Wray-with-Botton Neighbourhood Plan

Landscape Appraisal

Final Report

April 2017

Alison Farmer Associates
29 Montague Road
Cambridge
CB4 1BU
01223 461444
af@alisonfarmer.co.uk
www.alisonfarmer.co.uk
# Contents

1: **Introduction** .................................................................................................................. 1  
1.1 Background ...................................................................................................................... 1  
1.2 Objectives ......................................................................................................................... 1  
1.3 Scope of Work ................................................................................................................... 1  
1.4 The Neighbourhood Plan and Policy Background .......................................................... 2  
1.5 Methodology and Approach ............................................................................................ 4  

2: **The Evolution of Wray** .................................................................................................. 6  
2.1 Early Origins .................................................................................................................... 6  
2.2 18th and 19th Century Industry ...................................................................................... 6  
2.3 20th Century .................................................................................................................... 7  
2.4 Surrounding Historic Landscape Patterns ...................................................................... 7  

3: **Landscape Character** .................................................................................................... 9  
3.1 Countryside Commission LCA Celebratory Document ................................................ 9  
3.2 Forest of Bowland AONB LCA ...................................................................................... 10  
3.3 Forest of Bowland AONB Management Plan .................................................................. 12  

4: **Conservation Area** ....................................................................................................... 14  
4.1 Introduction ...................................................................................................................... 14  
4.2 Special Interest, Setting and Views ................................................................................. 15  

5: **Detailed Analysis** .......................................................................................................... 17  
5.1 Introduction ...................................................................................................................... 17  
5.2 Extent of Setting .............................................................................................................. 17  
5.3 Key Views and Landmarks ............................................................................................ 18  
5.4 Local Character Areas ................................................................................................... 19  

6: **Summary of Findings** ................................................................................................... 24  
6.1 Special Qualities to Conserve and Enhance .................................................................. 24  
6.2 Changes to Avoid ............................................................................................................ 25  

7: **Detailed Assessment of Sites** ......................................................................................... 26  
7.1 Introduction ...................................................................................................................... 26  
7.2 Land to the East: WR1 ................................................................................................. 26  
7.3 Land to the North: WR2 ................................................................................................ 29  
7.4 Appletree Barn: WR3 ..................................................................................................... 31  
7.5 Wood House: WR4 ........................................................................................................ 32  
7.6 Hoskin's Farm: WR5 ....................................................................................................... 33  
7.7 Land Adjacent to Wennington Road: WR6 ..................................................................... 35  
7.8 Paddock Adjacent to School House: WR7 ..................................................................... 36  
7.9 Gibson's Paddock, School Lane: WR8 .......................................................................... 37  
7.10 Old Chapel Field: WR9 .................................................................................................. 38  
7.11 The New Inn, Hornby Road: WR10 .............................................................................. 39  
7.12 New Inn Car Park: WR11 .............................................................................................. 40  
7.13 Land West of Bridge House: WR12 .............................................................................. 41
7.14 Enclosure off Roeburndale East: WR13 ................................................................. 43
7.15 West of Moor Cottages: WR14 ........................................................................... 44
7.16 West Wray: WR15 ......................................................................................... 45
7.17 Hornby Road: WR16 ....................................................................................... 46

**Appendix 1:** Extract from SHLAA
**Appendix 2:** Extract from Arcadis Assessment of WR1 and WR2
**Appendix 3:** Extract from Conservation Appraisal
1: Introduction

1.1 Background

1.1.1 Alison Farmer Associates were appointed by Wray Neighbourhood Plan Group to undertake a landscape appraisal of the village of Wray within Wray-with-Botton Parish, Lancashire in order to provide a robust evidence base to support the development of policy within the emerging Neighbourhood Plan. In particular the Neighbourhood Plan Group required potential development sites within and surrounding the village to be assessed in detail to establish the sensitivity and capacity of these areas to accommodate housing growth.

1.1.2 Wray-with-Botton Parish is a long thin parish which stretches from upland moor in the south to the river valley fringes in the north. The whole of the Parish and the village of Wray lie within the Forest of Bowland AONB. Wray is the only village within the Parish, with a dispersed pattern of farmsteads and cottages being characteristic in the rest of the area. The village is noted for its intactness and concentration of listed buildings and was designated a Conservation Area in 1973, the boundary of which includes almost all of the settlement and significant areas of landscape.

1.2 Objectives

1.2.1 The key objective of this study is to provide a robust understanding of the character and qualities of the village, in order to make sound judgements as to the sensitivity and capacity of potential development sites within and surrounding the village to accommodate housing development.

1.3 Scope of Work

1.3.1 The assessment considers all the land surrounding the village and also the wider landscape setting. Where relevant, reference has also been made to land beyond the Parish where there is strong inter-visibility such that the wider landscape forms a setting to the village, bolstering its sense of place and /or is important in outward or inward views i.e. views to the north towards Hornby Park Wood or to the east towards Meal Bank.

1.3.2 Where land/sites have been assessed in terms of sensitivity and capacity it is from a landscape perspective only and no consideration has been given to matters such as access or land ownership. It is possible therefore that, land identified as suitable for development without adverse landscape effects, may be discounted for reasons other than landscape.
1.4 The Neighbourhood Plan and Policy Background

1.4.1 Under the Neighbourhood Planning (General) Regulations 2012, Lancaster City Council confirmed the designated Neighbourhood Plan Area for Wray-with-Botton on 20 February 2015.

1.4.2 The Wray-with-Botton Neighbourhood Plan Working Group was set up in February 2015. One of its first tasks was to consult local residents and businesses to seek their views on current concerns. A housing needs survey was carried out in March 2015 followed by a questionnaire in April 2015 seeking views on quality of life, housing and development, jobs and local economy and protection of the environment.

1.4.3 Wray is identified as one of a number of key villages comprising sustainable locations for residential development. The Strategic Housing Land Availability Assessment (SHLAA) carried out in 2015 considered peripheral sites around Wray and identified two deliverable sites namely:

- 637 - Land north of Homes Wennington Road (WR2)
- 638 - Appletree Barn (WR3 - since allocated)

1.4.4 It also identified three other sites which were considered to be undeliverable namely:

- 639 - Wood House (WR4)
- 642 - Hoskins Farm, Main Street (WR5)
- 643 - Land East of Home Farm Close (WR1).

1.4.5 The survey sheets relating to the assessment of sites can be found in appendix 1 of this report. The SHLAA concluded that Wray could accommodate 32 dwellings within the plan period. Sites 637 (WR2), 638 (WR3) and 643 (WR1) were noted as being kept under review.

1.4.6 Later the same year the SHLAA assessment was reviewed by Arcadis (formerly Hyder Consulting Ltd). Again survey sheets relating to this reassessment can be found in appendix 2 of this report. The Arcadis assessment comprised a high level assessment and importantly concluded that sites 637 (WR2) and 643 (WR1) were suitable for 'low scale development'.

1.4.7 More recently the Neighbourhood Plan Working Group have undertaken their own assessment of peripheral sites using the methodology set out in the Arnside and Silverdale AONB and Development Plan Document Draft Plan (November 2016). The methodology used is a landscape capacity led-approach. This work has considered the sites in the SHLAA and Arcadis assessments and subdivided them where appropriate into smaller sites (refer to map below).
1.4.8 Each of these assessments has been reviewed as part of this study and provides useful background to undertaking this independent and detailed landscape appraisal.
1.5 **Methodology and Approach**

1.5.1 This assessment has been carried out in accordance with Guidelines on Landscape Character Assessment\(^1\) and Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity\(^2\). The approach has included a client meeting and familiarisation site visit, desk study and further detailed site assessment in January 2017.

1.5.2 Like the Arnside and Silverdale assessments, it is a landscape capacity-led approach\(^3\) which considers the settlement holistically. Analysis is used to provide robust evidence to support judgements on the sensitivity of land and its capacity to accommodate housing development\(^4\), ensuring that development does not adversely affect the special qualities of the village and more broadly the AONB.

1.5.3 The appraisal reviews existing documentary evidence on the village and its landscape and considers the historic evolution of the village, describing its landscape setting, key views, gateways and landmarks as well as valued characteristics and spaces. Local character areas are defined and used as a framework for understanding the relationship between built form and landscape setting. A key element of this assessment is to consider the village holistically; this enables a thorough assessment of individual sites within a wider context rather than in isolation. Opportunities for environmental initiatives which seek to enhance local identity and settlement distinctiveness are also highlighted where relevant. The result is the presentation of a robust evidence base which can be used to inform the development of policy within the emerging Neighbourhood Plan.

1.5.4 The following definitions of terms are used in this study:

**Sensitivity** is defined as the ability of the landscape to accommodate a particular type of change (in this case housing development) without adverse effect and is determined by consideration of local character and visual sensitivity.

**Value** is defined as the relative value that is attached to different landscape by society. In this study value has been assessed in the context of Wray village and with reference to factors such as designations, conservation interest, distinctive features, role and function (i.e. setting or gap), condition and intactness, and rarity.

---


\(^2\) Countryside Agency and Scottish Natural Heritage 2004.

\(^3\) It should be noted that although the assessment of land and survey sheets used in the Arnside and Silverdale Assessments have been referred to no specific method statement has been obtained or reviewed.

\(^4\) Note that the assessment relates to residential development only and no other form of development has been considered.
Capacity of an area considers the extent and nature of development which may be accommodated and is derived from an understanding of both landscape value and sensitivity of a landscape to change.
2: The Evolution of Wray

2.1 Early Origins

2.1.1 Wray village originated as a farming community on the northern fringes of the Forest of Bowland. The name Wra, later Wray, first appears in 1227 and is likely to be derived from an old Scandinavian word 'wra' meaning a nook or corner. Wray village sits just north of the confluence of the Rivers Roeburn and Hindburn and is surrounded on three sides by a 'horse-shoe' of steep sided wooded cloughs or undulating hills - quite literally tucked into a 'corner' of landscape.

2.1.2 Wray was established as a farming community when Hornby was 'upgraded' to a town in the 12th century. Documentary evidence reveals that in 1319 there were tofts, oxgangs of land and meadow.

2.1.3 The village focused around the junction of the road from Lancaster to Bentham and a smaller road leading southwards to a crossing of the River Roeburn. The Gars (thought to mean grass), marked the northern end of the village and beginning of farmland. Agriculture was central to the village economy of the 17th century and these origins are still evident in some of the buildings in the village which include farmhouses and associated barns (e.g. Hoskin's Farm on Main Street) and cottages dating to the 17th century.

2.2 18th and 19th Century Industry

2.2.1 It was the proximity of the River Roeburn which gave rise to the small-scale water-powered industrial activity which characterised the village through the 18th and 19th centuries.

2.2.2 Further growth and development within the village reflected the industrial focus of activity which included wool-carding, cotton spinning, silk throwing and bobbin-turning at the mill which was located to the south of the main village on the far side of the River Roeburn. Roadside cottages were built to house workers at the mill, coal miners and quarry workers. In the centre of the village there were a coal store, workshops and enclosed yards housing different industries such as nail-makers, hatters, weavers, and clog-makers. The establishment of cottages for workers has given rise to high degree of uniformity in building styles and the accommodation of small industries has also influenced the form of the village.
2.3 20th Century

2.3.1 The village has altered very little since this defining period in its history. In 1967 an exceptional cloudburst on the Bowland Fells caused a surge of water on the River Roeburn which subsequently washed away a farm, several workshops, ten houses as well as the bridge at Meal Bank. A small development of houses and bungalows was built along Wennington Road in the north of the village to replace those dwellings lost. These were followed by two terraces of houses in the 1960/70’s along Wennington Road, and late 20th/early 21st century small scale developments at The Orchard, Lane Head, Gars End and Home Farm Close. All of these developments have been relatively small in scale and often set within the existing urban fabric of the village. In 2000 a mosaic commemorating the flood disaster was created in the garden on the site of the houses which were lost during the flood of 1967.

