
Appendix 7.H

Townscape Character Areas: Sensitivity Assessment

Whitehaven Townscape Character Areas

Whitehaven Townscape Character Area – A: Pow Beck Valley

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **Corkickle Site and Corkickle to Mirehouse Railway Site**

Indirect landscape effects: **Corkickle Site and Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) **Predominantly green character with dominance of formal recreational uses and rough grassland/pasture fields to the north and large areas of amenity grassland, rough grassland, marshland, scrub and tall ruderals to the south.**
-) **Broad valley bottom.**
-) **Green land uses dominate and are interspersed with brownfield and occasional residential and industrial uses.**
-) **There are few buildings typically associated with recreational and sports uses i.e. post-war spectator stands and single storey club houses, pavilions, storage buildings set within large hard standings and grassed areas. Heights predominantly equivalent to single storey residential properties. The stands from a much larger structures. Varied building line. Mix of steel, concrete block, brick and rendered finishes.**
-) **Occasional modern commercial/industrial units typically steel or brick-clad finish set within hard standings. Heights predominantly equivalent to 2 storey domestic dwelling. Varied building line and broadly rectangular-shaped plots.**
-) **2 storey inter-war and post-war residential properties typically smooth rendered and pebble dashed with varied building line and broadly rectangular shaped plots.**
-) **Tree cover is sparse and scattered with a predominance of individual trees/tree groups. Notable areas of tree and shrub cover within brownfield land and along railway. Dominance of amenity and rough grassland, tall ruderals and scrub within green spaces.**
-) **Sports pitches and small areas of incidental and amenity open space dominate the north. Inaccessible areas of rough grassland/marshland and large areas of accessible informal green space associated with the Pow Beck stream dominate the south.**
-) **Public realm is typically functional in quality and ad hoc in design and appearance.**
-) **Access and connectivity in the north is limited and favours car users. There is a well-connected off-road footpath and cycleway network in the south.**
-) **The Sustrans Cycle Route 72 provides off-road pedestrian and cycle route through the area.**
-) **Open character. Long reaching views along the Pow Beck valley bottom and up the rising valley sides of built development and green spaces within the town.**
-) **Extensive green spaces are calm and quiet away from roads, although passing trains provide occasional yet regular noise disturbance. High degrees of vibrancy and excitement during match days at the rugby club, football club and bowling club.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	There are no national designations or listed buildings within this TCA. Although extensive parts of this TCA are covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition /Intactness	This TCA has a recognisable character due to the predominance of green land uses/natural elements (including formal recreation and informal green spaces) that together form a distinctive green linear feature along the Pow Beck valley. Character is weakened by the presence of scattered pockets of built/derelict development of varying type. Whilst a number of built elements and green spaces are of reasonable quality and condition, and well maintained. Many areas of built form, public realm and landscape are declining and neglected through lack of maintenance, are functional and ad hoc in quality and appearance, and form detractive elements.	Medium
Scenic Quality	The green character of the TCA and open long reaching views across and along the green valley bottom of rising valley sides cloaked have moderate aesthetic appeal. Qualities are reduced by the scattered presence of a mix of land-uses/built form that vary in type/condition; and the frequently declining/neglected, functional and ad hoc appearance of built form and the landscape.	Medium
Rarity/Representativeness	The character and features are typical of local, regional and national townscapes located within floodplains where opportunities for built development are limited; they are common and not rare.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA.	Low
Recreation Value	High degree of public accessibility. Organised/formal recreation and social uses dominate the north-eastern parts of the area; informal access limited to the Sustrans National Cycle Route 72 and small area of amenity open space adjoining The Gardens. High levels informal public access within the southern parts of the area. The central area is not publicly accessible.	High
Perceptual Aspects	Positive perceptions within parts of the TCA are undermined by pockets built form, public realm and landscape that are in decline/neglected. Moderate degrees of calmness and stillness within the extensive informal open spaces are likely to be valued qualities. Open spaces and public footpaths within the TCA are currently overlooked by adjoining residential areas and well-used by the general public. Wayfinding is restricted to road signage and distinctive views of rising valley sides that enable a sense of direction to be obtained. Entrances to the social/recreation facilities are of poor quality and lacking any signage/information/entrance treatments. The Sustrans Route is recognisable only by its small highways sign and is easily missed.	Medium
Associations	No known historic or cultural associations, beyond at a local level.	Low
Overall Value	The overall value is assessed as Medium as whilst recreation uses and its status within an area Urban Greenspace Protection results in High values for these criteria, this is balanced by Low values for rarity and conservation interests.	Medium

Susceptibility Commentary		Susceptibility
<p>Physical Characteristics: The majority of the Corkickle Site and a small northern part of the Corkickle to Mirehouse Railway Site lies within this TCA. The TCA contains a number of sensitive natural elements including sports pitches, rugby club, bowling club, trees/woodland, neutral grassland, marsh/marshy grassland and streams. These combine within the valley bottom to form a linear green landscape feature that dominates the TCA and is sensitive to change, particularly in relation to the Corkickle Site (Medium). The majority of these elements will not be affected by the Corkickle to Mirehouse Railway Site which is less susceptible to change (Low) given the Site's context of existing rail infrastructure and existing train movement. There are few sensitive man-made elements/buildings or features and built form is of varying condition, often forming detractive features. Areas of public realm/landscape are also in decline and neglected.</p>		Medium to Low
<p>Visual Characteristics: The openness of green land uses and location within a steep sided valley increases the susceptibility to visual change across this TCA particularly in relation to the Corkickle Site which covers the majority of the TCA (High). Field observations note characteristically open long reaching views from the TCA across and along the valley of rising valley sides (with their associated built areas, woodland and extensive green spaces). The TCA (including built form) is also highly visible from elevated parts of the town to the west and east with the Pow Beck valley forming a dominant green linear feature. There are a range of typically framed, filtered and occasionally open views toward the existing railway track. The northern section of the track is contained within cutting, with the middle section set at grade/on an embankment. Train movement is characteristic within views from the TCA and is of low susceptibility to the proposed change (Low).</p>		High to Low
<p>Perceptual Characteristics: Overall this TCA is vulnerable to perceptual changes particularly in relation to the Corkickle Site (Medium); although there is scope for the TCA to benefit/be enhanced by changes to the quality and appearance of built form, public realm and landscape. The TCA is susceptible to changes that may undermine existing levels of natural surveillance provided by overlooking residential development and high levels of public use or undermine the stiller and quieter areas associated with public open spaces and public footpaths. Additional train movement and a reduction in vegetation cover would increase noise levels and views of trains for the Corkickle to Mirehouse Railway Site however the susceptibility to change would be low.</p>		Medium to Low
Overall Susceptibility	The physical, visual and perceptual characteristics indicate a range of susceptibility from High overall (Corkickle) reducing to Low in relation the Corkickle to Mirehouse Railway Site.	High to Low

Overall Sensitivity to proposed development at the Corkickle Site
The value of this TCA is Medium. The overall susceptibility is judged to be High indicating High sensitivity.

Overall Sensitivity	Susceptibility				
	Very High	High	Medium	Low	Very Low
Very High	Very High	Very High	High	High	Medium
High	Very High	High	High	Medium	Low
Medium	High	High	Medium	Low	Low
Low	High	Medium	Low	Low	Very Low
Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site
 The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – B: The Bridges Commercial and Retail

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **Corkickle Site and Corkickle to Mirehouse Railway Site**

Indirect landscape effects: **Corkickle Site and Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) **Predominantly commercial and retail area.**
-) **Broad valley bottom and lower valley slopes.**
-) **Predominantly medium to large scale commercial and retail land uses (including the Bridges Retail Park) interspersed with small - medium scale residential areas and other including a junior school, the Church of St Begh, the sports centre and the college.**
-) **Large scale, commercial and retail units predominantly set within extensive car parks and service yards located alongside or just off main roads. Varied building lines. Typically mid-late C20th, heights predominantly equivalent to 2 storey domestic dwelling, mix of red brick and steel clad finishes.**
-) **Residential properties are a mix of Victorian, inter-war and post-war periods (variety of building densities typical of each period), typically 2 storey, mix of red brick, smooth rendered and pebble-dashed finishes. Building lines are consistent within each period.**
-) **Vegetation typical of commercial and retail areas; tree and shrub planting and grassed areas along boundaries, at entrances and within car parks. Tree cover is sparse and scattered and predominantly located within private property boundaries. Most notable tree cover is associated with St Begh's Junior School, the Church of St Begh and brownfield land.**
-) **Castle Meadows formal sports pitch is largest open space. There is a scattering of small areas of amenity open space/incidental open space and grassed verges.**
-) **Public realm is functional in quality and ad hoc in design and appearance.**
-) **Access and connectivity favours the car user; pedestrian and cycle movement is confined to the road network. Section of Sustrans Cycle Route 72 provides off-road pedestrian and cycle access through a small part of the area.**
-) **Open character. Long reaching views are available across the large number of car parks (and the formal recreation grounds) of woodland, green spaces and built development located on the rising valley sides.**
-) **Busy and noisy car parks and roads associated with commercial and retail land uses. High degrees of vibrancy and excitement during match days at the Castle Meadows club.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Whitehaven Town Centre Conservation Area occupies a small area on the northern fringes lying within the retail park. There are 2 listed buildings within this TCA (i.e. Church of St Begh - Grade II Listed Building (by Edward Welby Pugin) directly north of Coach Road; and the Wall behind West Cumberland College of Science and Technology Grade II Listed Building. Castle Meadows recreation ground is covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition/Intactness	This TCA is a predominantly commercial/retail area (of varying building types/periods/materials and condition) interspersed with pockets of other land uses/built development i.e. residential, derelict/brownfield, train station, church, school etc. Whilst a number of built elements are of good quality and condition, and well maintained. There are many areas within the TCA that are in decline, have an air of neglect and are functional and ad hoc in quality and appearance - these may be considered to be detractive elements.	Low
Scenic Quality	This TCA has limited aesthetic appeal associated with the poorer quality and condition of built form, public realm and landscape; and the presence of derelict land/buildings that form detractive elements. Open and long reaching views across open areas and along roads of valley sides have moderate (pleasant) aesthetic appeal.	Low
Rarity/Representiveness	This TCA is typical of commercial/retail areas that have developed over long periods of time and are common in the local, regional and national context.	Low
Conservation Interests	Other than a small part of the Whitehaven Conservation Area and two Listed Buildings, there are no heritage or nature conservation designations within this TCA. C18 and C19th historic land uses are evidenced in the street layout i.e. Pottery Road and surviving walls.	Medium
Recreation Value	Public accessibility limited Castle Meadows sports pitch and a short section of the Sustrans National Cycle Route 72 which provides linear (fenced) off road route. Pedestrian and cycle movement otherwise limited to the road network that enables public access across the majority of the TCA.	Low

