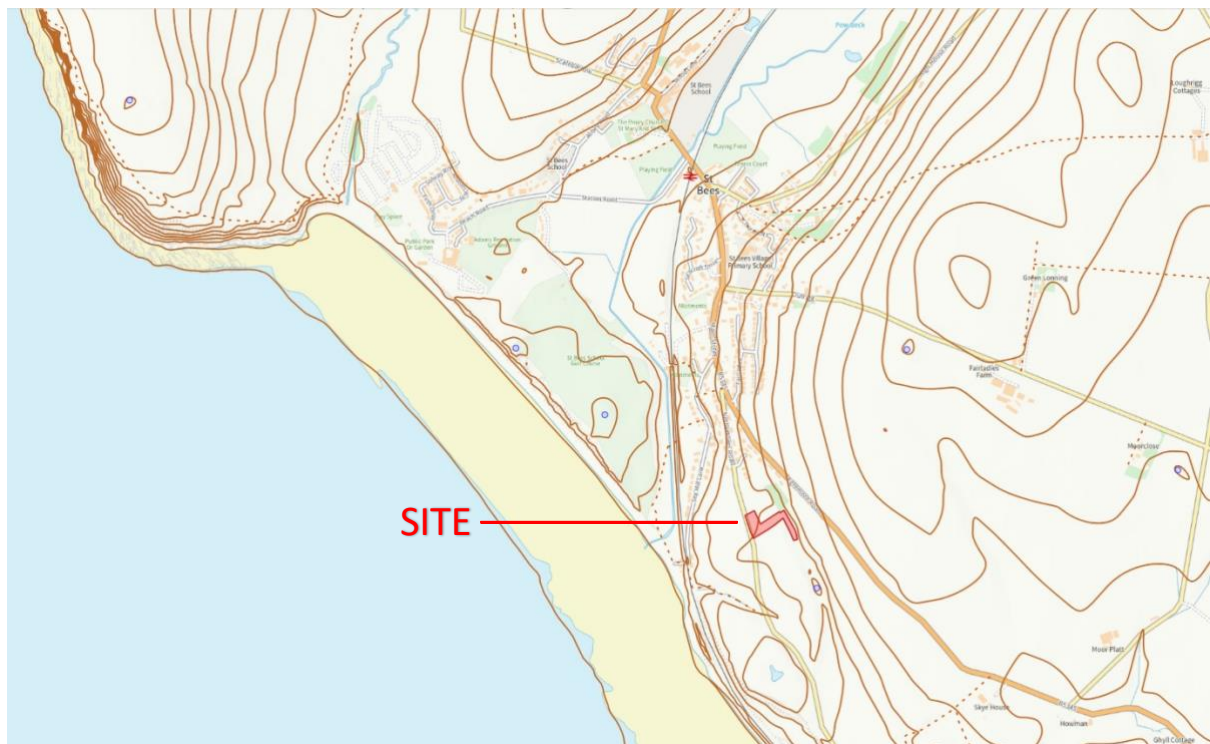


Fig 8 Terrain model to illustrate the steep gradients of the Coastal Sandstone landscape which restricts the visibility of the site from the north and east.

PHOTOGRAPHS



1a (27) View south-eastwards from Nethertown Road at the limit of the existing settlement and access gate to the Application site.



1b (28) View southwards from Nethertown Road at the limit of the existing settlement and access gate to the Application site. The context of the rural lane landscape character is evident.



2 (52) View south-eastwards from adjacent to Southrigg on Nethertown Road showing the Application site largely screened by the existing scrub vegetation.



3a (14) View southwards from the highest ground of the application site showing the undulating landform which restricts views.



3b (15) View westwards from the highest ground of the application site showing the fine views of the coastal landscape and seascape.



3c (16) View north-westwards from the highest ground of the application site showing the fine views to St Bees Head.



3d (17) View northwards from the highest ground of the application site showing the housing on the B5345 Egremont Road on the south-eastern edge of the St Bees settlement.



4a (18) View south-eastwards from the low hollow at the eastern part of the application site showing how well visually contained it is.



4b (19) View southwards from the low hollow at the eastern part of the application site showing how well visually contained it is.



4c (20) View south-westwards from the low hollow at the eastern part of the application site showing how well visually contained it is.



4d (21) View north-westwards from the low hollow at the eastern part of the application site showing how well visually contained it is.



5a (23) View north-westwards from the north-east corner of the site at a gap in the scrub vegetation at the boundary. The property Southrigg on Nethertown Road faces the site and the Southcote holiday park in the north-west of St Bees.



5b (24) View north-westwards from the north-east corner of the site at a gap in the scrub vegetation at the boundary. The tall trees and scrub on the steep embankment screen views from most of the houses on the elevated Egremont Road.



6a (31) View northwards from Nethertown Road close to the Application Site from where the proposed pods will be visible in the foreground with a natural backcloth of trees and scrub on the embankment and in the context of the existing houses and proposed new houses. Mitigation measures include native species boundary hedges and trees and planting around the proposed pods which will help to integrate them with their landscape setting.



6b (30) View north-eastwards from Nethertown Road close to the Application site from where the proposed pods will be visible in the foreground with a natural backcloth of trees on the embankment. Mitigation measures include native species boundary hedges and trees and plating around the proposed pods which will help to integrate them with their landscape setting.