2.4 Surrounding Historic Landscape Patterns

2.4.1 Historic Landscape Characterisation (HLC) is the process of characterising the historic landscape into a series of types. A HLC was undertaken for the whole of Lancashire in 2002. This identified the field enclosures to the east and north of Wray as ancient enclosures, characterised by an irregular pattern with sinuous or wavy-edged field boundaries and winding lanes or tracks connecting a dispersed pattern of isolated farmsteads and small villages/hamlets. In particular the field enclosures associated with Wray are thought to originate from the division of open fields which remain in the landscape today as fossil strip fields. Ancient Enclosures cover 24% of Lancashire, but only 7% of this is derived from open fields and within the Forest of Bowland AONB this type is even less common. Consequently the HLC in its guidance for enhancing and safeguarding this HLC type states the need to:

"retain and where appropriate restore common field boundaries. The presence of former common fields, reflected in the boundary pattern of today, is rare in Lancashire, both in historical terms and in terms of survival, and priority should be
given to its retention. Within this subtype the highest degree of protection should be accorded to key enclosure boundaries, usually hedged, reflecting the separate common fields.....A further objective is the retention of characteristic reversed-S field boundaries that represent the later subdivision of individual common fields, usually in the late medieval or early post-medieval periods”.

2.4.2 To the south and west of Wray, where the land rises and becomes more undulating, the enclosure pattern is one of Post Medieval Enclosures, defined by an irregular field layout reflecting piecemeal enclosure from moorland by individuals on the Bowland fringes. The pattern of this enclosure adjacent to Wray has remained unaltered since the 1st edition OS mapping. The HLC in its guidance for enhancing and safeguarding this HLC type states the need to:

“Conserve the distinctive pattern of post-medieval enclosure of upland moor as typified by subdivision of common upland grazing land and by the continuing presence of regular and irregular intakes, bounded by stone walling.....attributes related to the emergence of the dual economy...and increasing quantity of industrial features. Priority should be given to those features according to rarity and documentation, group value, survival/condition, fragility/vulnerability, diversity and potential”.
3: Landscape Character

3.1 Countryside Commission LCA Celebratory Document

3.1.1 The first landscape character assessment of the Forest of Bowland AONB was undertaken in 1992\(^5\) and formed one of a series of documents which sought to capture the special qualities of the different protected landscapes in England. Whilst this assessment predates current guidelines on character assessment it nonetheless describes the special qualities of the area and helps to paint a picture of how Wray village and the Parish of Wray-with-Botton fit within the wider AONB.

3.1.2 The following quotes from the document are considered relevant:

"The essential grandeur and isolation of the wild moorland summits are complemented by the more gentle scenery of the fringing foothills, deeply dissected by steep-sided, intimate wooded valleys that open out into ...broad green lowland valleys". [page 5]

"The picturesque qualities of most of these villages and settlements in Bowland and their successful integration in the landscape owes much to an adherence to vernacular architecture, the use of local gritstone and, perhaps most importantly, the lack of significant expansion or development during the 20th century" [page 5]

"While the evolution of the landscape provides a richness and variety that is ultimately a significant part of their appearance, there are certain forces for change that could threaten some of the most valued elements......the most obvious of these are development pressures that threaten the character of rural settlements and individual buildings in the landscape". [page 9]

3.1.3 In relation to agriculture and the evolution of the landscape it states that:

"The population [in the medieval period] was concentrated in small villages in the main river valleys, each village having a common field system which, combined with common pasturage, provided the livelihood of its inhabitants". [page 14]

3.1.4 In relation to settlement character the assessment states:

"The traditional buildings and settlements of Bowland make a significant contribution to the aesthetic qualities of the landscape. Constructed predominately out of local stone and in a vernacular style, they complement the natural features of the landscape and contribute to a strong character and identity....however it is not only the building material that provides a common identity throughout the AONB, but also the building styles and village form, together with the treatment of external space

---

\(^5\) The Forest of Bowland Landscape, Countryside Commission, 1992
within the fabric of the settlements. Narrow streets, cobbled pavements and verges, village greens, cottage gardens and terraces of stone-built cottages with stone boundary walls are characteristic features of the most picturesque villages in Bowland". [page 25]

3.1.5 In relation to development pressure the assessment states:

"The buildings and settlements...make a considerable contribution to the aesthetic qualities of the AONB and therefore the maintenance of their character and quality is as important to the future of the landscape as the management of the land". [page 41]

"The scale, siting and design of new development also has a profound effect upon the landscape....the examples of inappropriate new development that do exist act as a reminder of the need for continued care". [page 42]

"In an AONB, landscape considerations must be paramount and each proposal for development must be carefully scrutinised to assess its likely impact on the essential character and qualities of the landscape". [page 42]

3.2 Forest of Bowland AONB LCA

3.2.1 The Forest of Bowland AONB Landscape Character Assessment (September 2009) includes the whole of Wray-with-Botton Parish. It classifies the Parish into five landscape character types of which Wooded Rural Valleys, Undulating Lowland Farmland with Wooded Brooks, and Valley Floodplain are relevant to the setting of Wray village.

**Wooded Rural Valleys**

3.2.2 This character type lies to the south and east of the village and comprises the steep sided and often wooded cloughs associated with the Rivers Hindburn and Roeburn which rise in the central upland core of the Forest of Bowland and have cut down through the rock to form steep sided ravines. Notable characteristics relevant to this area include:

- strong pattern of linear landscapes which radiate out from the central fells
- steep valley sides are cloaked in woodland (often ancient)
- farming confined to slopes above the trees or damp valley bottoms where there are herb rich pastures and meadows
- waterfalls, gorges, mill lodges and historic mill sites are strung along the course of the brooks and rivers
- small hamlets or isolated farms generally above the tree line or at the confluence of rivers such as at Wray or Dunsop Bridge
- nucleated villages situated in close proximity to river corridors (for example Wray) exhibit predominately traditional stone building styles and details within terraced cottages and houses
• stone mills and bridges are a testament to the historic use of the rivers for harnessing power strong sense of enclosure and remoteness

3.2.3 Past and possible future changes have included:
• improvement of pasture to create fields that are intensively grazed and subsequent loss of species diversity and change in colour and texture of the landscape
• diversification of farm business leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape
• erosion and loss of vernacular buildings styles within the small villages
• widening of existing road corridors or upgrading with additional signage and lighting

3.2.4 Guidelines include:
• conserve and expand semi-natural habitats along and adjacent to riverbanks
• conserve and restore traditional buildings and settlements
• protect key views to and from the area from [tall/vertical/large scale] development that may erode the open and undeveloped character of the area
• conserve channelled views along river corridors and framed views to adjacent landscape character types

*Undulating Lowland Farmland with Wooded Brooks*

3.2.5 This character type lies to the west of the village of Wray its lower slopes forming an immediate setting to the settlement. Key characteristics relevant to this area include:

• lowland landscape encompassing a patchwork of pastoral fields incised by wooded brooks and river gorges....distinctive landscape patterns
• transitional zone between low lying plains and the high fells
• small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland...a landscape which has remained intact to this day - majority of enclosures date to the medieval period creating a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface
• panoramic, open and framed views northwards across the wide floodplain of the River Lune

3.2.6 Past and possible future changes have included:
• expansion of villages or modernisation of farmsteads
• loss of and decline in field boundaries
• erosion and loss of vernacular building styles through introduction of cheaper alternatives
• pressure from residential and tourist related developments, affecting the character and quality of the landscape
3.2.7 Guidelines include:
- conserve and enhance herb rich meadows and pastures
- retain and restore historic and vernacular building material and details and the careful design of new buildings should be encouraged
- maintain stone walls, which are often located on the outskirts of villages and distinctive pattern of hedgerows
- conserve the distinctive settings to rural settlements
- ensure that any potential new development on the edges of villages reflect the characteristic clustered form; development should be sited to retain views to landscape features and landmarks

**Valley Floodplain**
3.2.8 This character type lies to the north of the village of Wray. Key characteristics relevant to this area include:
- open, broad, flat floodplains, subject to periodic flooding
- steep wooded bluffs and terraces enclose the floodplain
- numerous archaeological sites, castles, ancient settlements, bridges and routeways
- strong cultural pattern of hedgerows
- panoramic open views northwards towards the Cumbrian Howgill fells, eastwards towards Ingleborough, the most iconic peak of the Yorkshire Dales, and southwards to the dramatic rising Moorland Hills and Plateaux of the Forest of Bowland AONB, which contribute to a strongly recognisable sense of place

3.2.9 Past and possible future changes have included:
- loss and poor maintenance of occasional hedgerows
- loss of species rich hay meadows
- increased traffic problems may lead to highway improvements that detract from the rural character of some roads
- features are vulnerable to highway improvements, expansion of villages and tourism facilities

3.2.10 Guidelines include:
- frame strategic views from higher ground and bluffs
- conserve and enhance the distinctive pattern of stone walls and hedgerows delineating field boundaries in order to maintain landscape structure
- conserve open views...towards adjacent landscape character types

3.3 **Forest of Bowland AONB Management Plan**

3.3.1 The Forest of Bowland Management Plan covers the period April 2004 to March 2019. It notes that the area was designated as an AONB due to many factors including:
3.3.2 Page 12 of the Management Plan explicitly states that the historic and cultural elements of the environment serve to enrich the landscape’s scenic quality, meaning and value.
4: Conservation Area

4.1 Introduction

4.1.1 A Conservation Area Appraisal for Wray village was published in December 2009. It highlights that Wray is a small settlement which contains 28 listed buildings - a high proportion of the dwellings within the village. Almost all the buildings along Main Street are listed buildings or buildings of special character (refer to map extract from the appraisal below). The Conservation Area Appraisal also identified significant views (as shown on the plan) but importantly stressed that it "should not be assumed that the omission of any characteristic, such as a building, view or open space, from this appraisal means that it is not of interest" (para 1.4). The Appraisal did not identify areas of differing character within the village.

Figure 3: Extract from Conservation Area Appraisal
4.2 Special Interest, Setting and Views

4.2.1 The Conservation Area Appraisal sets out the special interest of the village an extract of which is provided in appendix 3. However the following identified qualities are of particular relevance to this study:

- Distinctive linear village street patterns with little backland development;
- Rural setting of the village between Forest of Bowland and the Lune Valley;
- Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn;
- Trees, particularly in the southern part of the conservation area beside the Roeburn and Bank Wood, a steep backdrop to the conservation area.

4.2.2 The boundary of the Conservation Area includes not just the village but also a short length of the River Roeburn, adjacent field and wooded clough south of the river which collectively form an important green backdrop to the village (para 2.3). In relation to the setting of the village the appraisal notes that "to the south and east of Wray lie wooded rural valleys". (para 2.7)

4.2.3 The assessment went on to recommend the anomaly of the mill and associated buildings southwest of the village to be addressed and for this area to be included in the conservation area "especially given that the mill was a vital part of the economy and history of the village".

4.2.4 In relation to views the appraisal notes the following:

- Wray is a rural village, and from the edges of the conservation area, there are good views looking out to the landscape beyond. Of particular note are the views from Hornby Road northwestern to the elevated site of Hornby Castle;
- From the ends of Wennington Road and School Lane, in the conservation area, there are similar views across open countryside, confirming the village's rural location;
- Views from elevated land (The Spout and top of School Lane) looking out across village rooftops;
- Internal views are restricted to oblique views across and along the streets with occasional glimpses of backland development or countryside between houses and at road junctions;
- Open space on the south side of Main Street, beside the River Roeburn, enables fine views of greenery and the river itself, but Bank Wood and the wooded banks of the river restrict distant views in this southern part of the conservation area;
- There are many pleasant enclosed views across the river and up and down its length, especially from Wray Bridge;
- The playing field and pasture fields below the steep-sided Bank Wood to the south of the river play an important role in the transition between the built form of the village and open countryside beyond (para 4.16);
• Bank Wood provides a wooded backdrop to the village and riverside trees bring a rural sylvan atmosphere right up to the edge of the village (para 4.17).

[emphasis added]
5: Detailed Analysis

5.1 Introduction

5.1.1 This section builds on previous sections of this report and seeks to establish more detailed baseline data on village character and its landscape setting. Consideration is first given to establishing the landscape setting of the village through an understanding of topography. Secondly key views in and out of the village are identified along with landmarks, building on those already established in the Conservation Area Appraisal. Thirdly the village and its setting is divided into local character areas which are briefly described below and illustrated on drawing 1. These areas help to create a picture of the distinctive places within the existing settlement and how they relate to land adjacent.