Value Criteria	Commentary	Value
Perceptual Aspects	This is a functional area with few positive perceptions, undermined by the dominance of commercial land uses (and associated high levels of noise and vehicle movement), poor wayfinding, the presence of derelict land/buildings and many areas that are in decline and have an air of neglect. The public realm is typically busy and overlooked by a mix of built development with high levels of natural surveillance. Although the Sustrans National Cycle Route 72 is fenced/walled off and not overlooked with reduced sense of safety. Wayfinding is restricted to road signage, distinctive topography associated with routes and distinctive views of rising valley sides that combine to enable a sense of direction to be obtained. The entrance onto the Sustrans National Cycle Route is recognisable only by its small highways sign and is easily missed.	Low
Associations	Church of St Beghs - Grade II Listed Building by Edward Welby Pugin. No other known recognised associations, beyond at a local level.	Medium
Overall Value	The majority of value criteria are assessed as low with townscape designations and conservation interests and associations assessed as medium.	Low
Susceptibility Commentary		Susceptibility
Physical Characteristics: The southern parts of this TCA lie within the Corkickle and Corkickle to Mirehouse Railway Site. The area contains a small number of sensitive natural elements such as Castle Meadows sports pitch and trees and woodland. There are few sensitive man-made elements/buildings or features within in the area, and rail infrastructure (platforms, car parking, shelters and fencing) and train movement is already characteristic of the area. Many areas within the TCA have become degraded, have an air of neglect and would benefit from enhancement. The TCA has a low susceptibility to change in regards to both Sites.		Low
Visual Characteristics: Field observations note that from within built areas, outward views are largely foreshortened by built form and boundary treatments. Rising valley sides are highly visible from the edges of the TCA and provide a predominantly green setting for the TCA to the east and west. Whilst the TCA is highly visible from elevated parts of the town to the west and east. Views are dominated by existing built form (i.e. large scale commercial/retail buildings), the area is well lit, and views of the railway track and train station are extremely limited by intervening built form and associated with residents adjacent to the train station. The TCA has a low susceptibility to change in regards to both Sites.		Low
Perceptual Characteristics: With substantial scope for the TCA to benefit/be enhanced by changes to the quality and appearance of built form, public realm and landscape in relation to the Corkickle Site. The TCA is susceptible to changes that may undermine existing levels of natural surveillance experienced in the public realm although there is substantial scope to improve the natural surveillance and connectivity along the Sustrans cycle route. The TCA does not possess quieter or stiller areas that are susceptible to change particularly in terms of increased rail movement.		Low
Overall Susceptibility	The physical, visual and perceptual characteristics are all assessed as being of Low susceptibility to the development proposed for both Sites.	Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is Low. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Mirehouse to Corkickle Railway Site

The value of this TCA is Low. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – C: Kells and Mirehouse Green Valley Sides

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Corkickle Site, Mirehouse Site and Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly green character with dominance of woodland and rough grassland.
-) Rising and steep valley sides.
-) Green land uses dominate and are interspersed with residential areas, commercial/light industrial built form and land uses along main roads.
-) Few buildings typically located in clusters or as linear development along main historic roads. Variety of residential properties from Georgian, Victorian, inter-war and post-war periods. Building lines vary with period. Building densities within each residential area is typical of the period. Mix of 2 storey and bungalow properties, typically smooth rendered or pebble dashed.
-) Occasional C20th commercial and light industrial units set within hard standings, 1-2 storey heights equivalent to domestic dwelling, with a mix of smooth rendered and steel or brick-clad finishes.
-) Dominance of large areas of rough grassland, tall ruderals and woodland. Woodland provides the setting for built development, residential areas and the road network. Little tree or shrub cover within streets, open spaces or housing plots.
-) Large areas of informal open space consisting of rough grassland, woodland, an extensive cemetery and allotments. Small number of incidental and amenity spaces within residential areas.
-) Public realm is functional in type and appearance.
-) Good network of formal and informal footpaths within the informal open spaces and the cemetery. Pedestrian and cycle use otherwise confined to the road network.
-) **Open and elevated long reaching views across, and of, the green Pow Beck Valley bottom and opposing valley side and Lake District National Park fells. The wooded and green valley sides are a distinctive feature in views from adjoining character areas.**
-) **Extensive green spaces, allotments and cemetery are calm and quiet away from the busy road network.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site, Mirehouse Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Greenbank Hotel Grade II Listed Building lies at the southern end. Large areas of informal open space and the extensive cemetery are covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable character. It is a dominated by green land-uses on the western slopes of the Pow Beck valley (predominantly woodland, rough grassland, an extensive cemetery and allotments) interspersed with pockets of residential areas, commercial light industrial built form and land uses along main roads (of different building types/periods and materials). Built form, public realm and landscape are generally of good quality and condition and well maintained.	Medium

Value Criteria	Commentary	Value
Scenic Quality	Open and elevated long reaching outward views across, and of, the green Pow Beck Valley bottom and opposing valley side and Lake District National Park fells have moderate aesthetic appeal. The wooded and green valley sides are a distinctive feature in views from within the TCA and adjoining areas.	Medium
Rarity/Representiveness	Natural and man-made elements and features are typical of areas where opportunities for built development are limited (e.g. by steep slopes, quarrying etc.) and are common in the local, regional and national context.	Low
Conservation Interests	Other than the Greenbank Hotel Grade II Listed Building, there are no heritage or nature conservation designations within this TCA.	Medium
Recreation Value	The TCA makes a high contribution to the public's recreation experience associated with extensive informal open spaces (with good network of public rights of way and informal paths), allotments and the extensive cemetery.	High
Perceptual Aspects	Positive perceptions across the area are associated with large number of generally well maintained open spaces. The presence of moderate degrees of calmness and stillness within informal green spaces, allotments and cemeteries located away from the busy road network that are likely to be valued qualities. Open spaces and public footpaths within the TCA are typically overlooked by adjoining residential areas and well-used by the general public. (Some wooded areas feel more secluded although the variety of routes provide many exit opportunities.) Wayfinding within open spaces is good; otherwise limited to road signage, distinctive topography associated with routes (i.e. along valley bottom, upslope and along slope) and distinctive views of rising valley sides that combine to enable a sense of direction to be obtained.	Medium
Associations	Single Listed Building. No known historic or cultural associations, beyond at a local level.	Low
Overall Value	The value criteria have been assessed as ranging from High to Low value. Overall a value of Medium is therefore carried through to the assessment.	Medium
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle Site, Mirehouse Site and Corkickle to Mirehouse Railway Site.		N/A

Susceptibility Commentary		Susceptibility
<p>Visual Characteristics: Field observations note open and elevated long reaching outward views across and of, the green Pow Beck valley bottom, the opposing valley side (with its associated built areas, woodland and extensive green spaces) and Lake District National Park fells are characteristic of the area. Whilst built form within the lower lying Pow Beck Valley TCA and Commercial/Retail TCA (and the Corkickle Site), are highly visible, the Pow Beck valley within the site forms a distinctive green feature within views. Views towards this feature are susceptible to change particularly in relation to the Corkickle Site (Medium). Views from the southern part of this TCA towards the Mirehouse Site are limited by the presence of extensive areas of woodland. Although open and elevated long reaching views across and beyond the town towards the Lake District National Park fells are available from elevated parts of this TCA and these include views of the Mirehouse Site. Although within the majority of these views, built form associated with the town and West Lakes Science Park are highly visible (Medium). Within existing views train movement is already characteristic and although the addition of a new length of track would increase views of train movement, the TCA is less susceptible to the proposed Corkickle to Mirehouse Railway Site (Low). This TCA contains many darker areas associated with extensive green spaces and is susceptible to increases lighting levels within the dark(er) parts of the Corkickle Site (adjoining the TCA).</p>		Medium to Low
<p>Perceptual Characteristics: The TCA is susceptible to changes that may undermine the stiller and quieter areas within the extensive informal green spaces, allotments and cemeteries located away from the busy road network public open spaces and public footpaths particularly in relation to the Corkickle Site and Mirehouse Site (Medium). Areas adjacent to the existing rail track already experience noise from rail movement (Low).</p>		Medium to Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Medium overall (Corkickle Site and Mirehouse Site) reducing to Low in relation the Corkickle to Mirehouse Railway Site.	Medium to Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Mirehouse Site