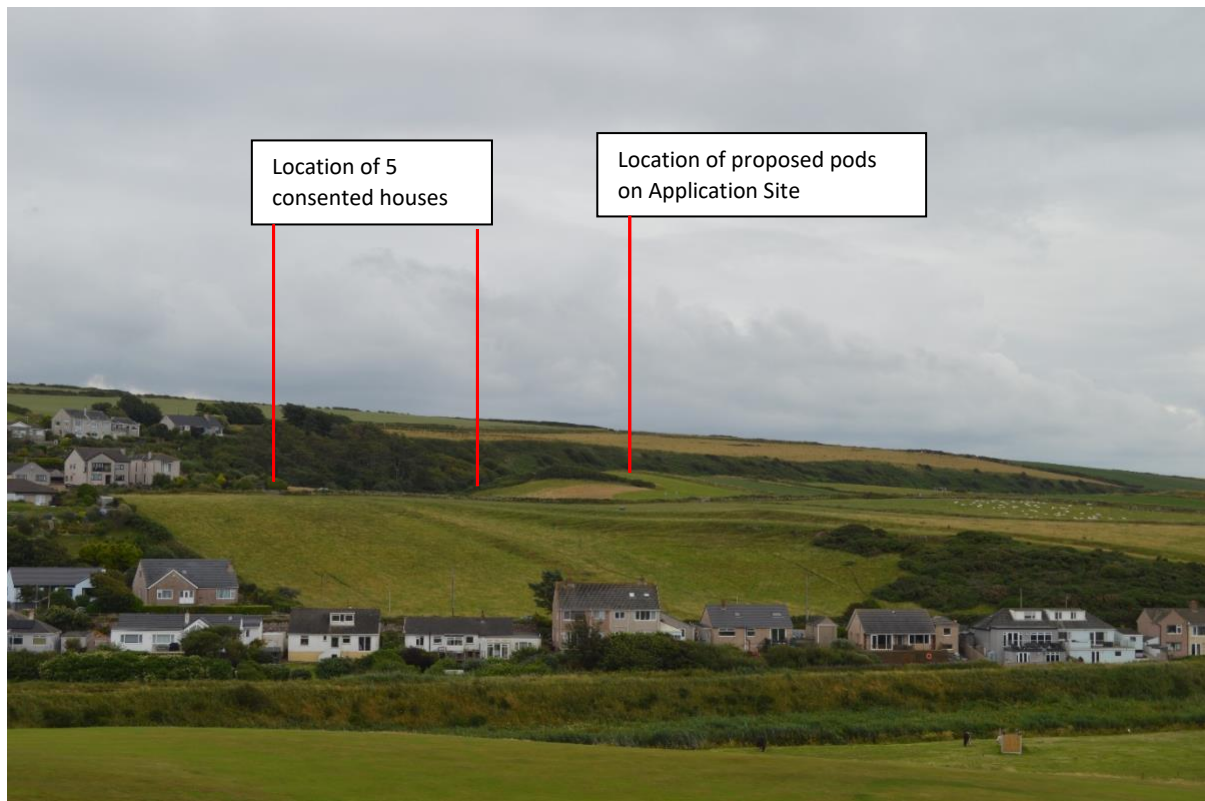


Trees on embankment
beyond the Application Site

7 (32) View north-eastwards from Nethertown Road just south-east of the Application Site at the start of the footpath to Sea Mill Lane from where the proposed pods will be screened from view by the rising landform. The tops of the trees on the embankment beyond the site are just visible.



8 (34) View eastwards from the car park at the end of Sea Mill Lane from where the Application Site will be completely screened from view. There will be no views of the development from any of the houses in the foreground due to the steeply rising landform.



9 (39) View south-eastwards from the coastal footpath from where the Application Site is visible. The proposed pods will register as part of the settlement of St Bees once the consented houses are built which will extend the settlement southwards.



10 (50) View south-eastwards from the England Coast Path from where the Application Site is screened by the rising landform.



11 (68) View south-eastwards from adjacent to Silverdale on Sea Mill Lane from where the Application Site will be screened from view.



12 (70) View south-eastwards from Eaglesfield, Abbey Road representing views of residents of several houses at this elevated position in NW St Bees. The Application site is visible in the context of the settlement of St Bees.



13 (72) View south-eastwards from adjacent to the Seacote Hotel from where the Application Site is screened from view. The proposals will be partially visible from the upper floors of the hotel and some of the adjacent caravans and lodges in Seacote Park. With a view distance of over 1.3 Km the magnitude of visual change will be slight.



14a (41) View south-eastwards from the coastal footpath on locally elevated ground at the clifftops from where the Application Site will be visible. This represents views golfers on St Bees Golf Course.



14b(42) View southwards from the coastal footpath on locally elevated ground at the clifftops showing the main feature of the view with a combination of cliffs, beach and sea which will be unaffected by the proposals.



Location of proposed pods
on Application Site

15 (46) View south-eastwards from the England Coast Path a National Trail on the northern edge of St Bees Golf Course.



Application Site screened
from view

16 (48) View south-eastwards from adjacent to the St Bees Golf Club clubhouse from where the Application Site is screened by the rising landform.



17 (49) View south-eastwards from the England Coast Path from where the Application Site is screened by the rising landform.



18 (77) View south-eastwards from the PROW to the south of the Grade I listed Church of St Mary's and St Bega form where the Application Site is screened by intervening houses. The historic setting is unaffected.



19 (78) View south-eastwards from Scalebarrow Road approximately 1.6 Km from the site. From this elevated position to the north-west of St Bees the Application Site will be visible as part of the settlement of St Bees and the extension of the settlement in the view will be imperceptible.



20 (63) View north-westwards from Egremont Road from where the Application Site is screened by the landform and trees along the entire length of the road.



21 (65) View north-westwards from the Egremont Road to Nethertown Road PROW adjacent to Skye House from where the Application Site is screened by the landform and trees.