5.2 Extent of Setting

5.2.1 The landscape setting of Wray is primarily defined by topography. The key contours are highlighted in the plan below. Site work has enabled areas of hillside adjacent to the village, which are important in defining sense of place and constraining views into and out of the village, to be identified. This topographic analysis has also revealed that the village has historically developed on land between the 50 and 60m contours. Development which occurs below the 50m contour comprise more recent housing along Wennington Road and Kiln Lane and properties close to the confluence of the two rivers. The most elevated buildings are on School Lane just below the 70m contour.
5.2.2 In general the 90m contour demarcates the break in slope or prominent upper slopes which define the setting of the village when viewed from lower land. To the west the hills are notably undulating, the pattern of stone wall enclosures (close to the 90m contour) being visually prominent and emphasising the undulating character of topography. To the south are steep wooded cloughs flanked by the Rivers Roeburn and Hindburn. South of Wray Bridge the slopes are open pasture and the topography rounded, forming a distinctive knoll above the Tea Rooms which rises to again around 90m contour. Significantly this elevated land above the village continues along the River Hindburn beyond the confluence to the east of the village. The same components are reflected here - the steep bank of Meal Bank seen above the village, its pattern of woodland and pasture and the foreground of open pasture provides a setting as distinctive as that to the south. The declining elevation of Meal Bank along its northern tip is particularly memorable and distinctive and marks the end of the 'horseshoe' of higher land that embraces the village framing the 'wra' (nook).

5.2.3 To the north the setting of the village opens out and is more extensive due to the gently falling topography which slopes down towards the confluence of the River Hindburn and Wenning. Here views extend as far as the ridge cloaked by Hornby Park Wood and include memorable views to Hornby Castle. The more immediate setting to the village is the open agricultural land which is enclosed by remarkably intact regular, but sinuous, fossil strip fields. These fields stretch from the built edge to Back Lane (an ancient route) and then beyond to the meander of the River Hindburn. The distinctive strip field pattern is readily appreciated in elevated views from Meal Bank.

5.3 Key Views and Landmarks

5.3.1 The site visit undertaken in January 2017 sought to identify important views in and around the village, not previously identified in the Conservation Area Appraisal. Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They are illustrated on drawing 1 and described in the text relating to the character areas below.

5.3.2 Because the village is tucked into rising land to the west, south and east, many of the views are constrained. Nevertheless this does enable some important elevated views back across the rooftops of the village from surrounding lanes and footpaths. As noted above, views in the north are more open both outward across the Lune Valley and back towards the village edge, which is seen with a backdrop of higher land.

5.3.3 Key landmarks in views which contribute to sense of place and orientation have also been identified and are illustrated on drawing number 1 with the exception of Hornby Castle and Hornby Park Wood which are off the map to the north. They include the following:
• Northern tip of Meal Bank;
• Bank Wood Clough;
• Rounded knoll south of Bridge House;
• Hillside west of the village;
• Holy Trinity Church;
• Wray House;
• Memorial Gardens;
• Hornby Castle;
• Hornby Park Wood and ridge to the north of the village and River Wenning.

5.3.4 This analysis has confirmed that in many instances the village is not widely visible from the wider landscape. From elevated locations surrounding the village it appears compact, nestled in the valley bottom embraced by hills on three sides. The northern edge of the village is the most visible and 20th century housing has extended the village such that it appears less compact in views from the north. Landmarks include buildings but also notable landscape features.

5.4 Local Character Areas

5.4.1 A total of 9 local character areas were defined in this study. These areas are shown on drawing number 1 and described in turn below. This character assessment helps bridge the current gap between the wider AONB Landscape Character Assessment and the Conservation Area Appraisal.

River Roeburn

5.4.2 This area of the village lies at its southern end and focuses on the River Roeburn. Here the course of the river flows close to a steep wooded clough (Wood Bank). Between the clough and the road there is a 'significant open space' identified in the Conservation Area Appraisal which comprises allotments and pasture. The rising wooded slopes above the river valley and the woodland along the edges of the river give rise to an intimate and enclosed character, where the sight and sound of running water is defining. Much of the woodland is of ecological interest. Bridge House (a former mill building) and Roeburn Mill, further upstream are closely associated with the river in terms of history and geographical position. Other buildings in this part of the village comprise terraces of worker's cottages which are small and modest in scale. There are views from Main Street across the memorial garden which marks the site of dwellings lost to the flood of 1967.

5.4.3 The combination of river, the steep clough of Bank Wood and the rounded knoll above Wray Bridge, exposed gritstone geology and gritstone buildings and structures give this area a strong character.

5.4.4 The entrance to the village lies just beyond Bridge Farm although the main historic village is perceived to lie to the north of the river. Views from Wray Bridge across to the main village street; northwards along the river to Meal Bank in the distance and;
west along to the river to Bank Wood, are all important helping to orientate and define sense of place.

**Main Street**

5.4.5 This area comprises the main street which runs north-south and terminates in Wray House at its northern end. This part of the village contains the highest concentration of listed buildings and buildings of special character. There is a high degree of visual unity in the consistent use of gritstone as a building material and building styles including terraced cottages. Views tend to focus inward with slight variations in the orientation of the street creating changing vistas. In places the line of the buildings is not the same as the road edge resulting in varying width to the street and small areas of cobbles. In the central section of Main Street there are views into small 'yards' e.g. the housing on the former coal store and the farm yard of Hoskin's Farm. The barns associated with Hoskin's Farm and grass verges on the street are a strong reference to the agricultural origins of the village. On the eastern side of Main Street development is a single property deep backed by the School Field.

5.4.6 There are no trees in Main Street and the character of the area is built up and hard. Nevertheless views southwards down the street afford vistas to the wooded slopes of Bank Wood hovering above the roof tops.

**School Lane and Hoskin's Farm**

5.4.7 This area of the village lies to the west and comprises sharply rising land which defines the western setting to the village. On the lower slopes, behind Main Street there are outbuildings and the modern and historic farm buildings associated with Hoskin's Farm. Historically development has not extended above the 60m contour with the School being one of the highest buildings in the village and clearly discernible in views from the east. The steepest slopes comprise pasture, within small/medium enclosures defined by stone walls. Above these slopes lies Neddy Park Wood which is a skyline feature when viewed from elevated land to the southeast. Due to the steep topography these slopes are visually prominent in views from the surrounding landscape e.g. from Trinket Lane and from Meal Bank.

5.4.8 From the corner of School Lane above the village there are elevated views across the village roofscape to School Field and open agricultural land in the foreground to the distinctive profile of Meal Bank. The landscape appears to sweep into and penetrate the village in these views and the village appears as small scale and compact.

**Hornby Road**

5.4.9 This section of the village focuses on the linear development along Hornby Road west of Main Street. Here the historic buildings reflect the importance of the road as a thoroughfare connecting Hornby with Wennington and include a former public
house/inn. Development has recently extended the village with two new properties positioned on higher land above the road. These dwellings are visually prominent when viewed from the north and do not reflect the traditional vernacular of the village. Whilst these dwellings mark the sense of arrival at the village, when approaching from the west, the true gateway is not reached until development occurs on both sides of the road.

5.4.10 Land rises steeply behind the properties on the southern side of the road. The lower slopes are not visually prominent in views from the wider landscape as they are concealed by existing built form.

**Kiln Lane and Northern Strip Fields**

5.4.11 This area comprises development to the north of and behind Hornby Road. It includes a small collection of dwellings, some historic and others modern infill bungalows, accessed off Kiln Lane. Kiln Lane is an historic route which connected Hornby Road with the river landscape to the north and to other rural lanes such as Back Lane (now a rural track flanked by hedgerows). This area of the village has a markedly different character being open and expansive with a strong sense of having left the higher land which envelops the rest of the village. Development also sits on slightly lower land (below the 50m contour) than the main development within the village. The higher number of infill properties including modern bungalows is notable. Looking southward back towards Wray from the public right of way the urban edge appears indented. The low height of modern dwellings means they appear less prominent with taller historic properties evident along Hornby Road and The Gars.

5.4.12 The landscape beyond the village's northern edge continues to slope gently to the north and east with open views across the valley towards the wooded ridge of Hornby Park Wood and to the distinctive landmark of Hornby Castle. The hedgerow pattern in this landscape is distinctive reflecting the ancient enclosure from open field into strip fields. The long narrow character and uniform layout is easily perceived and, coupled with the green lanes, gives rise to a landscape with considerable time depth.

**The Gars**

5.4.13 This area forms the narrow street north of Main Street which used to be the old road between Hornby and Wennington before it was rerouted to the south. Properties along the lane are closely knit and high density. They have varied orientation which gives rise to an organic and complex layout and pattern. Often the properties have former agricultural associations perhaps reflecting the historical connection between this part of the village and the strip fields to the north. There are limited views out although there are views from the footpath which extends perpendicular to connect with Back Lane. As noted for Kiln Lane, views of Wray from the north are of a built edge which is indented with modern bungalow development appearing subservient to the higher buildings along The Gars. Nevertheless the introduction of conservatories at the rear of properties is uncharacteristic and visually obvious due to the white
colour of their frame and serves to highlight the importance of using traditional building materials to retain the visual unity of the village particularly at its edges.

**Wennington Road**

5.4.14 This area comprises development along Wennington Road to the east of the village beyond The Gars. It comprises predominately 20th century housing, including the cottages which replaced those lost in the flood of 1967 and also other later terraced housing which has extended onto land which is gently dropping in elevation (refer to para 5.2.1 above). These dwellings have formed a new urban edge when viewed from the north which appear detached from the main settlement and form a hard linear edge to the village. The character of 20th century development in this part of the village lacks the historic detailing and use of gritstone as a building material typically found within the central part of the village. The relationship of properties to the road is also atypical with dwellings being set back or orientated at an unusual angle. Opportunities exist to improve the street scene with pavement detailing more characteristic of the village (i.e. use of cobbled areas) and also tree planting.

5.4.15 Not all of the dwellings in this area are relatively recent. The area also includes a number of older farm buildings (including Appletree Barn) which were once on the outskirts of the village and physically detached from it. Now however, with the gradual extension of development along Wennington Road, these buildings of special character form part of the village and mark the point of arrival.

5.4.16 From Wennington Road when travelling east there are framed views to Meal Bank ridge across the northern part of the strip fields which extend between the village and River Hindburn. These views are important in reinforcing the sense of place of the village and are important to retain.

5.4.17 When entering the village travelling west, the land between the new access to Home Farm Close and Appletree Barn is visually sensitive. This land is allocated for development (Land at Appletree Barn) and specifically there is planning permission for two new detached dwellings fronting onto the road. These new properties (in association with another allocated housing site opposite) will create an opportunity to strengthen the sense of arrival at the village. Given their position at the entrance to the village, the visual prominence of the site and direct views along Wennington Road when approaching the village, it is important that the buildings create a strong point of arrival and reflect the local vernacular. Land behind Appletree Barn is also allocated for development. This area is sensitive in views from Wennington Road but also in views from the west including School Field and School Lane. In these views the site and any development which is proposed will be seen in the context of Meal Bank. Again development should reflect local vernacular and where feasible the height of new development should avoid interrupting the skyline profile of Meal Bank. Development on this land is likely to reduce the visual and physical connection between the historic centre of the village with agricultural land in its setting.
Home Farm Close

5.4.18 This area comprises the Church, historic Home Farm buildings and a recent housing development. The historic access to Home Farm was off Wennington Road and was rerouted east to accommodate the new housing, creating a new road parallel to Main Street. Housing extends only part of the way along the road and comprises a mixture of detached, terraced and semi-detached properties, built using traditional local materials (stone and slate). They relate well to the existing form of the village and are not widely visible from within the village or surrounding area, with the exception of property No 1 which is large and prominent dwelling visible from Wennington Road when approaching from the east.

5.4.19 The field boundary immediately to the east of the development is an historic hedgerow and forms an important landscape feature filtering views of the development from the footpath along the River Hindburn. From the elevated views of Meal Bank the development appears to nestle into the existing village and sits comfortably surrounded by the higher ridges of land which form the village setting. This new development however is not well connected with Main Street or the core of the village, despite its proximity. Opportunities to increase permeability and accessibility should be sought wherever possible.

Meal Bank Ridge, Open Fields and School Field

5.4.20 School Field is noted in the Conservation Area Appraisal as an Significant Open Space which is used throughout the year for community events, and to host the annual Wray Fair which is a key AONB event and visitor attraction. This area of open space therefore plays a significant role in terms of the village community but it also functions as an area of open land connecting the heart of the village (Main Street) with the agricultural land beyond.

5.4.21 As noted above the open agricultural land between the built edge and River Hindburn is divided into fields the hedgerow boundaries reflecting former open fields associated with the village. Some of these fields have been lost to development e.g. Home Farm Close and one of the hedgerows removed, but sufficient hedgerows remain for the historic pattern to still be discernible. These fields currently support pasture but have in the past been used for arable crops.