The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – D: Kells Residential

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Corkickle Site and
Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly inter-war and post-war residential area.
-) Elevated plateau.
-) Predominantly residential with occasional heritage (Haig Colliery Mining Museum) and commercial/light industrial (Haig Enterprise Park) land uses.
-) Residential areas are predominantly suburban in character, consisting of semi-detached and terraces properties, typical of inter-war and post-war estate buildings, densities and patterns. Typically smooth rendered or pebble dashed. Occasional larger detached properties to the north.
-) Commercial and light industrial areas are typically of heights equivalent to 2 storey domestic dwelling and red brick/concrete panel finish. Units are set within large areas of hard standing/yards. The red brick large scale Haig Colliery Mining Museum forms a notable feature on the western edge of the character area.
-) The area notably lacks tree cover. There are no street trees and a limited amount of tree cover or planting within open spaces. Planting is generally limited to private gardens.
-) Large areas of formal recreational pitches and informal open spaces (including play areas) surrounded by residential streets. Small areas of incidental amenity spaces at road junctions (typically grassed). Public realm is functional in type and appearance.
-) Good network of pedestrian and cycle paths crossing large areas of open space. Pedestrian and cycle movement is otherwise confined to road network.
-) **The majority of the residential area to the east of the High Road is located at the top of the valley slope and has excellent views over Whitehaven and towards the Lake District National Park fells to the east.** Open coastal/sea views are available from the western part of the area. The central area is generally enclosed by residential built form. Built development is highly visible within the town and wider surroundings (notably its southern edges).
-) **Overall, this is a settled and busy residential area served by a dense network of busy roads; although large informal open spaces are calm and quiet away from roads.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Haig Colliery winding engine house is a Scheduled Monument covers are very small part of the TCA (part of which is Grade II Listed (the Engine Houses, Power Station and Pithead Gear at Haig Colliery). Pockets of informal open space are covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable suburban residential character of 2 storey semi-detached and terraced properties (typical of inter war and post war estate buildings, densities and patterns) with occasional heritage and commercial/light industrial land-uses. Built form is generally of reasonable quality, good condition and well maintained. Public realm and open spaces are functional in quality and poorly maintained in areas (showing signs of decline).	Medium

Value Criteria	Commentary	Value
Scenic Quality	Overall the area has ordinary aesthetic appeal. Although occasional views from the TCA have moderate aesthetic appeal i.e. the residential area to the east of the High Road is located at the top of the valley slope and has open outward views over Whitehaven (across, and of, the green Pow Beck Valley bottom) and towards the Lake District National Park fells. Open coastal/sea views are available from the western part of the area.	Medium
Rarity/Representiveness	The majority of built development across this TCA may be considered to be typical of inter war and post war development although Haig Colliery is a Scheduled Monument/Listed Building which forms a part of Cumbria's mining history.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA other than those associated with Haig Colliery (limited to a very small area).	Low
Recreation Value	The TCA makes some contribution to the public's recreation experience associated with the large number informal open spaces located within the residential area (with number network of public rights of way and informal paths).	Medium
Perceptual Aspects	This post war residential estates has some positive perceptual characteristics associated with the generally well maintained built form and the presence of overlooked and well-used informal open spaces across the area where calmness and stillness are likely to be valued qualities. However these qualities are undermined by a general decline in the maintenance of the public realm. Wayfinding is restricted to road/footpath signage, Haig Colliery Mining Museum notable landmark, and distinctive views of coast/sea or valley and the Lake District that combine to enable a sense of direction to be obtained.	Medium
Associations	Sir Christopher Lowther's association with Haig Colliery. No other known recognised associations, beyond at a local level.	Medium
Overall Value	The majority of value criteria are assessment as Medium with designations assessed as High and rarity, conservation interests and associations assessed as Low. On balance, overall value is assessed as Medium.	Medium
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.		N/A

Susceptibility Commentary		Susceptibility
Visual Characteristics: Field observations note open and elevated long reaching (outward) views across, and of, the green Pow Beck valley bottom and opposing valley side (with its associated built areas, woodland and extensive green spaces) and Lake District National Park fells are characteristic of the eastern parts of this area. Whilst built form within Pow Beck Valley TCA, Commercial/Retail TCA (and the Corkickle Site), are highly visible, the Pow Beck valley within the site forms a distinctive green feature within views. Views of towards this feature are susceptible to change particularly in relation to the Corkickle Site (Medium). Within existing views train movement is characteristic and although the addition of a new length of track would increase views of train movement, the TCA is less susceptible to the proposed Corkickle to Mirehouse Railway Site (Low). This TCA is well lit.		Medium to Low
Perceptual Characteristics: The area is a settled and busy residential area served by a dense network of roads; noise levels reflect this. Due to separation distances and surrounding road network, any sense of calmness and stillness within informal green spaces located centrally within the residential area are not susceptible to both proposed developments.		Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Medium overall (Corkickle) reducing to Low in relation the Corkickle to Mirehouse Railway Site.	Medium to Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – E: Castle Park

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Corkickle Site and
Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Whitehaven Castle building complex located within a mature wooded setting.
-) Valley sides.
-) Predominantly wooded public open space with small areas of residential land uses associated with the former Castle and associated buildings.
-) The Castle building is a 3 storey sandstone building that was remodelled by Robert Adam in 1769. The Castle Mews (pebble dashed finish) and Acton Court are predominantly 2 storey (smooth rendered finish).
-) Woodland is the dominant vegetation type along with a large number of individual trees set within grassland to the front of the Castle.
-) Large areas of open space dominated by dense woodland. Public realm is well designed, using materials of high quality and appearance.
-) Public open spaces are well served by footpaths.
-) Enclosed character within the majority of area due to the dominance of woodland.
-) **Open, elevated and long reaching views from more open areas across the Pow Beck valley of the opposing valley sides and coastal plateau (with their associated built areas, woodland and extensive green spaces).**
-) **Extensive wooded areas are calm and quiet away from the road network.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	This area lies within the south-eastern part of the Whitehaven Town Centre Conservation Area and within an area of Urban Greenspace Protection (Copeland Borough Council). Whitehaven Castle is a Grade II Listed Building.	Very High
Townscape Quality/Condition/Intactness	This TCA has a unified and distinctive character dominated woodland that provides the setting for Whitehaven Castle and associated buildings. Built form, public realm and open spaces are generally well designed, using materials of high quality and appearance, is in a good condition and well maintained.	High
Scenic Quality	Open, elevated and long reaching views from more open areas across the Pow Beck valley of the opposing valley sides/coastal plateau (with their associated built areas, woodland and extensive green spaces). Views from the TCA may be considered to have moderate (pleasant) aesthetic appeal although qualities are reduced by the presence of busy roads and built form associated with the adjoining retail park. Otherwise views are wooded in character and enclosed. Few detracting elements.	High
Rarity/Representiveness	Whilst wooded valley sides are typical of the town and areas where opportunities for built development are limited. Whitehaven Castle forms a key part of Whitehaven history and the area exhibits many qualities typical of such an historic park and setting.	High

Value Criteria	Commentary	Value
Conservation Interests	Whitehaven Castle Listed Building and Crowpark Wood Ancient and Semi-Natural Woodland dominate the area. There are no heritage or nature conservation designations.	High
Recreation Value	Though the Castle building is not open to the public (consisting of private residential accommodation), the TCA makes a high contribution to the public's recreation experience associated with the wooded area and large number informal footpaths.	High
Perceptual Aspects	There are many positive perceptions across this TCA; undermined on its fringes by adjoining land uses. Calmness and stillness are likely to be valued qualities within informal green spaces located away within the woodland and from the busy road network. Open spaces and public footpaths within the TCA are typically within wooded areas that whilst not overlooked, are well-used by the general public (offering a degree of natural surveillance) with a variety of route options/exit opportunities. Wayfinding and comprehension of routes is good with footpath signage; Whitehaven Castle forms a notable landmark within the town.	High
Associations	Whitehaven Castle and Conservation Area.	High
Overall Value	The majority of value criteria are assessed as High with designations as Very High.	High
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle Site.		N/A
Visual Characteristics: Open, elevated and long reaching outward views are available from open areas (in the absence of characteristic woodland) across the Pow Beck valley of the opposing valley sides/coastal plateau (with their associated built areas, woodland and extensive green spaces). There is potential for large scale built elements located within the Pow Beck valley to be visible above and through intervening built development and in relation to the Corkickle Site (Medium). There is a very limited visual relationship between this TCA and the Corkickle to Mirehouse Railway Site (Very Low). Whilst the wooded parts of the TCA are dark in character, the area is surrounded by TCAs that have high levels of lighting associated with commercial/retail/residential areas and the road network.		Medium to Very Low
Perceptual Characteristics: This TCA is surrounded by settled and busy commercial/residential areas served by a dense network of roads; noise levels reflect this. Due to separation distances and surrounding road network, any sense of calmness and stillness within informal green spaces are not susceptible to the proposed development.		Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Medium overall (Corkickle) reducing to Very Low in relation the Corkickle to Mirehouse Railway Site.	Medium to Very Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is High. The overall susceptibility is judged to be Medium indicating High sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is High. The overall susceptibility is judged to be Very Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – F: Corkickle Eastern Valley Sides

Viewpoint Locations within the TCA: tbc

Direct landscape effects: Corkickle to Mirehouse Railway Site	Indirect landscape effects: Corkickle Site and Corkickle to Mirehouse Railway Site
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Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly post-war residential areas located on rising topography.
-) Valley sides.
-) Predominantly residential land uses (including schools) with large areas of informal open space (notably woodland), allotments and a sizeable area of rough grassland/pasture fields.
-) The area has a tight building grain and a high number of short and curved streets. Building lines and densities are consistent within period.
-) Predominantly 2 storey 1950s and 1970s residential properties, typically smooth rendered or pebble dashed. Consistent building lines, set back from road by regular shaped small front gardens.
-) Notable area of 2-3 storey late Georgian and early Victorian properties, typically smooth rendered or pebble dashed largely associated with Corkickle Conservation Area. Consistent building lines, typically set back from road by varied gardens sizes (consistent with each street) and typically defined by stone or rendered walls and railings.
-) Few street trees. The presence of large wooded areas, tree belts, tree groups, and increase in boundary hedgerows and tree and shrub planting in typically large private gardens, contributes to a verdant street character.
-) **Large number of incidental/amenity grassed areas/verges within residential areas**, two areas of wooded informal open spaces (that form distinctive features in the townscape) and an area of allotments.
-) Pedestrian and cycle movement is predominantly confined to the road network; with small off-road link to Sustrans Route 72. Woodland areas are well served by footpaths. Public realm is predominantly functional in quality and appearance.
-) Enclosed character within the majority of residential areas. **Open, elevated and long reaching views along and across the Pow Beck valley and wider town from some publicly accessible areas and numerous private residential properties.** Built development is highly visible within the town and wider surroundings.
-) **Overall this is a settled and busy residential area. Areas of woodland and allotments are calm and quieter away from the busy road network.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Corkickle Conservation Area (with 26 Grade II Listed Buildings) is a small area located centrally within the TCA. Large areas of woodland, rough grassland/pasture fields lie within areas of Urban Greenspace Protection (Copeland Borough Council).	Very High
Townscape Quality/Condition/Intactness	This TCA has a distinctive character dominated by post war residential properties located on the eastern slopes of the Pow Beck valley and interspersed with pockets of woodland, rough grassland/pasture fields and areas of late Georgian/early Victoria properties located within the Corkickle Conservation Area. Built form, public realm and landscape are generally of good quality and condition and well maintained.	Medium

Value Criteria	Commentary	Value
Scenic Quality	The majority of the TCA has ordinary aesthetic appeal with occasional open and elevated long reaching outward views across, and of, the green Pow Beck Valley bottom and opposing valley side.	Medium
Rarity/Representiveness	The majority of built development across this TCA may be considered to be typical of post war development and are common in the local, regional and national context. The Conservation Area exhibits many qualities typical of the late Georgian/early Victorian style that are valued at a national level.	Medium
Conservation Interests	Other than the small area covered by the Corkickle Conservation Area (including 26 Grade II Listed Buildings) and Midgey Wood Ancient and Semi-Natural Woodland. There are no heritage or nature conservation designations within this TCA.	Medium
Recreation Value	This TCA makes a moderate contribution to the public's recreation experience; with public access associated with a section of the Sustrans National Cycle Route 72, public footpaths within woodland, allotments and the road network.	Medium
Perceptual Aspects	This residential area has some positive perceptual characteristics associated with built form, public realm and landscape that are generally of good quality and condition and well maintained. Calmness and stillness are likely to be valued qualities within the woodland and allotments. Open spaces and public footpaths within the TCA are typically overlooked by adjoining residential areas or well-used by the general public. (Wooded area feels more secluded.) Wayfinding is restricted to road/footpath signage, distinctive topography associated with routes (i.e. along valley bottom, upslope and along slope) and distinctive views of rising valley sides that combine to enable a sense of direction to be obtained.	Medium
Associations	Conservation Area and Listed Buildings. No known historic or cultural associations, beyond at a local level.	Medium
Overall Value	The majority of value criteria are assessed as Medium with townscape designations assessed as Very High.	Medium
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle Site and only very small changes as a result of the Corkickle to Mirehouse Railway Site. Due to the presence of existing rail infrastructure and busy residential area, the TCA has a low susceptibility to change.		Low

Susceptibility Commentary		Susceptibility
Visual Characteristics: Field observations identify an enclosed character within the majority of the residential area (due to curved and short nature of streets) with occasional open and elevated long reaching outward views across, and of, the green Pow Beck Valley bottom and opposing valley side (with its associated built areas, woodland and extensive green spaces). These views are typically framed through built form and vegetation located within the immediate vicinity with only partial views of the linear Pow Beck valley feature. Whilst built form within adjoining TCAs are highly visible in outwards views (including built form within the Pow Beck Valley TCA, Commercial/Retail TCA and the Corkickle Site), partial views of the Pow Beck green valley features are available and these views are susceptible to change particularly in relation to the Corkickle Site (Medium). Within existing views, train movement and rail infrastructure is characteristic and although the addition of a new length of track would increase views of train movement, the TCA is less susceptible to the proposed Corkickle to Mirehouse Railway Site (Low). The TCA is well lit.		Medium to Low
Perceptual Characteristics: This TCA is surrounded by settled and busy residential areas served by a dense network of roads; noise levels reflect this. Due to separation distances and surrounding road network, any sense of calmness and stillness within informal green spaces located centrally within the residential area are not susceptible to both proposed developments.		Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Medium overall (Corkickle) reducing to Low in relation the Corkickle to Mirehouse Railway Site.	Medium to Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – G: Hensingham Post War Residential (North and South)

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Corkickle Site and Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly post-war residential areas located on elevated landform.
-) Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau.
-) Predominantly 2 storey 1950s and 1970s residential properties, building densities typical of the period, typically smooth rendered or pebble dashed. Consistent building lines and frontage treatments.
-) There are few street trees however the presence of occasional woodlands, boundary hedgerows and tree/shrub planting in private gardens helps soften built form.
-) Number of informal open spaces, small woodlands and numerous incidental/amenity grassed areas, verges and play areas within residential areas.
-) Good network of formal and informal paths within informal open spaces. Otherwise pedestrian and cycle movement is predominantly confined to the road network. Public realm is functional in quality and appearance.
-) **Open character. Rising and elevated landform affords long reaching views above rooftops/along roads/between built form across the Pow Beck valley system to built-up areas, woodland and extensive green spaces located on the opposing valley slopes/coastal plateau.**
-) **Overall, this is a settled and busy residential area. Areas of open space and woodland are calm and still away from the road network.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	The Distressed Sailor Grade II Listed Building and a small green space lie within areas of Urban Greenspace Protection (Copeland Borough Council).	High
Townscape Quality/Condition/Intactness	This TCA has a recognisable character dominated residential land uses that have a suburban character (semi-detached 2 storey terrace properties, post war) with occasional heritage, commercial/light industrial and brownfield land-uses. Built form is generally in good condition and well maintained. Public realm and open spaces are functional in quality they are generally well maintained.	Medium
Scenic Quality	Overall the area has ordinary aesthetic appeal. Although occasional views from the TCA may be considered to have moderate (pleasant) aesthetic appeal i.e. long reaching views (above rooftops/along roads/between built form) across the Pow Beck valley system to the opposing valley slopes/coastal plateau (with their associated built areas, woodland and extensive green spaces).	Medium
Rarity/Representiveness	The majority of built development across this TCA may be considered to be typical of inter war and post war development.	Medium
Conservation Interests	There are no heritage or nature conservation interests within this TCA.	Medium

Value Criteria	Commentary	Value
Recreation Value	The TCA makes a number contribution to the public's recreation experience associated with a number informal open spaces located within the residential area (with number of public rights of way and informal paths).	Medium
Perceptual Aspects	This post war residential estate has some positive perceptual characteristics associated with built form, public realm and landscape that are generally of good quality and condition and well maintained. Calmness and stillness are likely to be valued qualities within small number of informal green spaces/woodland. Open spaces and public footpaths within the TCA are typically overlooked by adjoining residential areas and well-used by the general public. Wayfinding is restricted to road/footpath signage.	Medium
Associations	Single Listed Building. No known historic or cultural associations, beyond at a local level.	Low
Overall Value	The majority of value criteria are assessed as Medium with designations assessed as High and associations assessed as Low.	Medium
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle and Corkickle to Mirehouse Railway Site.		N/A
Visual Characteristics: Field observations note open and elevated long reaching outward views across the Pow Beck valley system to the opposing valley slopes/coastal plateau (with their associated built areas, woodland and extensive green spaces). Views into the Pow Beck valley bottom are available from western edges of the TCA; otherwise they are restricted by the presence of built development and vegetation across the wider TCA. Whilst built form within Pow Beck Valley TCA, Commercial/Retail TCA (and the Corkickle Site) are visible, the Pow Beck valley within the site forms a distinctive green feature within views. Views of towards this feature are susceptible to change particularly in relation to the Corkickle Site (Medium). There is a very limited visual relationship between this TCA and the Corkickle to Mirehouse Railway Site (Very Low). The TCA is well lit and the western edges are particularly well lit by lighting associated with the A595.		Medium to Very Low
Perceptual Characteristics: This TCA is settled and busy served by a dense network of roads; noise levels reflect this. Due to separation distances and the surrounding road network, any sense of calmness and stillness within informal open spaces and woodland are not susceptible to the proposed development.		Low to Very Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Medium overall (Corkickle Site) reducing to Very Low in relation the Corkickle to Mirehouse Railway Site.	Medium to Very Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is Medium. The overall susceptibility is judged to be Very Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – H: Hensingham Village

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Corkickle Site and
Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly late Georgian and early Victorian residential area, including the Hensingham Conservation Area.
-) Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau.
-) Predominantly 2 storey properties, building densities typical of the period, typically smooth rendered or pebble dashed. Consistent building lines along streets. Frontage treatments vary, some properties fronting directly onto pavements and other set back beyond small gardens typically defined by low walls or railings.
-) There are few street trees however the presence of wooded areas, tree belts/tree groups, and an increase in boundary hedgerows, tree and shrub planting in private gardens contributes to a verdant street character and provides a treed setting.
-) Number of large informal open spaces, a cemetery, allotment gardens and numerous incidental/amenity grassed areas. Wooded or grassed linear corridors associated with watercourses/gills are distinctive features in the townscape.
-) Good network of formal and informal paths within informal open spaces and cemetery. Otherwise pedestrian and cycle movement is predominantly confined to the road network. Public realm is functional in quality and appearance.
-) **Predominantly enclosed character. Although in the absence of intervening built form and vegetation, rising and elevated landform affords occasional long reaching views above rooftops, along roads and between built form across the Pow Beck valley system to built-up areas, woodland and extensive green spaces located on the opposing valley slopes and coastal plateau.**
-) **Overall, this is a settled and busy residential area. Open spaces, the cemetery and allotments are calm and quiet away from the road network.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site and the Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Hensingham Conservation Area (containing 8 Listed Buildings). Large number of green spaces lie within areas of Urban Greenspace Protection (Copeland Borough Council).	High
Condition/Intactness	This TCA has a recognisable character dominated late Georgian and early Victorian residential area surrounded by large wooded/treed green spaces. Public realm and open spaces are functional in quality they are generally well maintained.	High
Townscape Quality	This area consists of a valued late Georgian and early Victorian townscape that is characteristically surrounded by wooded/treed green spaces. Typically enclosed character with occasionally pleasant views across the Pow Beck valley system to built-up areas, woodland and extensive green spaces located on the opposing valley slopes and coastal plateau. Open space/public realm is generally in a good condition and well maintained.	High
Rarity/Representativeness	Townscape style is valued in a regional and local context.	High
Conservation Interests	There are no other heritage or nature conservation interests.	Medium