5.4.22 Collectively the distinctive profile of Meal Bank, open agricultural strip fields and School Field enable the landscape to penetrate the heart of the village, retaining a physical connection between Main Street with historic landscape patterns in the setting, confirming the village’s rural location as noted in the Conservation Area Appraisal above.
6: Summary of Findings

6.1 Special Qualities to Conserve and Enhance

6.1.1 In bringing together the findings of the document review and detailed analysis the following conclusions can be reached as to the special qualities of Wray and its setting which wherever possible should be retained and enhanced.

- The form and fabric of the village has altered little since the 19th Century with evidence of both its agricultural and industrial origins and growth remaining apparent; The compact form of village between the 50m and 60m contour lines with strong linear street pattern and limited back land development;

- Terraces of small cottages and occasionally larger farm houses or small scale courtyard developments are characteristic; The distinctive orientation and relationship of buildings to the street;

- The use of gritstone for building and slates for roofs, along with vernacular detailing and styles, results in a strong uniformity and visual cohesiveness to the village;

- Village edges are predominately indented and organic in character;

- Late 20th century housing is small scale and on the whole well integrated, some are arranged in tight courtyards behind the main streets\(^6\);

- Key built and natural landmarks reinforce sense of place and orientation within the landscape;

- Views out of the settlement and towards the settlement from surrounding areas reveal its location within a 'horseshoe' of higher land and distinctive wooded cloughs with contrasting open views to the north;

- Strip fields on the edge of the village reflect a vital part of the economy and history of the village and are rare;

- Historic enclosure patterns combined with topography, the river and steep wooded cloughs, form a unique and defining rural context and setting to the settlement.

- Exceptional historical intactness evident in the unity of building material and styles and group value of listed buildings, buildings of special character, ancient enclosure patterns and natural features which have shaped the history of the village and are easily 'read' within the present day village/landscape.

---

\(^6\) The exception being development along Wennington Road
6.2 Changes to Avoid

6.2.1 As noted in the Conservation Area Appraisal, Wray village has experienced relatively little change in terms of new development in the 20th Century. However through this detailed analysis it has been possible to note some changes which have resulted in a minor loss of the distinctive qualities of the village. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the village setting.

<table>
<thead>
<tr>
<th>Changes to Avoid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linear development along Wennington and Hornby Roads which is uncharacteristic in form and position;</td>
</tr>
<tr>
<td>Use of inappropriate building material and building forms;</td>
</tr>
<tr>
<td>A-typical orientation of new dwellings onto the street;</td>
</tr>
<tr>
<td>A-typical building types;</td>
</tr>
<tr>
<td>Alteration to the historic lane/road network - e.g. Meal Bank Bridge and Home Farm Close, the latter creating a new parallel street to Main Street;</td>
</tr>
<tr>
<td>Potential loss of visual and physical connectivity between the village and wider landscape;</td>
</tr>
<tr>
<td>Loss of hedgerows which define the strip fields;</td>
</tr>
<tr>
<td>Loss of meadows close to the rivers and conversion to arable use.</td>
</tr>
</tbody>
</table>
7: Detailed Assessment of Sites

7.1 Introduction

7.1.1 This section of the report considers in detail the various potential development sites around the village of Wray which have been considered in the past and by the Neighbourhood Plan Group in consultation with Lancaster City Council. The sites are illustrated in Figure 1 on page 3 and include 16 sites numbered WR1 to WR16. Where sites have been previously assessed either as part of the SHLAA or a study undertaken by Arcadis the results of these assessments are reviewed. Each site is then described in terms character and context followed by an evaluation of sensitivity and capacity to accommodate housing growth in the context of the character of the village and its setting. The assessment draws on all baseline data set out in this report.

7.1.2 As noted in paras 1.4.5 and 1.4.6 above the land to the east and north of the village has been the focus of attention in terms of accommodating future housing growth within the village of Wray (sites WR1 and WR2 respectively). These broad areas have been further subdivided into WR1.1/WR1.2 and WR2.1 by the Wray-with-Botton Neighbourhood Plan Group as illustrated in Figure 1 on page 3 above.

7.2 Land to the East: WR1

Review of Acadis Assessment

7.2.1 No method statement accompanies the assessment sheets. This assessment identifies the site as falling predominately within the Undulating Lowland Farmland with Wooded Brooks and Wooded Rural Valleys. However detailed character assessment of the village and its setting reveals that it has more in common with the Wooded Rural Valleys being sandwiched between the steep clough of Meal Bank and the village. Within the Key Landscape Elements it is notable that the low lying character of the land (certainly compared with that to the south and east) is not highlighted. Nor are the ancient strip field enclosures under farming or heritage or indeed the notable views to the distinctive profile of Meal Bank. In addition no reference is made to the footpath along the River Hindburn.

7.2.2 Under Site Qualities no reference is made to views back towards the existing urban edge or towards the distinctive profile of Meal Bank or hills to the south, all of which are more dominant than views northwards towards the Lune. The key quality is described as 'rolling pasture' and yet the topography is relatively flat and steeply sloping on the far side of the river. The quality or condition of the landscape is not described and no reference is made to the historic field pattern and its rarity value. The site summary is difficult to follow because no definition of the terms 'medium', 'neutral' or 'negative' are given. Additionally the last two tables of the analysis
appear to refer to the same criteria and yet the results given are different e.g. Harm Visual Amenity is considered to be both 'negative' and 'neutral'.

7.2.3 It is difficult to follow the reasoning behind the conclusions reached because the assessment lacks description and transparency in part due to the high level 'tick box' approach which is adopted. The summary describes the site as gently undulating and generally flat which appears inconsistent with prior recorded data.

7.2.4 The recommendations state that low scale development of this site could be accommodated without significant impact on the settlement character and appearance and that the site has limited visibility from the wider AONB. However this analysis fails to take account of the role of this land in providing a setting to the village and its historic value in terms of land use patterns and early agricultural origins of the village. Nor does the analysis indicate which part of the site could accommodate low scale development. A more detailed assessment has therefore been undertaken and is set out below.

**Context and Character**

7.2.5 This landscape forms the eastern fringe to the village and lies between the existing built edge of the village and the steep wooded clough of Meal Bank Wood. It comprises land which slopes gently down to the course of the River Hindburn and to the confluence of the Rivers Hindburn and Roeburn, its lower lying areas falling within Flood Zones 2 and 3. Land use is pasture although reference to historical aerial photographs shows that this land has been ploughed in the past.

**Sensitivity and Value**

7.2.6 WR1 forms a distinctive foreground to Meal Bank and is important in defining the village setting, ensuring Wray continues to be perceived as nestling within the landscape and closely associated with the Rivers Roeburn and Hindburn. The unique profile of Meal Bank is a defining landscape feature in the setting and seen from many places within and around the village. The remnant strip fields are an important part of the history of the village and of its early agricultural origins, arguably as important as the mill buildings along the River Roeburn to the southwest. The pattern and shape of these enclosures is relatively intact and readily apparent. The quality of the landscape and views of the rivers and Meal Bank, and back towards the village are high.

7.2.7 This area also plays a significant role when approaching the village from the east. Along Wennington Road there are open views into this area enabling the sweep of higher land around the village to be appreciated in the context of riverside pastures. These are high quality and memorable views.

**Capacity**

7.2.8 Development of area WR1.1 would dramatically alter views on approaching the village and significantly extend the sense of arrival further out, undermining perceptions of the compact village. The openness of the agricultural landscape in the
context of Meal Bank and its role in forming a setting to Wray would be significantly compromised and it is unlikely these effects could be mitigated satisfactorily.

7.2.9 This area has already experienced change as a result of development at Home Farm and will alter further with forthcoming development on allocated land at Appletree Barn (WR3). The latter development is likely to interrupt views from the west to the distinctive northern profile of Meal Bank, and be highly visible from Wennington Road. Taken together, these two developments will 'squeeze' the gap of open landscape which connects the village with its agricultural setting and where the full height of Meal Bank and foreground of agricultural land can be appreciated. These developments therefore reduce the capacity of the area to accommodate further growth without adverse changes to the setting of the village.

7.2.10 Development of site WR1.2 would sever the connection entirely and create a new urban street along Home Farm Close parallel to Main Street. This would profoundly change the historic form of the village and it is unlikely such effects could be mitigated satisfactorily. Nevertheless, there is some capacity for housing development in the southern part of WR1, close to the existing urban edge where the land is less visually sensitive and historic links between the core of the village and wider setting development are less critical. Development in this area could sit between the existing housing on Home Farm Close and the river above the flood plain\(^7\). Access would need to be via Home Farm Close and care would be needed to ensure this does not have an urbanising on the current open gap which is considered important to retain. Any development here would need to be small scale comprising a cluster of dwellings. Mitigation planting could include the bolstering and reinstatement of strip field hedgerow enclosures. Improved permeability and physical connection to the centre of the village should be encouraged.

7.2.11 Overall, for reasons of openness, historic intactness, connectedness and role in providing a distinctive setting to the village, there is limited capacity for this area to accommodate development, with the exception of land to the south where there is some capacity for a small scale housing scheme subject to other delivery considerations.

**Summary**

7.2.12 The following are key considerations should development be proposed on this land:

- The role of the northern part of this site in acting as a gateway to the village when approaching from the northeast;
- The openness of the area and its visibility from within the settlement where, in association with the wooded clough of Meal Bank, it is important in confirming the village's rural location;
- The presence of rare and relatively intact patterns of strip field enclosures which are a vital part of the village's history;

\(^7\) It is noted however that due to the proximity of this site to the confluence of the Rivers Roeburn and Hindburn it may be vulnerable to exceptional flood events.
• The opportunities for enhanced management of the fields adjacent to the River Hindburn to increase biodiversity and improvement of grassland swards;
• The opportunities to reinstate lost hedgerows, enhance and manage existing hedgerows (supporting the AONB Management Plan Action 1.1C and 1.6C).

7.3 Land to the North: WR2

Review of Acadis Assessment

7.3.1 No method statement accompanies the assessment sheets. This assessment identifies the site as falling predominately within the Undulating Lowland Farmland with Wooded Brooks. However detailed character assessment of the village and its setting reveals that it has more in common with the Valley Farmland type associated with the Lune Valley. Within the Key Landscape Elements it is notable that the low lying character of the land (certainly compared with that to the south) is not highlighted. Nor are the ancient strip field enclosures under farming or heritage or indeed the notable views to the landmark of Hornby Castle or the distant wooded ridge of Hornby Park Wood. In addition no reference is made of the historic green lanes that extend out from the northern edge of the village and connect with a 'back lane' to the north. In relation to the Landscape Visual Characteristics, the enclosure pattern is sometimes small, reflecting the strip fields and the colour is more muted than colourful. The enclosure is not regarded as contained but rather open in character and in marked contrast to other landscape surrounding the village of Wray.

7.3.2 Under Site Qualities no reference is made to views back towards the existing urban edge; the slightly sloping topography and the lower lying land to the east and west of the village; the high quality of the field pattern and its rarity value; or the uncharacteristic extension of the village eastwards along Wennington Road. The site summary is difficult to follow because no definition of the terms 'high', 'negative' or 'slight adverse' are given. Nevertheless the last two tables of the analysis appear to refer to the same criteria and yet the results given are different e.g. Harm Landscape Character is recorded as 'negative' and 'yes' while Harm Settlement Character is recorded as 'slight negative' and 'yes'.

7.3.3 It is difficult to follow the reasoning behind the conclusions reached because the assessment lacks description and transparency, in part due to the high level 'tick box' approach which is adopted. Although the summary captures the characteristics of the area more successfully than the boxes it is notable that the two do not coincide. For example the tables indicate rolling landform but the summary describes a gently sloping site. The summary also notes the historic field patterns not recorded in the tables. However as mentioned earlier there is no reference to views back towards the northern edge, views to the wooded ridge and Hornby Castle to the north nor the historic green lanes.

7.3.4 The recommendations correctly identify that development of the whole of WR2 would create a new built edge and would significantly alter the appearance of Wray and that the site is visually sensitive. However the recommendations do not indicate the
extent to which this makes the site unsuitable for development or if any part of the site has greater capacity than any other. A more detailed assessment has therefore been undertaken, and is set out below.