Value Criteria	Commentary	Value
Recreation Value	The TCA makes some contribution to the public's recreation experience associated with the large number informal open spaces, allotments and cemetery.	Medium
Perceptual Aspects	This residential area has some positive perceptual characteristics associated with built form, public realm and landscape that are generally of good quality and condition and well maintained. Calmness and stillness are likely to be valued qualities within informal green spaces, allotments and the cemetery. Open spaces and public footpaths within the TCA are typically overlooked by adjoining residential areas and/or well-used by the general public. Wayfinding is restricted to road/footpath signage.	Medium
Associations	Conservation Area and Listed Buildings. No other known historic or cultural associations, beyond at a local level.	Medium
Overall Value	Townscape designations, condition, townscape quality and rarity are assessed as High and the remaining criteria range from Low to Medium. Overall value is assessed as High.	High
Susceptibility Commentary		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle and Corkickle to Mirehouse Railway Site.		N/A
Visual Characteristics: Field observations note open and elevated long reaching (outward) views (above rooftops, along roads and between built form) across the Pow Beck valley system to the opposing valley slopes and coastal plateau (with their associated built areas, woodland and extensive green spaces). However views of the Pow Beck valley and Corkickle Site are largely prohibited by built development/vegetation within the western parts of the TCA/along the A595 and are less susceptible to change (Low). There is a very limited visual relationship between this TCA and the Corkickle to Mirehouse Railway Site (Very Low). The TCA is well lit and the western edges are particularly well lit by lighting associated with the A595.		Low to Very Low
Perceptual Characteristics: This TCA is settled and served by a number of busy roads; noise levels reflect this. Due to separation distances and the surrounding road network, any sense of calmness and stillness within informal open spaces and woodland are not susceptible to the proposed development.		Low to Very Low
Overall Susceptibility	The visual and perceptual characteristics indicate a range of susceptibility from Low overall (Corkickle Site) reducing to Very Low in relation the Corkickle to Mirehouse Railway Site.	Low to Very Low

Overall Sensitivity to proposed development at the Corkickle Site

The value of this TCA is High. The overall susceptibility is judged to be Low indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site
 The value of this TCA is High. The overall susceptibility is judged to be Very Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – I: Mirehouse

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **Corkickle to Mirehouse Railway Site**

Indirect landscape effects: **Corkickle Site, Mirehouse Site and Corkickle to Mirehouse Railway Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly post-war residential area located within the valley bottom and lower slopes of the Pow Beck.
-) Broad valley bottom and lower slopes.
-) Predominantly residential land uses including school, shops, social club, community centre, library modern churches, sports club' houses etc. The West Coast Main Line railway line runs on a north-south axis through the area. Green land uses dominate the areas adjoining the railway line.
-) Predominantly post-war, 2 storey, semi-detached, building density typical of the period, mix of red brick, pebble-dash and smooth render/painted finishes. Consistent building lines and frontage, street and open space treatments. Built development is highly visible within the town and wider surroundings.
-) **Tree cover within residential areas is typically confined to private gardens and a scattering of small tree groups found within areas of incidental/amenity open space. There are few street trees. Most notable areas of tree cover are the tree belts/groups within the centrally located valley bottom (associated with the railway line and adjoining informal open spaces) and along the A595.**
-) The largest area of informal open space is that associated with the valley bottom and railway line. It consists of areas of rough and amenity grassland, and tree cover (woodland, tree belts, tree groups etc.). A number of formal recreational pitches (grassed and all weather) are located within the northern part of the area adjoining the Pow Beck and railway line.
-) There are numerous areas of incidental/amenity open space throughout the area, a number of which are located on the southern settlement edge (notably east of the railway line) and contain footpaths, seating and tree/shrub cover.
-) The Sustrans National Cycle Route 72 provides off-road pedestrian and cycle access through the area connecting countryside (to the south of Mirehouse Road) with the main parts of the town.
-) The Sustrans National Cycle Route 72 connects into a much wider network of number of formal and informal footpaths associated with informal open spaces and residential areas.
-) **Open character. From the valley bottom, framed views of the rising valley sides (built development and green spaces). From valley sides, open and elevated views of and along the valley bottom, and views of the opposing valley sides and the Lake District National Park fells. From southern edge of the area (and in the absence of high roadside hedgerows), a variety of open, framed and filtered views are available of adjoining countryside.**
-) **Overall, this is a settled and busy residential area with calmer and quieter areas associated with informal open spaces located along the railway line (with occasional disturbance by passing trains).**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Corkickle Site, Mirehouse Site and Corkickle to Mirehouse Railway Site.

Value Criteria	Commentary	Value
Townscape designations	Chapel House Grade II Listed Building and large areas of informal open space are covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High

Value Criteria	Commentary	Value
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable character dominated residential land uses that have a post war suburban character (predominantly semi-detached 2 storey properties typical of post war suburban estate, densities and patterns) buildings typical of post war estates buildings, densities and patterns) with green spaces (rugby club, informal open space) and railway line located centrally. Built form, public realm and open spaces are functional in quality, reasonable in condition, and generally well maintained.	Medium
Scenic Quality	Overall the area has ordinary aesthetic appeal. Views from the TCA may be considered to have higher aesthetic appeal i.e. from the valley bottom, framed views of the rising valley sides (built development and green spaces); from valley sides, open and elevated views of and along the valley bottom, and views of the opposing valley sides and the Lake District National Park fells; and from southern edge of the area (and in the absence of high roadside hedgerows), a variety of open/framed/filtered views are available of adjoining countryside.	Medium
Rarity/Representiveness	The majority of built development across this TCA may be considered to be typical post war development that is common at local, regional and national scale.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA other than the Chapel House Grade II Listed Building.	Low
Recreation Value	The TCA makes some contribution to the public's recreation experience associated with the rugby club, Sustrans National Cycle Route 72 and informal open spaces and public right of way (all located centrally within the TCA) and small amenity open spaces/play area typical of residential areas. Other than this, pedestrian/cycle movement is limited to the road network.	Medium
Perceptual Aspects	Positive perceptions across the area are associated with large number of generally well maintained open spaces. Calmness and stillness are likely to be valued qualities within informal green spaces located centrally. Small amenity open spaces/play areas (within residential areas) and public footpaths within the TCA are typically overlooked by adjoining residential areas and well-used by the general public. Larger area of informal open space and sections of the Sustrans National Cycle Route (located centrally within the TCA) are not overlooked but are well used and possess a variety of route options/exit opportunities.	Medium
Associations	Single Listed Building. No other known historic or cultural associations, beyond at a local level.	Low
Overall Value	The value criteria have been assessed as ranging from High to Low value. On balance it is assessed to be of Medium value.	Medium

Susceptibility Commentary		Susceptibility
<p>Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Corkickle and Mirehouse Sites. There will be a very small change as a result of the Corkickle to Mirehouse Railway Site however given the TCA's existing context of rail infrastructure and train movement the susceptibility to the proposed addition of a new length of track is low.</p>		Low
<p>Visual Characteristics: Field observations note open and elevated views of, and along, the valley bottom towards the opposing valley sides (with their associated built areas, woodland and extensive green spaces). Whilst built form within Pow Beck Valley TCA, Commercial/Retail TCA (and the Corkickle site) are visible. The Pow Beck valley within the site is visible and is susceptible to change particularly in relation to the Corkickle Site (Medium). Field observations note occasional open long reaching views from rising valley sides across and beyond the town (including the Mirehouse site) towards the Lake District National Park fells from the western elevated parts of the TCA. In addition, a variety of framed/filtered (through vegetation) and open views of the adjoining countryside are available from the southern edges of the town (from Mirehouse Road). Where open views are available there are long reaching down the Pow Beck valley which are susceptible to change in relation to the Mirehouse Site (High). There are a range of typically framed, filtered and occasionally open views toward the existing railway track particularly the middle section which is set at grade/on an embankment. Train movement is characteristic within views from the TCA and is of low susceptibility to the proposed change (Low). The TCA is generally well lit although it is susceptible to the introduction of lighting into dark(er) areas beyond the extent of the town and in views from its southernmost edge in relation to Mirehouse Site.</p>		High to Low
<p>Perceptual Characteristics: The TCA is susceptible to changes from developments that may undermine the stiller and quieter areas within informal green spaces located away from the busy road network public open spaces and public footpaths.</p>		Medium to Low
Overall Susceptibility	Characteristics indicate a range of susceptibility from High (Mirehouse Site) to Medium (Corkickle Site) reducing to Low in relation the Corkickle to Mirehouse Railway Site.	High to Medium to Low

Overall Sensitivity to proposed development at the Corkickle Site
The value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Mirehouse Site

The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to proposed development at the Corkickle to Mirehouse Railway Site

The value of this TCA is Medium. The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Whitehaven Townscape Character Area – J: Homewood Mixed Use

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Mirehouse Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler,2016])

-) Predominantly large scale hospital (medical) and commercial/industrial buildings.
-) Rising landform on eastern edge of the Pow Beck valley; rising onto elevated plateau.
-) The central and eastern parts of the area are dominated by hospital (and ancillary uses) and commercial (Sneakyeat Industrial Estate) land uses. There are a number of small residential areas located to the west
-) Mix of 1-3 storey hospital buildings, medical buildings, ancillary buildings and apartments set within landscaped grounds. Predominantly 1960s with modern large scale hospital (medical) building and construction compound on the eastern edge of the area. Typically a mix of red brick, steel clad, smooth render and pebble dash finish. Both the large scale hospital (medical) buildings and C21st Energy Centre chimney form notable built features in views from town and surrounding area.
-) Predominantly 2 storey 1950s and 1960s residential properties, semi-detached, typically a mix of pebble dash, render and brick finishes. Densities and building lines consistent with period. 1990s and 2009 modern residential properties are typically 2 storey, with smooth render or red brick finishes.
-) Commercial/industrial units set within hard standings/yards, with a mix of steeling cladding and red brick finishes. Typical 2 storey heights equivalent to domestic dwelling.
-) Large number of mature trees within informal open spaces, private gardens, on the peripheries of the hospital grounds and along the A595. These are concentrated in the western parts of the area.
-) Large number of informal open spaces, incidental and amenity grassed areas, and verges within residential areas. These typically consist of amenity, rough grassland and tree/shrub cover.
-) Pedestrian and cycle movement is predominantly confined to the road network; with a rough track identified as a route with public access connecting into adjoining countryside.
-) **Open, elevated and long reaching views across the Pow Beck valley of built development, green spaces within the town and the wider countryside.** Occasional views towards the Irish Sea and Lake District National Park fells. Sense of enclosure within western areas associated with increased tree and shrub cover.
-) **Overall, this is a settled area with busy roads and car parks.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Mirehouse Site.

Value Criteria	Commentary	Value
Townscape designations	Small area of informal open space is covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition/Intactness	This TCA has a fragmented character; dominated by the post war West Cumberland Hospital and commercial uses and with a small number of residential areas. Built form, public realm and open spaces are typically functional in quality, in good condition, and generally well maintained. Although built form, infrastructure, boundary treatments associated with the hospital complex, industrial estate and energy centre may be considered to be detractive elements.	Low

Value Criteria	Commentary	Value
Scenic Quality	This area has limited aesthetic appeal. Built form, infrastructure and boundary treatments associated with the hospital complex, industrial estate and energy centre may be considered to be detractive elements. There are some aspects of moderate aesthetic appeal such as views along verdant streets and spaces; and open, elevated and long reaching views across the Pow Beck valley system towards the opposing valley slopes/coastal plateau (typically consisting of built development, green spaces within the town and the wider countryside); and occasional views towards the Irish Sea and Lake District National Park fells - limited to the a small number of vantage points located on the eastern fringes of the area.	Low
Rarity/Representiveness	Mix of health, residential and commercial land-uses and built form that are common at local, regional and national level.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA.	Low
Recreation Value	The TCA makes a limited contribution to the public's recreation experience due to the dominance of hospital and commercial land uses. Public recreation limited to informal open spaces (with informal footpaths), public right way running along the urban edge of the hospital; and a rough track identified as a route with public access following Sneakyeat Road. Other than this, pedestrian/cycle movement is limited to the road network.	Low
Perceptual Aspects	Positive perceptions are associated with the built form (residential), public realm and open spaces that are typically in good condition, and generally well maintained. Open spaces and public footpaths within the TCA are typically overlooked by adjoining residential areas and well-used by the general public.	Medium
Associations	No known historic or cultural associations, beyond at a local level.	Low
Overall Value	The majority of value criteria are assessed as Low with townscape designations and perceptual aspects assessed as Medium and designations as High. On balance the overall value is assessed as Low.	Low
Susceptibility Commentary (to development within the Mirehouse Site)		Susceptibility
Physical Characteristics: There will be no physical changes to this TCA as a result of development within the Mirehouse Site.		N/A
Visual Characteristics: Field observations note there is an extremely limited visual relationship between this TCA and the adjoining countryside (and the Mirehouse site) due to the location of the hospital grounds, industrial estate and residential properties backing onto the rural edge. Occasional views of across the wider countryside adjoining the TCA are available from a short section of Sneakyeat Road and public right way (in the absence of intervening vegetation). Although within the majority of these views, built form associated with the town and West Lakes Science Park are visible. This TCA is well lit.		Low

Susceptibility Commentary (to development within the Mirehouse Site)					Susceptibility	
Perceptual Characteristics: The area is a settled and busy area served by a dense network of roads/car lark; noise levels reflect this. This TCA is not susceptible to the changes in noise levels as a result of the proposed development.					Low	
Overall Susceptibility	The visual and perceptual characteristics are assessed as being of low susceptibility to the development proposed. The overall susceptibility is assessed as Low.				Low	
Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Egremont Townscape Character Areas (including Thornhill)

Egremont Townscape Character Area – A: Bridge End/River Ehen Residential

Viewpoint Numbers within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Egremont Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler,2016])

-) Predominantly 1950s residential area located either side of the meandering River Ehen and its wide floodplain.
-) Sloping topography toward River Ehen.
-) Predominantly residential land uses with historic features such as Egremont Castle, listed Toll House and Saint Mary’s and Saint Michaels Church. Other land uses are located adjacent to the river and include Egremont RUFC, three allotment sites, areas of informal open space and grazing land.
-) Mix of Georgian properties and post 1970s housing with small areas of modern infill toward the river.
-) Post 1970s residential area - mix of bungalows, semi-detached and terraced properties, 2 storeys, typically brick and render finish following a consistent building line. Building density typical of period.
-) Georgian properties - predominantly 2 storey terraces, building density consistent with period, mix of smooth rendered and stone finish. Properties generally sit directly onto road footpaths with no front gardens or boundary treatment.
-) Tree cover is limited, typically confined to private gardens and small groups of trees within informal open spaces.
-) There are a number of allotments, informal open spaces, amenity grassed areas and verges within on the peripheries of residential areas. These typically consist of amenity grassland and tree/shrub cover of varying condition. Public realm generally of good quality and in good condition.
-) **Sustrans Cycle Route 72 provides on road cycle access through the character area. Pedestrian and cycle movement is otherwise typically confined to the road network.**
-) **Enclosed character within the majority of residential areas (due to flat topography and curved and narrow nature of streets). Longer reaching views available from within the grounds of Egremont Castle towards the wider countryside and Lake District National Park.**
-) **Overall this is a settled and busy residential area served by a dense network of roads although informal open spaces, allotments and Egremont Castle grounds offer calmer and quieter areas away from the busy roads.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Egremont Site.

Value Criteria	Commentary	Value
Townscape designations	Within this TCA there are a number of Grade I and II listed buildings and assets that include Egremont Castle on the western edge of the TCA (Grade I listed and Scheduled Monument), former toll house at 17 Bridge End (Grade II listed) and a telephone kiosk (Grade II listed). Parts of this TCA are also covered by Urban Greenspace Protection, a local green space designation applied by Copeland Borough Council.	High
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable townscape character of medium quality due to its combination of historic Georgian residential properties and ad hoc array of post 1970s properties to the edges of the TCA. The area is predominantly residential (a mix of types, period styles and material finishes) with a number of other land uses adjacent to the River Ehen including, Egremont Castle, Egremont RUFC, allotments, informal open space and grazing land. Generally the public realm is in good condition (i.e. well-maintained grass verges to main road network, informal open space, castle and church grounds) however some areas appear degraded/neglected primarily due to ad hoc boundary treatments that vary in condition and quality (close board fencing, low walls, steel railings, hedgerows) and a dominance of car parking on verges and grassed areas degrading the aesthetic appeal of the area. These may be considered as detractive visual influences.	Medium
Scenic Quality	Generally an enclosed character within the majority of residential areas (due to flat topography, curved and narrow nature of streets and buildings). Longer distance views are available from within the grounds of Egremont Castle towards the wider countryside and Lake District National Park with high aesthetic appeal. These qualities are somewhat reduced by the scattered presence of a mix of land-uses and built form that vary in type, period and condition; and the sometimes neglected, functional and ad hoc appearance of built form combining to form an ordinary/moderate aesthetic appeal.	Medium
Rarity/Representiveness	Egremont Castle forms a key part of Egremont's history and is a rare element (due to its historical and cultural significance) within the region. Other than this built form and features are typical of local, regional and national townscapes located within floodplains where opportunities for built development are limited.	High
Conservation Interests	Other than the Listed Buildings and Egremont Castle Scheduled Monument, there are no heritage or nature conservation designations	Very High
Recreation Value	Recreational use is limited to a small area of informal open space adjacent to the River Ehen in the north-eastern part of the TCA and a short section of Sustrans National Cycle Route 72 which provides an on road cycle route. Pedestrian and cycle movement is limited to the road network enabling public access across the majority of the TCA. Areas of organised/formal recreation are located along the river corridor consisting of Egremont RUFC and allotments.	Medium

Value Criteria	Commentary	Value
Perceptual Aspects	The area is settled with a busy residential area served by a network of local roads; noise levels reflect this. Calmness and stillness are likely to be valued qualities within informal green spaces and within the grounds of Egremont Castle, located away from the busy road network. During match days vibrancy and noise from Egremont RUFC increases. Whilst the informal open space is located toward the periphery of the TCA, adjacent to the river, the close proximity of the A595 reduces any sense of calmness and stillness. Open spaces and public footpaths are typically overlooked by built development (predominantly residential) with high levels of natural surveillance. Wayfinding and comprehension of routes is restricted to road signage and points of interest such as the Castle, south street bridge crossing and the church. The Sustrans National Cycle Route is signposted at intervals along its route.	Medium
Associations	Egremont Castle is historically and culturally an important historical asset associated with the town. It is referenced in William Wordsworth's poem <i>The Horn of Egremont Castle</i> .	Very High
Overall Value	The majority of the value criteria have been assigned Medium value however conservation interests, townscape designations and associations have been assessed as High. A value of High is therefore carried through to the assessment.	High
Susceptibility Commentary		Susceptibility
Physical Characteristics: There would be no physical changes to this TCA as a result of development within the Egremont Site.		N/A
Visual Characteristics: Field observations note an enclosed character within the majority of residential areas (due to flat topography and curved and narrow nature of streets). Longer reaching views are available from within the grounds of Egremont Castle typically of/above residential properties in the foreground and the wider countryside/Lake District National Park in the middle/long distance. The TCA is well lit.		Medium
Perceptual Characteristics: Overall this TCA is likely to be susceptible to medium scale changes in noise. The TCA is susceptible to changes that may undermine the stiller and quieter areas within Egremont Castle grounds, informal green spaces and allotments located away from the busy road network.		Medium

Overall Susceptibility		Both the visual and perceptual characteristics are assessed as being of Medium susceptibility to the type and scale of development proposed within the Egremont Site. The overall susceptibility is assessed as Medium.				Medium
Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Egremont Townscape Character Area – B: Bridge End Industrial

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Egremont Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly an enclosed industrial estate consisting of several small to large industrial units.
-) Flat topography along the River Ehen valley bottom.
-) Small to large scale industrial land uses with a small number of residential properties located off Vale View.
-) Predominantly late C20th industrial estate laid out on regular grid pattern of industrial unit plots with associated office buildings, service yards and designated car parking. Industrial building heights generally equivalent to 2 storey domestic dwellings with exception of one approximately 18 metre height unit i.e. James Fisher Nuclear associated with the nuclear industry. Building material palette consists of brick and grey metal cladding, typical of an industrial estate.
-) Small number of late C20th residential properties, 2 storey, brick finish and a single 2 storey Georgian residential property, painted render finish. Low density.
-) Open space is limited to small areas of incidental open space and grass verges.
-) Vegetation typical of an industrial estate i.e. mown grass verges with some small to medium sized tree cover and low groundcover/shrub defining plot boundaries. Car parks contain some small scale tree cover. Most notable tree cover is a concentration of trees toward the character areas southern and eastern edge forming two small woodland copses.
-) **A PRow offers connectivity into the wider countryside south, adjacent to the River Ehen. Otherwise pedestrian and cycle movement is limited.**
-) **Enclosed visual character within the industrial estate. Longer reaching views across the valley towards open countryside to the west are frequent along the route of the PRow where tree cover thins.**
-) **Overall this is a busy industrial estate with high levels of vehicle movement. Areas along the river are calm and quiet away from the internal roads and car parks.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Egremont Site.