**Context and Character**

7.3.5 This landscape forms the northern fringe of the village. It comprises land which slopes gently down towards the Rivers Hindburn and Wenning and has an open and expansive character. Land use is predominantly pasture within narrow linear strip fields defined by hedgerows and associated with historic lanes and tracks. From the elevated views on Meal Bank the linear strip field pattern is clearly evident. The indented edge of built form along the northern edge of the village also helps to reinforce the linearity of the strip fields, the modern bungalows extending out into the pattern along old routes (e.g. Kiln Lane).

**Sensitivity and Value**

7.3.6 This landscape area has a high value as a result of its intact and rare strip field pattern, historic lanes/routes, and close association with the historic core of the village at The Gars. This coupled with the openness of the landscape, distant views, elevated views from the east and gently dropping topography below the 50m contour, increase the area's visual sensitivity.

7.3.7 Overall this area is considered to be highly sensitive to change, particularly change that may alter the village form such that it is perceived as no longer compact or nestled within the landscape and higher hills which surround it. Development here could also easily erode the historic strip field patterns which remain remarkably intact and connect the village with its historic agricultural origins. In addition this area is more sensitive from the wider Lune Valley due to open views and may also disrupt views towards Hornby Castle which is a key landmark.

**Capacity**

7.3.8 Opportunities exist to reinstate field boundaries and hedgerow trees where they have been lost and to filter existing views to the urban edge particularly where it is less indented (i.e. eastern end of Wennington Road). Positive land management of this sort may help to increase the capacity of this landscape to accommodate some limited housing development. However development in this area is considered to be particularly constrained in terms of access and would need careful and sensitive design to complement and support the character of the conservation area and its association with the historic strip fields beyond. Great care would be needed to restrict the height of any new dwellings, retain an indented edge to the built form and reinforce the linearity of the strip field pattern. Large detached houses or stark lines of terraced properties should be avoided. Development in WR2.1 would result in the creation of a notably extended built edge on land sloping away from the village and would significantly undermine perceptions of the compact village. It would also extend the sense of arrival further out along Wennington Road causing detriment to the historic settlement form and should be avoided. On balance this landscape is considered to have no capacity for development.
7.4 Appletree Barn: WR3

**Review of SHLAA Assessment**

7.4.1 The majority of this site was considered in the 2015 SHLAA assessment as site 638. This assessment highlighted that need for careful consideration of amenity impacts of development and that the site was a sensitive location for development. Nevertheless the site was assessed as suitable for residential development and two houses have been allocated (planning application 14/01134/FUL) with a further outline application approved for an additional three houses in the southeastern half of the site. The site has therefore been identified as suitable for housing development comprising five properties.

7.4.2 The potential effects of development on this site and also key considerations which may be relevant to developing more detailed proposals for the outline permission site are provided below.

**Context and Character**

7.4.3 This site forms part of the north western edge of the village between Wennington Road and Holm Farm Close and falls within the Wennington Road landscape character area. It comprises relatively level land beyond the current village built edge and is defined by a beech hedgerow, which is uncharacteristic of traditional hedgerows in the surrounding landscape. The northeast corner of the site contains an alder tree. The south western corner of the site falls within the Conservation Area and is adjacent to Appletree Barn - a building considered to exhibit special character. Opposite the site on Wennington Road is a terrace of houses built in the 1960/70's.

**Sensitivity and Value**

7.4.4 This site has a moderate value forming part of the Conservation Area, a setting to Appletree Barn, and a setting to the village. It forms a foreground to views when approaching along Wennington Road towards the village and enables clear visibility of the full length of Meal Bank when heading east and leaving the village. In addition the southern parts of the site form an area of open land which extends into the playing field at the heart of the village and provides an important setting to the village in the context of Meal Bank as described in relation to WR1 above.

7.4.5 The areas of greatest sensitivity on this site are the northeast corner which is important as a gateway point when arriving and departing from the village and also the southern half of the site where development may interrupt views of Meal Bank when viewed from the west.

---

8 Wray Conservation Area Appraisal
Capacity

7.4.6 This site has capacity for some development but care should be taken to ensure the northeast corner of the site is designed with sensitivity both in terms of built form (where views will be to the front and gable elevations of any new property), and in terms of landscape structure. For example opportunities exist to create a strong landscape feature which anchors the development within the northeast corner such as a specimen tree set within an area of grass. This will have the effect of softening the corner of built development on approaching the village. Opportunities to enhance the hedgerows along the eastern side of Home Farm Close would also soften the effects of the beech hedge and development on the site as part of the gateway. In the southern part of the site careful consideration should be given to the form, layout and height of dwellings - small scale terraced housing and or a courtyard arrangement of buildings would be more in keeping with the village character than larger suburban detached properties and the retention of openness in as much of the southern part of the site as open as possible would be beneficial.

Summary

7.4.7 The following are key considerations should development proceed on this land:

- Creation of a strong visual gateway to the village both in terms of built form and landscaping in the northeast corner of the site;
- Retention of open space on the southern part of the site to retain a sense of visual/physical connectivity to the wider setting and Meal Bank;
- Development of site layout, building form and scale which is in keeping with the character of the village and avoidance of large scale detached suburban dwellings on the edge of the settlement which would be uncharacteristic.

7.5 Wood House: WR4

Review of SHLAA Assessment

7.5.1 This site was considered in the 2015 SHLAA assessment as site 639. This assessment highlighted the need for amenity impacts of any development on the site to be carefully considered and that there was a need for careful design with regard to amenity, overlooking and scale. The site was assessed as being a sustainable location for a small scale residential development.

7.5.2 The potential effects of development on this site and also key considerations which may be relevant to developing detailed proposals are provided below.

Context and Character

7.5.3 This site lies on level land, in a central location within the village and wholly within the conservation area. It comprises the garden of Wood House (located to the south) and is accessed via a driveway from Home Farm Close which passes through the site. The site falls within the Home Farm Close character area and is bounded on three sides by existing residential development and to the north by the church and graveyard. Within the site there are a significant number of mature trees (especially...
conifers) which are visible from elsewhere in the village but also from wider elevated views in the surrounding landscape. These trees were highlighted as significant in the Wray Conservation Area Appraisal.

**Sensitivity and Value**

7.5.4 The site is valued in that it forms a central area within the Wray conservation area, however its visual sensitivity is relatively low despite being adjacent to other properties within the village, as views are often screened by mature boundary vegetation. Nevertheless the mature trees on the site are visible from many views and help to filter views to parts of the village from certain viewpoints (e.g. Home Farm Close from School Lane or Hoskin’s Farm from Trinket Lane), reinforcing perceptions regarding the small compact scale of the village.

7.5.5 Overall this area is considered to have a moderate sensitivity to change, particularly change that may remove trees from the site and open up views into the site, or to parts of the village which are currently screened.

**Capacity**

7.5.6 Opportunities exist to develop this site, although care would need to be taken to retain as much boundary vegetation and mature trees as possible and to include the planting of new trees to ensure longevity of tree cover. Consideration should also be given to the density of development on the site ensuring higher density to the south and lower density in the northern half of the site, reflecting the changes in urban form adjacent.

**Summary**

7.5.7 The following are key considerations should development be proposed on this land:

- Undertake a tree survey to consider the current condition and longevity of vegetation on the site;
- Ensure any development master plan retains as much boundary vegetation and mature trees as possible and include new tree planting;
- Consider opportunities to increase permeability and connectivity of this site to the Main Street and central village facilities through creation of footpath links;
- Ensure that development reflects building form and scale adjacent.

7.6 Hoskin’s Farm: WR5

**Review of SHLAA Assessment**

7.6.1 This site was considered in the 2015 SHLAA assessment as site 642. This concluded that any future development would need to respect and be sensitive to the site’s location in a conservation area and the listed status of the barn which fronts onto Main Street. Care would be needed with regards to parking, access, protection of residential amenity together with the provision of adequate primate amenity space. The site was assessed as having some potential for development.
7.6.2 The potential effects of development on this site and also key considerations which may be relevant to developing detailed proposals are provided below.

**Context and Character**

7.6.3 This site lies to the west of Main Street and comprises Hoskin's Farm which includes historic farm buildings (arranged in a loose courtyard) which front onto Main Street, one of which is listed and two others which are noted in the Conservation Area Appraisal as having special character. Behind these buildings to the west are two more modern large scale barns used for housing livestock. The entrance into the courtyard is off Main Street between the historic farm buildings. The majority of the site lies within the village conservation area, the most westerly barn being excluded.

7.6.4 The eastern part of the site falls within the Main Street character area whereas the majority of the site falls within the School Lane and Hoskin's Farm character area. The topography of the site is gently sloping towards the east and beyond the western edge of the site the land rises sharply to form the distinctive grassed slopes which form an important setting to the village.

**Sensitivity and Value**

7.6.5 The eastern half of this site has a high value as a result of much of the site being included in the conservation area and also the historic buildings which make a significant contribution to the character of Main Street and provide a link to the early agricultural origins of the village. Likewise the western half of the site is visually sensitive in elevated views from School Lane and public right of way between Neddy Park Wood and School Lane. This sensitivity is mitigated by the fact that the site is seen in the context of existing development in the village and within the existing built envelope. Due to the topography of the site, any new development on the site would have to be seen to sit down low, close to and within the existing village form.

7.6.6 Overall this area is considered to have a moderate sensitivity to change, primarily due to the historic value of the buildings which front onto Main Street and the positive contribution they make to the village. So long as careful consideration is given to the reuse of historic buildings and character of the entrance of the site, development on this site (through the removal of existing large modern barns) would not alter the current village form and arrangement.

**Capacity**

7.6.7 This site is considered to have capacity for development. Any development would require the removal of the modern barns on the western part of the site and the retention and sensitive reuse of the historic buildings fronting onto Main Street. It will be important for the agricultural character of the historic buildings to be retained and for the entrance off Main Street to remain characteristic of a farm courtyard. Similarly any new development behind these buildings should also reflect a small scale courtyard arrangement if possible and remain within the current building line. No development should be permitted to extend up the hillside to the west of the site. Care should be taken in terms of the design and materials used on the roofscape of
any new development due to the elevated views afforded from School Lane and public right of way.

Summary
7.6.8 The following are key considerations should development be proposed on this land:

- Retain the agricultural character of buildings and entrance into the site off Main Street and avoid elements and detailing which create a sense of 'domestication';
- Ensure appropriate landscaping and boundary treatment at the edges of the site;
- Take care in the design and choice of materials for the roofscape;
- Ensure that any new building layout in western half of the site reflects the character of the village and small courtyard developments behind the Main Street.

7.7 Land Adjacent to Wennington Road: WR6

Previous Assessment
7.7.1 There has been no previous assessment of this site in the SHLAA or Arcadis Assessment. However, planning permission has been granted for a single storey dwelling (15/01443/FUL) on this site. Access into the site would be shared with existing property No. 45 on Wennington Road.

7.7.2 The potential effects of development on this site and also key considerations which may be relevant to developing detailed design are provided below.

Context and Character
7.7.3 This site lies on at the eastern end of the village along Wennington Road adjacent to a single storey property. The site lies within the Wennington Road landscape character area and comprises a relatively level area along side property number 45. It is bounded to the east by a thick hawthorn hedge which forms one of the boundaries to the distinctive strip fields to the north of the village.

Sensitivity and Value
7.7.4 This site has a moderate value as a result of its location on the edge of the village and its role in forming a gateway to the village when approaching from the east. This site is highly visible from a number of locations including the junction between Home Farm Close and Wennington Road, Meal Bank, Back Lane, footpaths to the north and when travelling eastwards along Wennington Road.

7.7.5 Overall this area is considered to have moderate sensitivity to change, if care is taken to ensure a well located, high quality, dwelling which enhances the gateway into the village. Care will need to be taken to ensure that any dwelling on this site relates well to development proposed on site WR3 so that a coordinated approach to creating a new gateway to the village is established.
Capacity

7.7.6 Opportunities exist to develop this site in a way which enhances the gateway to the village and softens the existing built edge. The scale, position, height and character of any dwelling should respond to development adjacent and be coordinated with new development of WR3. Care should be taken to ensure appropriate landscape mitigation on the northern and eastern boundaries of the site helping to filter views and create a softer urban edge.

Summary

7.7.7 The following are key considerations should development be proposed on this land:

- Ensure the new building relates well in form and height to existing buildings;
- Ensure that the new building relates and coordinates with development on WR3, to ensure the development of an appropriate new gateway to the village;
- Ensure that the front elevation creates an attractive focal point at the junction of Home Farm Close and Wennington Road;
- Ensure that mitigation planting on the northern and eastern edges creates a softer village edge.

7.8 Paddock Adjacent to School House: WR7

Previous Assessment

7.8.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.8.2 A detailed assessment has been undertaken and is set out below.

Context and Character

7.8.3 This site is roughly triangular in shape and is located in the western part of the village at the junction between School Lane and Spout Brow Lane. The site falls within the School Lane and Hoskins's Farm landscape character area and comprises a steeply sloping pasture field, bounded by hedges except on its southern side which comprises a stone wall. There are a number of trees along its southern boundary.

Sensitivity and Value

7.8.4 This site has a high value as a result of its position in relation to the village forming open pastoral steeply sloping land which forms the immediate setting to the village and its location immediately adjacent from the Conservation Area. School House, a prominent building in the village both physically but also in terms of the history of the village, lies immediately adjacent and was noted as having Special Character in the Conservation Area Appraisal.

7.8.5 Due to the openness and steep topography, this site is visible from elsewhere within the village including the heart of the Conservation Area i.e. junction with Main Street, but also from Home Farm Close, Meal Bank and from further afield such as views from Trinket Lane. The site also forms an important approach to the village along
School Lane and reinforces the gateway to the village at the primary school. These factors mean that this site has a high visual sensitivity.

7.8.6 Overall this site is considered to be highly sensitive to development. Development on this site would alter the village form, extending it up the hillsides which are important in forming its rural setting, and would alter the existing gateway to the settlement.

**Capacity**

7.8.7 This site is considered to have no capacity for development and is important to retain as open pasture and in agricultural use. Even development on the lower slopes only is likely to be highly visible and prominent. Any development here would impact on the setting of School House, the character of the Conservation Area and rural character of School Lane all of which are considered important to retain and conserve.

7.9 **Gibson's Paddock, School Lane: WR8**

**Previous Assessment**

7.9.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.9.2 A detailed assessment has been undertaken and is set out below.

**Context and Character**

7.9.3 This site sits to the southwest of WR7 adjacent to School Lane where it bends 90 degrees. The site is currently used as a garden and a small summer house is located in the southeast corner. The boundaries of the site are defined by stone walls and there are a number of trees within the site, including a large fir tree, which give it a treed appearance in views. The topography of the site is steeply sloping forming part of the rural setting to the west of the village. The site lies within the School Lane and Hoskin's Farm landscape character area and is visually and physically remote from the existing built edge of the village.

**Sensitivity and Value**

7.9.4 This site has a high value as a result of its elevated position and function in providing part of the western slopes which form a rural setting to the village. The elevation of the site means that it is visible from elsewhere within the village including the heart of the Conservation Area i.e. junction with Main Street, but also from Home Farm Close, Meal Bank and from further afield such as from Trinket Lane. The site also forms an important approach to the village along School Lane. Whilst vegetation within the site and on the boundary with WR7 helps to filter views, the site nonetheless has a high visibility and is prominent in views.

7.9.5 Overall this area is considered to be highly sensitive to change. Development on this site would alter the village form, extending it up the hillsides which are important in forming Wray's rural setting, and would alter the existing gateway to the settlement.
Capacity

7.9.6 This site is considered to have no capacity for development. Development here would appear remote from the existing village and would alter the village form and its relationship with the steeper slopes to the west and south which form a distinctive setting. Any development here would also impact on the character of the Conservation Area and rural character of School Lane which are considered important to retain and conserve.

7.10 Old Chapel Field: WR9

Previous Assessment

7.10.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.10.2 A detailed assessment has been undertaken and is set out below.

Context and Character

7.10.3 This site is located north of Spout Brow Lane and sits on land above the River Roeburn, immediately behind properties which face onto Main Street. The site lies wholly within the Conservation Area and within the River Roeburn landscape character area. It forms the northern part of a small paddock comprising rough grassland bounded by stone walls and mature trees, which give the site a secluded character. When viewed from Spout Brow Lane the site feels close to the village with views out across roof tops along the Main Street. The noise of running water and sense of being 'set down' within the valley gives the site a strong sense of place.

Sensitivity and Value

7.10.4 The position of this site, tucked in behind existing housing and on a site which is relatively low elevation, means that it is not highly visible from within the village or surrounding landscape setting. However, there are glimpsed views into the site from the site access off Main Street, opposite Moat Cottage and the site is clearly visible from the public footpath on Spout Brow Lane. From this latter location the views are elevated across the site, village and River Roeburn valley as well as to the valley sides of the Hindburn beyond to an outstanding view of Ingleborough. These views were identified as significant in the Conservation Area Appraisal. Within these views, the bottom of the site sits down low, close to existing housing and reads as part of the urban fabric.

7.10.5 Nevertheless the site is adjacent to a listed building (Roeburn Side) and also a building of special character (Chapel Croft). Care would need to be taken to avoid adverse effect on the setting of these buildings, but as noted above the position of these dwellings and the site is such that there is unlikely to be significant adverse effects.
This site is regarded as having a moderate sensitivity. Development on this site is unlikely to adversely affect the setting of the village or its urban form or adjacent buildings. Access into the site would be from Main Street and changes to this access may have an adverse effect on the character of the Conservation Area.

**Capacity**

Opportunities exist to develop this site for housing. However care would need to be taken to avoid any adverse effect on the character and appearance of the Conservation Area in providing access into the site from Main Street. The design and quality of the buildings should reflect those typically found in the village. Any development in this area should comprise small cottages.

**Summary**

The following are key considerations should development be proposed on this land:

- Ensure that the height of new buildings is kept low and in proportion with those buildings adjacent and do not block views to the wider village and Ingleborough from Spout Brow Lane;
- Ensure that new development reflects the local vernacular and is high quality ensuring that views from Main Street are considered when determining building design, height, orientation and layout;
- Retain as many trees on the boundaries of the site as possible and ensure that the south eastern boundary is well treed, forming an appropriate interface with the River Roeburn.

**The New Inn, Hornby Road: WR10**

**Previous Assessment**

There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

A detailed assessment has been undertaken and is set out below.

**Context and Character**

This site comprises two parts - a terrace of buildings located on the southern side of Hornby Road which were previously used as an Inn but now lie vacant, and part of the former car park to the Inn on the opposite side of the road. The buildings are arranged at an angle to the road creating a small recessed space in front. Planning permission has been granted for the conversion of these buildings into three new dwellings.

The buildings and the former car park are located within the Wray Conservation Area at the western end of the village. Behind the buildings the land rises to form the western hillsides which define the setting to the village. Trees on rising land behind the properties and into WR15 can be seen from Hornby Road and form an attractive backdrop to these buildings. Surrounding the car park there are existing residential...
dwelling such that both the car park and buildings opposite are set within the urban fabric of the village.

7.11.5 The buildings opposite this former Inn and also the building to the east are noted as having special character in the Conservation Area Appraisal. This site falls within the Hornby Road landscape character area and marks the historic gateway into the village.

**Sensitivity and Value**

7.11.6 This site is highly valued as a result of its listed buildings, prominent position on the Hornby Road and within the Conservation Area. The buildings make a particular contribution to the character of Hornby Road area and are visible when travelling along the road leaving and arriving at the village. They are also visible from Lane Head.

7.11.7 Overall this site and buildings are highly sensitive to change. Nevertheless the reuse of the buildings for residential purposes would be wholly appropriate if undertaken sensitively and the development of the former car park would be appropriate considering the village context.

**Capacity**

7.11.8 In converting these buildings to residential purposes and utilising part of the former car park for parking, care is needed to respect the listed status of the existing buildings ensuring conservation of their special qualities and character of the Conservation Area. In relation to the former car park there may be opportunities to rationalise the current access arrangements and visual cutter (bus stop, signs and telegraph pole) and land adjacent which is also used for off street parking. Care should be taken to maintain the use of traditional stone walling and to prevent the visual dominance of parked cars on the street scene.

**Summary**

7.11.9 The following are key considerations in developing detailed design proposals:

- Retain the current character and appearance of the listed buildings;
- Ensure that the treatment of the curtilage facing onto the street reflects the style and character of similar spaces elsewhere in the village with use of traditional cobbled surfaces;
- Consider the rationalisation of the access and parking arrangements opposite as part of a comprehensive scheme ensuring that proposal conserve and enhance the street scene.

7.12 New Inn Car Park: WR11

**Previous Assessment**

7.12.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.
7.12.2 A detailed assessment has been undertaken and is set out below.

**Context and Character**

7.12.3 This site forms part of the former car park to The Inn (WR10) and is located within the Conservation Area to the north of Hornby Road and is surrounded by existing dwellings. The site therefore forms a gap within the current urban fabric of the village. Existing dwellings on Lane Head comprise a number of stone dwellings (houses and cottages), a pair of rendered semi-detached houses and bungalows as well as a detached bungalow (the latter three housing types being more recent additions to the village).

7.12.4 The site is located on relatively flat land and is not visible from beyond the village. It is however visible from Hornby Road and also Lane Head. Access into the site is from Lane Head.

**Sensitivity and Value**

7.12.5 This landscape area has a moderate value as a result of its location within the Conservation Area and as part of the urban fabric of the village. However, it is not widely visible and reads as part of the built up area - it therefore has a low visual sensitivity.

7.12.6 Overall this area is considered to have a moderate to low sensitivity to change. Development on this site has the potential to make a positive contribution to village character.

**Capacity**

7.12.7 This site has capacity for residential development. Opportunities exist to improve the current character and condition of the site and to strengthen the character of built form along Lane Head which is affected by more modern less traditional built form.

**Summary**

7.12.8 The following are key considerations should development be proposed on this land:

- Care should be taken to ensure new development relates well to Lane Head strengthening the character and definition of space along this lane;
- New built form should reflect traditional building styles and use of materials and form a transition from the oldest buildings along Hornby Road to the more modern development along Lane Head;
- Consideration should be given to site layout ensuring that it contributes to the street scene when viewed from Hornby Road.

7.13 **Land West of Bridge House: WR12**

**Previous Assessment**

7.13.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.
7.13.2 A detailed assessment has been undertaken and is set out below.

**Context and Character**

7.13.3 This site forms a small rectilinear area of open land off the no through road leading to Roeburndale East. It lies within the River Roeburn landscape character area and within Wray Conservation Area. The site is dominated by the steep wooded clough of Bank Wood to the south and sits just above the floodplain of the river to the north. Relatively close to the east of the site are a cluster of buildings including Bridge House all of which are noted as having special character in the Conservation Area Appraisal. To the northwest of the site are Holm House and Holme Cottage both of which are listed. Wray Bridge is also listed and affords views down the river and to Bank Wood which are noted in the Conservation Area Appraisal as significant.

**Sensitivity and Value**

7.13.4 This site has a high value forming a rural setting to Wood Bank and the River Roeburn. This site is visible from key landmarks such as Wray Bridge and also from Main Street looking south across the Memorial Gardens. Nevertheless the site lies between two groups of dwellings which front onto the non through lane. Development here would not be out of keeping so long as it reflected the character of traditional buildings in this part of the village, and their loose arrangement of single dwellings along lanes.

7.13.5 Overall this site is considered to be moderately sensitive to change, particularly change that may interrupt important views that help define the village’s sense of place.

**Capacity**

7.13.6 This site has some capacity for development. Any development would need to relate well to existing buildings in the area and to front onto the no through road - a pair of cottages is likely to be most appropriate or a single dwelling thereby retaining the dispersed low density of development in this part of the village. The stone wall and distinctive tree which forms the northern boundary of the site should be retained. Any development would need to reinforce the character and appearance of the Conservation Area.

**Summary**

7.13.7 The following are key considerations should development be proposed on this land:

- Retain the stone wall boundary fronting onto the no through road;
- Ensure that any development uses traditional building materials and relates well to those buildings adjacent;
- Ensure that new development does not undermine the rural character and loose dispersed pattern of dwellings in this part of the village.
7.14 Enclosure off Roeburndale East: WR13

Previous Assessment
7.14.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.14.2 A detailed assessment has been undertaken and is set out below.

Context and Character
7.14.3 This site forms a small open paddock at the foot of the steep wooded slopes of Bank Wood. The River Roeburn meanders round the site to the west and north and although sitting above the river, much of the site is affected by the river flood zone. The site is accessed off the no through road to Roeburndale East and is flanked on its northern side by allotments. This site lies within the River Roeburn character area and within the Wray Conservation Area. The character of this site is strongly affected by the river and also by the physical dominance of landform to the south, both of which create a damp, shady, backwater character.