Value Criteria	Commentary	Value
Townscape designations	There are no national designations or listed buildings within this TCA.	Low
Townscape Quality/Condition/Intactness	Townscape resources combine to produce a recognisable and intact townscape character (the industrial estate has some unity in terms of finish, scale and layout i.e. single storey, grey steel cladding, security fencing). Built form is functional but appears in generally good condition and reasonable quality. Natural elements consist of well-maintained grass verges and low shrub planting that appear in good condition.	Medium

Value Criteria	Commentary	Value
Scenic Quality	Overall the area has a limited aesthetic appeal. Generally an enclosed character within the industrial estate due to large scale built form, rising topography and woodland copses to the boundaries. Large grey clad industrial units dominate, with areas of car parking that have limited aesthetic appeal. There is a discordance between the man-made and natural elements (large scale built form with dominance of hard landscape jars with natural setting of the river corridor and woodland copses) creating a lack of harmony. Sections along the Public Right of Way open out affording views west across the River Ehen and toward the rising valley sides with moderate aesthetic appeal.	Low
Rarity/Representiveness	This TCA consists of features and elements that are commonly found within industrial estates locally and regionally. Characteristics are typical of an industrial estate in scale, form and layout.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA.	Low
Recreation Value	The TCA makes a limited contribution to the public's recreational experience with a section of a single Public Right of Way that runs along the western edge of the industrial estate (adjacent to the river) connecting into the wider countryside. There are no areas of public open space.	Low
Perceptual Aspects	This TCA is typical of an industrial estate, with periodic vehicular movement including heavy goods vehicles, reducing calmness and stillness (with a slight increase along the PRow where noise levels are lower). Wayfinding of routes is restricted to signage boards within the industrial estate and a sign posted Public Right of Way.	Low
Associations	No recognised associations.	Low
Overall Value	The majority of the value criteria have been assigned as Low value with townscape quality assessed as Medium. A value of Low is therefore carried through to the assessment.	Low
Susceptibility Commentary		Susceptibility
Physical Characteristics: There would be no physical changes to this TCA as a result of development within the Egremont Site.		N/A
Visual Characteristics: Field observations note a predominantly enclosed visual character, with the majority of outward views restricted to views of the industrial estate (due to existing tree cover and rising topography). Longer reaching views are available across the River Ehen towards the western valley sides (away from the site) however these are limited to a short section of Public Right of Way. Built form across the TCA is highly visible above and through existing tree cover from inward views due to the height and scale of the industrial units. The TCA is well lit.		Low
Perceptual Characteristics: The area is a busy industrial estate with high levels of vehicular movement and activity; noise levels reflect this.		Low

Overall Susceptibility		The visual and perceptual characteristics are assessed as being of Low susceptibility to the type of development proposed and therefore overall susceptibility is assessed as Low.				Low
Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Egremont Townscape Character Area – C: Queens Drive Residential

Viewpoint Locations within the TCA: tbc

Direct landscape effects: **None**

Indirect landscape effects: **Egremont Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler, 2016])

-) Predominantly post 1970s residential development.
-) Elevated and rising landform to the west of the River Ehen valley system
-) Medium density residential land-uses.
-) Post 1970s residential area, predominantly detached and semi-detached properties, building density typical of period, 2 storeys, typically brick and pebble dash finish. Consistent building lines. Boundary treatments vary from low stone walls along main roads to fencing, hedges and walls within the residential areas.
-) Open spaces are limited to small greens (informal open space) located centrally within the residential developments.
-) Tree cover is predominantly limited to within residential properties. Well maintained hedgerows provide green character along the main historic roads leading into the town
-) Views across the River Ehen valley are available from elevated areas with wider views of the Lake District National Park in the distance
-) A good network of footpaths confined to main and interior roads providing pedestrian access into the town.
-) **Enclosed character within the residential areas opening out to the settlement edges. Wider open views are available from the settlement edges due to the elevated nature of the character area. Open, elevated and long reaching views are available across the River Ehen valley system towards the opposing valley slopes (typically consisting of the edge of Egremont and the wider countryside).**
-) **Views of the Lake District National Park are available in the distance from the eastern edge (along Uldale View) of the area.**
-) **Overall this is a settled residential area with busy residential roads.**

*Those characteristics which are highlighted in **Bold** may be susceptible to change as a result of development within the Egremont Site.

Value Criteria	Commentary	Value
Townscape designations	There are no national designations or listed buildings within this TCA.	Low
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable suburban residential character dominated by residential development (mix of post 1970s detached and semi-detached properties) typical of many urban extensions of the period. Built form is generally in good condition however the ad hoc mix or types and finishes and boundary treatments could be viewed as detractive elements. Overall, the built form, public realm and landscape of this TCA are typical of a functional, residential development in quality and appearance.	Medium

Value Criteria	Commentary	Value
Scenic Quality	Overall this TCA has an 'ordinary' aesthetic appeal. Elevated areas to the edges of the area have open views east across the Ehen valley toward the rising valley sides and LDNP fells, considered to be of high aesthetic appeal. The townscape has no distinctive character with low to moderate levels of aesthetic appeal dependant on the condition and finish of properties. The area has some detractive elements, predominantly the ad hoc mix of boundary types that are occasionally degraded/neglected.	Medium
Rarity/Representiveness	This TCA consists of features and elements that are abundant locally and regionally. Characteristics are typical of a 'mass-produced' post 1970s residential development.	Low
Conservation Interests	There are no heritage or nature conservation designations within this TCA.	Low
Recreation Value	The TCA has a limited contribution to the public's recreational experience. Public open space is restricted to two small areas of greenspace located centrally within the residential development. There is a good network of footpaths confined to main and interior roads providing pedestrian access into the town.	Low
Perceptual Aspects	The area is a settled and busy residential area served by a network of local and interior roads; noise levels reflect this. Calmness and stillness are likely to be valued qualities within informal green spaces located away from the main road network. This TCA is typical of most residential areas, with periodic vehicular movement reducing calmness and stillness. There is a high degree of natural surveillance along the footpaths due overlooking properties with little vegetation to obstruct views.	Low
Associations	No recognised associations.	Low
Overall Value	The majority of the value criteria have been assigned as Low value with townscape quality and scenic quality assessed as Medium. A value of Low is therefore carried through to the assessment.	Low
Susceptibility Commentary		Susceptibility
Physical Characteristics: There would be no physical changes to this TCA as a result of development within the Egremont Site.		N/A
Visual Characteristics: Field observations note a predominantly enclosed character within central parts of residential areas. From the settlement edges, wide, long distance, open views are available (due to the elevated nature of the TCA) across the River Ehen valley towards the opposing valley slopes and Lake District National Park (typically with views of the southern edge of Egremont). Although there are existing views of the southern edge of Egremont that include large industrial buildings associated with Bridge End Industrial Estate, the open character of views means that built development proposed within the Egremont Site has the potential to become prominent built components. The TCA is well lit.		Medium

Susceptibility Commentary					Susceptibility
Perceptual Characteristics: The area is a settled and busy residential area served by a network of roads; noise levels reflect this. Due to separation distances and surrounding road network, any sense of calmness and stillness currently present within the residential area is unlikely to be susceptible to the proposed development.					Low
Overall Susceptibility	Visual characteristics are assessed as being of Medium susceptibility to the development proposed and perceptual characteristics are assessed as Low. The overall susceptibility is assessed as Medium.				Medium
Overall Sensitivity	Susceptibility				
	Very High	High	Medium	Low	Very Low
Very High	Very High	Very High	High	High	Medium
High	Very High	High	High	Medium	Low
Medium	High	High	Medium	Low	Low
Low	High	Medium	Low	Low	Very Low
Very Low	Medium	Low	Low	Very Low	Very Low

Egremont Townscape Character Area – D: Thornhill

Viewpoint Numbers within the TCA: 6

Direct landscape effects: **None**

Indirect landscape effects: **Egremont Site, Moorside Site**

Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler,2016])

- J Predominantly a post - World War I residential area (1920s onwards).
- J Rising landform to the east of the River Ehen.
- J Primarily residential land uses with community facilities such as a local shop, post office, social club and Thornhill Primary School in the centre of the village.
- J A mix of 1920s, 1950s and 1970s two storey semi-detached dwellings, building density consistent with period following a consistent building line, mix of smooth rendered and pebble dashed finish.
- J Properties generally have small front gardens with a variety of boundary treatments (i.e. brick walls, hedges, railings, timber/wire fencing).
- J Tree cover is limited, typically confined to private gardens and small groups of trees within informal open spaces.
- J Open space includes a local play area and Thornhill Football Club, both overlooked by residents with framed and open views toward the wider countryside, Lake District National Park and Irish Sea.
- J The public realm and streetscape is generally in good condition although dominated by parked cars on street verges.
- J The Sustrans National Cycle Route 72 provides on road and off road cycle access through the character area. Pedestrian and cycle movement is otherwise typically confined to the road network.
- J Enclosed character within the majority of residential areas however longer reaching views available from the northern edge towards the Lake District National Park and from the southern edge towards the Irish Sea (in which views of the Sellafield Site are available).
- J Overall this is a settled and busy residential area served by a dense network of roads although informal open spaces offer calmer and quieter areas away from the busy roads.

*Those characteristics highlighted in **Bold** may be susceptible to change as a result of development within the Egremont Site and Moorside Site.

Value Criteria	Commentary	Value
Townscape designations	There are no national designations or listed buildings within this TCA.	Low
Townscape Quality/Condition/Intactness	This TCA has an intact and recognisable suburban residential character of two storey semi-detached properties (typical of post war buildings, densities and patterns) with occasional community land-uses. Built form is generally of reasonable quality, good condition and well maintained. Public realm and open spaces are of good quality and well maintained.	Medium
Scenic Quality	Generally an enclosed character within the majority of residential areas which have an ordinary aesthetic appeal. Long distance views toward the LDNP Fells and wider countryside are available from the northern edges of the TCA although in these views Egremont is prominent. Open coastal/sea views are available from some locations in the southern parts of the TCA.	High

Value Criteria	Commentary	Value
Rarity/Representiveness	The majority of built development across this TCA may be considered to be typical of post war development and are common in the local, regional and national context.	Medium
Conservation Interests	There are no heritage or nature conservation designations within this TCA.	Low
Recreation Value	The informal open space and local play area within the centre of the TCA is well used by the local community and has good pedestrian links to the local primary school and village amenities. The play area's elevated nature offers framed views through housing toward the wider countryside. A short section of Sustrans National Cycle Route 72 which provides an on/off road cycle route runs along the southern edge and through the TCA. Areas of organised/formal recreation are located on the southern edge in the form of Thornhill Football Club which has views toward the Irish Sea.	High
Perceptual Aspects	Positive perceptions across the area are associated with the generally well maintained open spaces and wide open views gained from localised vantage points. The TCA is settled with a busy residential area served by a network of local roads; noise levels reflect this. Calmness and stillness are likely to be valued qualities within the informal open space (play area) located away from the busy road network within the centre of the village. During match days vibrancy and noise from Thornhill Football Club increases. Open spaces and public footpaths are typically overlooked by built development (predominantly residential) with high levels of natural surveillance. Wayfinding and comprehension of routes is restricted to road signage. The Sustrans National Cycle Route 72 is signposted at intervals along its route.	Medium
Associations	No recognised associations, beyond any local associations that may be present.	Low
Overall Value	The value criteria have been assessed as ranging from High to Low value. Overall a value of Medium is therefore carried through to the assessment.	Medium
Susceptibility Commentary		Susceptibility
Physical Characteristics: There would be no physical changes to this TCA as a result of development within the Egremont Site or the Moorside Site.		N/A
Visual Characteristics: Field observations note a predominantly enclosed character within central parts of residential areas. From some of the TCA's edges (predominantly northern and southern edges), wide, open views are available (due to the elevated nature of the TCA) across and along the River Ehen valley. Views from the TCA's northern edge include large industrial buildings on the southern built edge of Egremont however the open character means that views towards/across the River Ehen valley sides are susceptible to change. Where views are available from the southern edge of the TCA a good proportion of the built development within the Sellafeld Site is prominent in the middle distance above the horizon. The double 132kV overhead line is noticeable above the horizon formed by the Irish Sea in other parts of the same southern views. The TCA is well lit.		Medium to Low

Susceptibility Commentary		Susceptibility
Perceptual Characteristics: Overall this TCA is likely to be susceptible to medium scale changes in noise levels. The TCA is susceptible to changes that may undermine its stiller and quieter areas within informal open spaces located away from the busy road network.		Medium to Low
Overall Susceptibility	Both visual and perceptual characteristics are assessed as being of Medium susceptibility to the development proposed at the Egremont Site and Low susceptibility to the proposed development Moorside Site.	Medium to Low

Overall Sensitivity to proposed development at Egremont
 Within the Core Study Area the value of this TCA is Medium. The overall susceptibility is judged to be Medium indicating Medium sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Overall Sensitivity to the proposed development at the Moorside Site
 The overall susceptibility is judged to be Low indicating Low sensitivity.

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low

Beckermet Townscape Character Area

Beckermet Townscape Character Area		
Viewpoint Numbers within the TCA: 1		
Direct landscape effects: None	Indirect landscape effects: Moorside Site	
Key Characteristics (as defined by the Townscape Characterisation Study [Amec Foster Wheeler,2016])		
<ul style="list-style-type: none"> J Sprawling village with a predominantly nineteenth century core and mid-late twentieth century peripheral private housing estates; J Landform falls broadly from north to south (Black Beck and Kirk Beck) and west (towards River Ehen); J Primarily residential land uses with community facilities limited to a nursery school, a primary school, a beck-side park and two public houses; J Nineteenth century buildings alongside Morass Road and Nursery Road include housing, barns and agricultural buildings mostly constructed of red sandstone. These are often built up to the line of the street or else slightly above the axial roads with boundary retaining walls. This core area is a Conservation Area; J Strong sense of enclosure within Conservation Area with few open spaces and front gardens, narrow roads sometime bounded by retaining walls, irregular arrangement of buildings and few outward views. Absence of subsequent infill development emphasises visual unity; J The twentieth century peripheral housing estates, including those sited off Bankfield, Mill Lane, Kirkside Drive and Lowry Close/Beck Rise, generally consist of brick built or rendered houses and bungalows with few vernacular features (stone boundary walls at Bankfield are a rare example);. J More open layouts and, for some areas higher elevations, provide the peripheral housing estates with stronger visual links with the surrounding gently undulating farmland and where southern views are available with views of the Sellafield Site; J Late nineteenth century Church of St. John the Baptist is slightly elevated and its tower forms a local landmark within parts of the village; and J Moderate levels of tree cover throughout village with highest concentration alongside Black and Kirk Becks on eastern side. 		
*Those characteristics highlighted in Bold may be susceptible to change as a result of development within the Moorside Site.		
Value Criteria	Commentary	Value
Townscape designations	The core of Beckermet is designated as a Conservation Area and contains two Listed Buildings which are national designations.	High
Townscape Quality/Condition/Intactness	The Beckermet TCA exhibits high townscape quality in the nineteenth century core and medium to high quality in the mid-late twentieth century peripheral areas with minimal detractive features. The townscape elements are overwhelmingly in good condition and well maintained. The core area along Morass Road and Nursery Road benefits from a strong sense of intactness and unity with regard to use of building materials and vernacular style.	High

Value Criteria	Commentary	Value
Scenic Quality	The scenic quality of the Beckermet TCA is high in the core of the settlement due to the strength of the prevailing vernacular style and the absence of jarring or contrasting elements. The nearby presence of the architecturally contrasting twentieth century development is often not apparent. Beyond the core area the scenic quality of the built development is often not as aesthetically pleasing and there is a diminished sense of place due to the much reduced role of vernacular townscape features. However there are more widely available outward views to the surrounding farmland and often a relatively high level of tree cover. Most gardens and any open spaces are well maintained.	High
Rarity/Representiveness	The peripheral housing estates are typical of many mid and late twentieth century residential developments and are not rare on a regional or national level. The survival of a nineteenth century core of built development with a strong vernacular style and unity is moderately rare on local and regional level and is a good representation of a Cumbrian nineteenth century agricultural settlement that has not been overly gentrified.	High
Conservation Interests	The main heritage interest is the late nineteenth century church of St. John the Baptist and a probable medieval font in its churchyard which are Grade II Listed Buildings.	Medium
Recreation Value	NCR72 passes through Beckermet and there is a park sited alongside Black Beck	Medium
Perceptual Aspects	Strong sense of time depth in the core areas and a moderate sense of tranquillity partly undermined by the numbers of parked cars. It is understood that through traffic is considerably diminished in comparison with the situation before the opening of the Sellafield Access Road. The presence of the Sellafield Site is only noticeable from more open and/or elevated peripheral locations. The double 132kV overhead line is prominent in some western parts of the settlement. The presence of facilities such as a primary and nursery school, two public houses and a well maintained park mean that Beckermet feels like a safe and vibrant community.	High
Associations	No recognised associations within the village beyond those likely to be present at a local level.	Low
Overall Value	The presence of a Conservation Area across a large proportion of the core of Beckermet and the absence of detractive townscape features across the entirety of the village mean that is assessed as possessing a High overall value.	High
Susceptibility Commentary		Susceptibility
Physical Characteristics: There would be no physical changes to this TCA as a result of development within the Moorside Site.		N/A

Susceptibility Commentary		Susceptibility
<p>Visual Characteristics: Outward views towards the Moorside Site are available from a number of peripheral areas within Beckermets, in particularly some elevated locations. These are generally partial due to the presence of nearby built development and tree cover. Those from the less elevated, southern edge of Beckermets are generally foreshortened by rising topography in the Moorside Site. Outward views, including southern views, are rarely available from the core area/Conservation Area. An important component in many southern views is the backdrop and far horizon line formed by the south-western Lakeland Fells. Stacks at the Sellafield Site are also prominent elements in middle and long distance southern views. Susceptibility to change in outward views consequently varies from low in much of the visually enclosed core area to high in some of the more elevated peripheral parts.</p>		High
<p>Perceptual Characteristics: The strong perceptual characteristic of the Beckermets TCA being a largely rural settlement is susceptible to small-scale increases in qualities such as noise levels, vehicular movement and increases in lighting levels in the surrounding agricultural landscape. The existing Sellafield Site has no perceptual role in most of the core area of Beckermets and only a limited role in most of the peripheral areas.</p>		High
Overall Susceptibility	The high susceptibility of some of the TCA's visual and perceptual characteristics results in overall susceptibility being assessed a high	High

Overall Sensitivity		Susceptibility				
		Very High	High	Medium	Low	Very Low
Value	Very High	Very High	Very High	High	High	Medium
	High	Very High	High	High	Medium	Low
	Medium	High	High	Medium	Low	Low
	Low	High	Medium	Low	Low	Very Low
	Very Low	Medium	Low	Low	Very Low	Very Low