Sensitivity and Value
7.14.4 This site has a high value as a result of its location in the Conservation Area Appraisal and as an area of Significant Open Space. Its open character affords memorable views between the river and Wood Bank - both pivotal landscape features which define the setting and character of the village. It plays an important role in providing a setting to the steep slopes of Bank Wood and thus a setting to the village as a whole reinforcing sense of place and local distinctiveness. The site is visible from Wray Bridge and the road leading to Roeburndale East across the allotments. It is also visible across the river from Spout Brow Lane in the context of Bank Wood.

7.14.5 Overall this site is considered to be highly sensitive to development. Development in this area would appear divorced from the main village, would intensify development on this side of the river which has a more dispersed, low density character and would alter the separation between the main village and Roeburn Mill which has historic significance.

Capacity
7.14.6 This site is considered to have no capacity for development and is important to retain as open land. Any development here would impact on the character and appearance of the Conservation Area and the distinctive setting of the village and would appear divorced from the wider village fabric.
7.15  West of Moor Cottages: WR14

Previous Assessment

7.15.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.15.2 A detailed assessment has been undertaken and is set out below.

Context and Character

7.15.3 This site lies in the south western part of the village on land off School Lane just beyond the built edge and the Conservation Area boundary. The topography of the site is varied. Close to School Lane the site is starting to rise up the western slopes which form a setting to the village however, within the site, the land is dropping down into the lower lying land at the foot of the slopes and adjacent to WR5. Along School Lane the boundary of the site comprises a typical dry stone wall which gives School Lane its strong rural character typical of this side of the village. The western boundary of the site comprises a dry stone wall partially along its length and a gappy hawthorn hedge with some conifers and a notable ash tree just beyond the corner of the site. On the eastern boundary there is a well trimmed hawthorn hedge while to the north the site boundary comprises a belt of mixed species. The site is currently used for pasture.

Sensitivity and Value

7.15.4 This site has a high value as a result of its role as part of the setting to the village and as a gateway. In association with WR7 this site forms an important gateway point marking the edge of the built up area and open countryside beyond, particularly on leaving the village past Moor Cottages. This site is also visually sensitive in the significant views from School Lane as noted in the Conservation Area Appraisal. These latter views into the site are from elevated positions.

7.15.5 Overall this site is considered to be moderately sensitive to change. Development here could erode the rural character of School Lane if access was to come directly off this route and could extend built form onto the important open slopes which provide a distinctive setting to the village. Nevertheless, the lower slopes in the northern part of the site are less sensitive and development here could be mitigated through appropriate boundary treatment.

Capacity

7.15.6 Opportunities exist to reinstate the dry stone wall boundaries around this site in keeping with the character of enclosures in this area and to improve hedgerow management. Positive land management of this sort may help to increase the capacity of this landscape to accommodate some limited housing development in the northern lower lying parts of the site perhaps in association with WR5. As many of the views of the site will be from elevated positions in relatively close proximity, care will need to be taken to ensure development does not extend the current building line such that it awkwardly extends into open countryside with particular consideration given to boundary planting, building scale and form, and roof colour / materials.
Summary
7.15.7 The following are key considerations should development be proposed on this land:

- Restrict development to the northern lower lying slopes;
- Avoid access off School Lane if possible or if this is necessary ensure it is at the eastern end to avoid breaking the line of the dry stone wall along School Lane;
- Ensure mitigation planting on the southern edge of any development to help soften the new urban edge and avoid the impression of development extending into open countryside;
- Consider the scale and form of built development and especially roof colour and materials to ensure that any new buildings visually integrate with the existing village form;
- Reinstate dry stone wall boundaries and improve hedgerow management surrounding the site.

7.16 West Wray: WR15

Previous Assessment
7.16.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.16.2 A detailed assessment has been undertaken and is set out below.

Context and Character
7.16.3 This site forms an ‘L’ shaped area of land on the northwestern fringes of the village which sits just behind the current building line along Main Street and Hornby Road. All of the site lies beyond the Conservation Area boundary. The northern part of the area falls within the Hornby Road character area where as the southern part of the site falls within the School Lane and Hoskin's Farm character area. The area comprises part of two pasture fields and a strip of allotments in the middle. The boundaries of the fields are gappy comprising hedgerows and mature trees, particularly around the allotments and on the western fringes. Access into the site is from Hornby Road via a steeply sloping historic track which is narrow and flanked by dry stone walls. Historically access into the site was via the current access into the Methodist Church car park but the extension of this parking area has resulted in the construction of a retaining wall and preventing access to the site. The retaining wall also demonstrates the steeply rising topography of the site as part of the agricultural slopes which form the setting to the western side of the village.

Sensitivity and Value
7.16.4 This site is highly valued as the open agricultural slopes defining the western setting to the village. The steep topography of the site means that any development is likely to be visible above the existing building line long Main Street and Hornby Road and be visually prominent when viewed from the north. Historically the village of Wray
has developed in the lower lying land associated with the confluence of the Rivers Roeburn and Hindburn, development on this land would alter the historic form of the village.

7.16.5 Overall this area is considered to be highly sensitive to change, particularly change that may alter the village form such that it is perceived as no longer compact or nestled within the landscape and higher hills which surround it. Development here would be highly visible from the north and wider Lune Valley due to open views.

**Capacity**

7.16.6 This site is considered to have no capacity for development. Development here would appear uncharacteristic of the village form and be highly visible from the north. Any development here would also impact on the character of the Conservation Area and rural character of western setting of the village.

---

**7.17 Hornby Road: WR16**

**Previous Assessment**

7.17.1 There has been no previous assessment of this site in the SHLAA or Arcadis and the site is not currently allocated for development.

7.17.2 A detailed assessment has been undertaken and is set out below.

**Context and Character**

7.17.3 This site lies at the northwestern edge of the village adjacent to Hornby Road and opposite new housing above the road. The topography of this site is gently sloping northwards away from the road and into the more open landscape of the Lune Valley. The site forms part of a wider open arable field stretching northwards as far as Back Lane (formerly strip fields the boundaries of which have been removed) and also the rear gardens /curtilage of existing historic properties, the latter falling within the Wray Conservation Area. The properties associated within these gardens are noted in the Conservation Area Appraisal as having special character. From the road there are elevated views across the site to the wider Lune Valley and to Hornby Castle, these views are also noted in the Appraisal. This site lies within the Kiln Lane and Northern Strip Fields character area and between the point of arrival at Wray and the historic gateway.

**Sensitivity and Value**

7.17.4 This site is highly valued as a result of its function in providing the approach to the village and rural setting. The mature hedge along the road screens views into much of the site and focuses views on the barn building on the edge of the road which creates a rural character to the gateway into the village. This sense of arrival at a rural historic village is highly valued and important to retain. The land at the rear of existing properties forms an immediate setting to the buildings of special character and contains substantial mature trees which help to create a soft urban edge to the village, particularly when viewed from the north. The more recent houses above the
road to the south are not evident at the gateway point but are highly visible from the north as is the site itself and their prominence has started to extend the edge of the village uncharacteristically westwards away from the confluence of the two rivers. This has the effect of undermining the perception of the village tucked into and surrounded on three sides by higher land.

7.17.5 The Conservation Area Appraisal noted significant views from the site across the Lune Valley towards Hornby Castle.

7.17.6 Overall this area is considered to be highly sensitive to change, particularly change that would exacerbate the existing effects of new development north of the road and undermine the setting to historic buildings at the edge of the settlement.

**Capacity**

7.17.7 This site is considered to have no capacity for development. Development here would appear uncharacteristic of the village form and be highly visible from the north. Any development here would also impact on the character of the Conservation Area and rural character of western and northern setting of the village and gateway.
Appendix 1

Extract from SHLAA
Suitability

Whilst this site is located within the Forest of Bowland AONB it is noted that the Development Management DPD identifies Wray as a location which is sustainable and where the Council would expect to see development within the plan period. This is a continuation of policy from the previous Local Plan and the Core Strategy. Officers therefore consider that the site is potentially suitable for residential development offering opportunity to provide housing to meet the district’s needs. Whilst some areas of Wray fall within flood zones it is notable that this site is outside of those areas. Discussions with the Highway Authority suggest that highway improvements within the village may be required and an acceptable site access would also need to be demonstrated, however these requirements are not identified as insurmountable obstacles at this stage.

Due to this site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

Officers are aware of continued interest in bringing this site forward for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

The Development Management DPD identifies Wray as a location which is sustainable and where the Council would expect to see development within the plan period. The site has been assessed as being potentially deliverable for residential development and is known to be available. Any development would need to demonstrate a detailed understanding of the landscape/design issues affecting the site and establish a suitable highways arrangement.

Due to this site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Conclusion

Deliverable

Development Phase

11-15 Year Phase
SHLAA reference: 637
Address: Land North Of Homes, Wennington Road


Suitability

Whilst this site is located within the Forest of Bowland AONB it is noted that the forthcoming Development Management DPD identifies Wray as a location which is sustainable and where the Council would expect to see development within the plan period. This is a continuation of policy from the previous Local Plan and the Core Strategy. Officers therefore consider that whilst the amenity impacts of development on this site would need to be considered carefully it remains a potentially suitable location for development. This is supported by the recent approval for 3 dwellings on this site.

Due to this site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

This site was assessed as being suitable for residential development in the SHLAA 2008. Officers are not aware of any new information to suggest that this is no longer the case.

Availability

The recent planning application submission confirms continued interest in bringing this site forward for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

In view of the recent planning approval officers have assessed this site as being deliverable for housing.

Due to this site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Conclusion | Deliverable
Development Phase | 1-5 Year Phase
SHLAA reference | 638
---|---
Address | Appletree Barn

Suitability

Whilst this site is located within the Forest of Bowland AONB it is noted that the forthcoming Development Management DPD identifies Wray as a location which is sustainable and where the Council would expect to see development within the plan period. This is a continuation of policy from the previous Local Plan and the Core Strategy. Officers therefore consider that whilst the amenity impacts of development on this site would need to be considered carefully it remains a potentially suitable location for development.

The site was assessed as being suitable for residential development in the SHLAA 2008 with potential to link into adjacent residential development. Officers note that the site is bounded by neighbouring residential properties and any development would need the benefit of careful design with regard to amenity, overlooking and scale. It is concluded that the site is suitable.

Availability

Officers have no evidence to say that this site is available for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

Officers consider that the site falls within a sustainable location that would be supported by emerging policy and that, subject to careful design, would be a suitable location for small scale residential development. In the absence of evidence to suggest that the site is undeliverable or unachievable officers consider that the site could deliver dwellings. The site cannot at this time however be confirmed to be available and as such cannot be included in the districts housing land supply.

Conclusion

Undeliverable

Development Phase

N/A
Suitability

The site is located in Wray, a named village in the Core Strategy. The farm buildings are located within the Wray Conservation Area and one of the barns is listed. The Wray Conservation Area Appraisal identifies the farm house as a building of special character. Any future development would need to respect and be sensitive to the site's location in a conservation area and the listed status of the barn. Provided this was achieved there could be some potential for development of this site. Parking, access, protection of residential amenity together with the provision of adequate private amenity space will also need to be investigated.

Availability

Officers are aware of correspondence from the landowner that this site is available for development. Officers are aware however that the listed barn has recently received a grant for repair from Natural England, under the Environmental Stewardship scheme. It is understood that conditions are normally attached to this requiring that any grant aided building must remain in agricultural use for a specified period of time. The availability of this site for alternative uses is therefore questioned.

Achievability

Officers have no evidence to confirm that this site is available for development.

Development Assessment

The site is noted to fall within Wray, a village named within the Development Management DPD as a location in which the Council would expect and support development. Notwithstanding the above officers note that the site principally comprises stone built farm buildings which form an important frontage within a conservation area. As such, officers are not confident that an acceptable residential scheme could be demonstrated.

Conclusion

Undeliverable

Development Phase

N/A
SHLAA reference 642
Address Hoskins Farm, Main Street

A smaller part of this site was assessed as being suitable for housing in the 2008 SHLAA. This recognised the site's location within the Forest of Bowland AONB and flood risk. During the process of undertaking this assessment the site has been extended to include additional land to the east.

The following assessment for this site is based on the larger site area.

Officers consider that the site is potentially suitable for residential development offering opportunity to provide some additional housing within a defined boundary for the settlement. Whilst this site is located within the Forest of Bowland AONB it is noted that the forthcoming Development Management DPD identifies Wray as a location which is sustainable and where the Council would expect to see development within the plan period. The development of this site would represent a major addition in the village in close proximity to the conservation area and important areas of open space. As such, officers are mindful of the AONB designation and of the need to conserve the amenity and character of the area. The site is bounded to the east and south by flood zones and any proposed development would need to be supported by a site specific flood risk assessment. It is considered that there may be sufficient land for a developer to demonstrate that a suitable highway access can be arranged however particular care would need to given to the accessibility of the site to services in Wray and the accessibility of Wray in general. Subject to the developer supporting the necessary improvements it is concluded that this may prove a suitable location for residential development. However in view of the concerns raised and in the absence of more detailed information Officers are unable to conclude that this site is suitable for development. Given the scale of the site and the necessary detail needed to conclusively establish the suitability of this site the above conclusions will be kept under review.

Due to the site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposals will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

Officers are aware of continued interest in bringing this site forward for development with the landowner and agents progressing the site through consultation with the Parish Council. Additionally officers are aware that the site is constrained by a covenant with the Council which could deter development unless the Council agrees to its removal.

Achievability

Officers have no evidence to say that this site is achievable however note that the site appears relatively unconstrained.

Development Assessment

In the absence of supporting information to confirm its suitability and given concerns regarding its availability the site has been assessed as being undeliverable for residential development at this point in time.

Due to this site’s location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction
that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

<table>
<thead>
<tr>
<th>Conclusion</th>
<th>Undeliverable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Phase</td>
<td>N/A</td>
</tr>
</tbody>
</table>
SHLAA reference 643
Address Land East Of Home Farm Close

Appendix 2

Extract from Arcadis Assessment
Landscape and Visual Field Survey Sheet

**Project Name:** Lancaster City Council SHLAA Sites

**Project Number:** UA001453

**Receptor Ref:** Residential 643

**Date of Survey:** 09/10/2015

**Surveyor:** B. Pope

**Sheet No.:** 55

**Assessment Type:** Landscape

2014 SHLAA MAP Ref. 31

### Bowland Local Character Type:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E – Undulating Lowland Farmland</td>
<td>F - Undulating Lowland Farmland with Wooded Brooks</td>
<td>G - Undulating Lowland Farmland with Parkland</td>
<td>H - Undulating Lowland Farmland with Settlement and Industry</td>
</tr>
<tr>
<td>M – Forestry and Reservoir</td>
<td>N – Farmed Ridges</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Bowland AONB Local Character Area (LCA) and Associations:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B2 – Abbey Stead</td>
<td>B3 – Burn Moor Fell</td>
<td>B4 – Pendle Hill</td>
<td>B5 – Bleasdale</td>
<td>B6 – Wolf Fell to Mellor Knoll</td>
<td>B7 – Langden</td>
</tr>
<tr>
<td>B8 – Croasdale to Lythe</td>
<td>B9 – Goodber Common</td>
<td>C1 – Caton Moor</td>
<td>C2 – Crutchenber</td>
<td>C3 – Easington</td>
<td>C4 – Beacon Fell</td>
</tr>
<tr>
<td>C5 – Longridge Fell</td>
<td>C6 – Twiston</td>
<td>C7 – Lingbobs and Stainscombe</td>
<td>C8 – Birk Bank</td>
<td>C9 – Newton and Birkett</td>
<td>C10 – Downham</td>
</tr>
<tr>
<td>D1 – Caton Moor</td>
<td>D2 – Tatham</td>
<td>D3 – Kettlebeck</td>
<td>D4 – Hare Appletree</td>
<td>D5 – Beatrix to Collyholme</td>
<td>D6 – Nicky Nook</td>
</tr>
<tr>
<td>D7 – Moorcock</td>
<td>D8 – Pendleton</td>
<td>D9 – Wheathead</td>
<td>D10 – Bleasdale</td>
<td>D11 – Longridge</td>
<td>D12 – Upper Sabden Valley</td>
</tr>
<tr>
<td>E3 – Forest of Mewith</td>
<td>E4 – Rimington</td>
<td>E5 – Bleasdale</td>
<td>E6 – Pendleton</td>
<td>E7 – Worston</td>
<td>E8 – Dudland and Gisburn</td>
</tr>
<tr>
<td>F1 – Calder Vale and Brock Valley</td>
<td>F2 – Bolton by Bowland to Waddington</td>
<td>F3 – New Row</td>
<td>F4 – Caton</td>
<td>G1 – Wyresdale</td>
<td>G2 – Little Bowland</td>
</tr>
<tr>
<td>H1 – Clitheroe and Chatburn</td>
<td>H2 – Higher and Lower Standen</td>
<td>H3 – Barrow and Whalley</td>
<td>I1 – Littledale</td>
<td>I2 – Roeburndale</td>
<td>I3 – Hindburndale</td>
</tr>
<tr>
<td>I4 – Keasden</td>
<td>I5 – Over Wyresdale</td>
<td>I6 – Upper Hodder</td>
<td>I7 – Lower Hodder</td>
<td>I8 – Ribble</td>
<td>J1 – Lune</td>
</tr>
<tr>
<td>J2 – Ribble</td>
<td>K1 – Gressingham</td>
<td>K2 – Lower Tatham</td>
<td>K3 – Lawkland</td>
<td>K4 – Coronation</td>
<td>L1 – Harrop field</td>
</tr>
<tr>
<td>M1 – Gisburn</td>
<td>M2 – Barley</td>
<td>N1 - Quenmore</td>
<td>N2 – The Heights</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Hyder Consulting UK Ltd
Landscape and Visual Field Survey Sheets
Looking west across the site
### Key Landscape Elements

<table>
<thead>
<tr>
<th>Topography</th>
<th>Vegetation Type</th>
<th>Woodland / Trees</th>
<th>Farming</th>
<th>Heritage</th>
<th>Built Form</th>
<th>Hydrology</th>
<th>Corridor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat</td>
<td>Freshwater Mosses</td>
<td>Deciduous</td>
<td>Pasture</td>
<td>Vernacular</td>
<td>Farm Buildings</td>
<td>Drained</td>
<td>Road</td>
</tr>
<tr>
<td>Low Lying</td>
<td>Wetland</td>
<td>Coniferous</td>
<td>Damp pasture</td>
<td>Designed Estate</td>
<td>Settlement</td>
<td>Stream</td>
<td>Railway</td>
</tr>
<tr>
<td>&quot;Poljes&quot; – Flat Plain / Depression</td>
<td>Coastal Marsh</td>
<td>Mixed</td>
<td>Improved Pasture</td>
<td>Ancient Enclosure</td>
<td>Tourism</td>
<td>Open Water</td>
<td>Canal</td>
</tr>
<tr>
<td>Low Limestone Hills</td>
<td>Saltmarsh</td>
<td>Shelterbelt</td>
<td>Limestone Pasture</td>
<td>Medieval</td>
<td>Pylons / O/H Power Line</td>
<td>Coastal</td>
<td>Lane</td>
</tr>
<tr>
<td>Drumlin</td>
<td>Reeds</td>
<td>Hedgerow Trees</td>
<td>Hedgerow</td>
<td>Parliamentary Enclosure</td>
<td>Masts</td>
<td>Natural pond</td>
<td>Green Lane</td>
</tr>
<tr>
<td>Limestone Pavements</td>
<td>Limestone Grassland</td>
<td>Wet Woodland</td>
<td>Fences</td>
<td>Modern Enclosure</td>
<td>Industry</td>
<td>Artificial pond</td>
<td>Bridleway</td>
</tr>
<tr>
<td>Gently Rolling</td>
<td>Marsh</td>
<td>Tree Clumps</td>
<td>Dry Stone Walls</td>
<td>Prehistoric Site</td>
<td>Wind Turbines</td>
<td>Lake</td>
<td>Footpath</td>
</tr>
<tr>
<td>Crag</td>
<td>Water Meadows</td>
<td>Isolated Trees</td>
<td>Field ditch</td>
<td>Hill top Enclosure / Fort</td>
<td>Power stations</td>
<td>Tidal</td>
<td>Cycle route</td>
</tr>
<tr>
<td>Scarp / Cliff</td>
<td>Saltmarsh</td>
<td>Scrub</td>
<td>Strip Fields</td>
<td>Religious</td>
<td>Camping</td>
<td>Estuary</td>
<td>CROW Access land</td>
</tr>
<tr>
<td>Rolling</td>
<td>Dunes</td>
<td>Alder / Willow Carr</td>
<td>Laid Hedgerows</td>
<td>Monument / Tower</td>
<td>Golf course</td>
<td>Raised Mires</td>
<td>Country Park</td>
</tr>
<tr>
<td>Glacial Erratics</td>
<td>Foreshore</td>
<td>Wind sculpted</td>
<td>Ridge and Furrow Field System</td>
<td>Brownfield</td>
<td>Fishing Lakes</td>
<td>Common Land</td>
<td></td>
</tr>
<tr>
<td>Distant Fells</td>
<td>Fen</td>
<td>Yew Woodland</td>
<td>Relict Parkland</td>
<td>Quarry / extraction</td>
<td>Urban</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Coppiced</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Landscape and Visual Field Survey Sheet**

**Project Name:** Lancaster City Council SHLAA Sites

**Receptor Ref:** Residential 643

**Date of Survey:** 09/10/2015

**Surveyor:** B. Pope

**Assessment Type:** Landscape

**Project Number:** UA001453

**Sheet No.:** 55

**2014 SHLAA MAP Ref. 31**

### Landscape Visual Characteristics

<table>
<thead>
<tr>
<th>Pattern</th>
<th>Dominant</th>
<th>Strong</th>
<th>Broken</th>
<th>Weak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scale</td>
<td>Intimate</td>
<td>Small</td>
<td>Medium</td>
<td>Large</td>
</tr>
<tr>
<td>Texture</td>
<td>Smooth</td>
<td>Textured</td>
<td>Rough</td>
<td>Rugged</td>
</tr>
<tr>
<td>Colour</td>
<td>Monochrome</td>
<td>Muted</td>
<td>Colorful</td>
<td>Garish</td>
</tr>
<tr>
<td>Complexity</td>
<td>Uniform</td>
<td>Simple</td>
<td>Diverse</td>
<td>Complex</td>
</tr>
<tr>
<td>Unity</td>
<td>Unified</td>
<td>Interrupted</td>
<td>Fragmented</td>
<td>Chaotic</td>
</tr>
<tr>
<td>Remoteness</td>
<td>Wild</td>
<td>Remote</td>
<td>Active</td>
<td>Busy</td>
</tr>
<tr>
<td>Enclosure</td>
<td>Vast</td>
<td>Open</td>
<td>Contained</td>
<td>Constrained</td>
</tr>
<tr>
<td>Form</td>
<td>Straight</td>
<td>Angular</td>
<td>Curved</td>
<td>Sinuous</td>
</tr>
</tbody>
</table>

### Key Site Qualities

<table>
<thead>
<tr>
<th>Key Quality</th>
<th>Tranquility (Views and Noise)</th>
<th>Landscape Condition / Quality</th>
<th>Seascapes Condition / Quality</th>
<th>Settlement Character</th>
<th>History</th>
<th>Countryside Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rolling pasture</td>
<td>Quiet with intermittent views north west along lune valley</td>
<td>Rural pasture to edge of settlement</td>
<td>Historic rural estate settlement</td>
<td>Estate,</td>
<td>excellent</td>
<td></td>
</tr>
</tbody>
</table>

Hyder Consulting UK Ltd
Landscape and Visual Field Survey Sheets
Harm the landscape or settlement character of the AONB?  Medium

Harm the visual amenity of the AONB?  Medium
Recommendations

Low scale development of this site, with particular reference to the adjacent buildings and settlement edge could be achieved without significant impact on the settlement character and appearance.

The relatively flat nature of the site combined with rising topography to the east and existing built form to the results in limited visibility form the wider landscape and as such impact on the wider Forest of Bowland AONB would be limited.

Should both sites be taken forwards for development, the cumulative impact of both this and site 637 should be considered on the setting of the village of Wray and the increased built form within the AONB.

<table>
<thead>
<tr>
<th>Nature of site to change</th>
<th>Mitigate Impacts</th>
<th>Harm Landscape Character</th>
<th>Harm Seascape Character</th>
<th>Harm Settlement Character</th>
<th>Harm Visual Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>Yes</td>
<td>Neutral</td>
<td>N/A</td>
<td>Neutral</td>
<td>Neutral</td>
</tr>
</tbody>
</table>

Note: Assessment summary made taking potential mitigation of impacts into consideration

- Harm the landscape or settlement character of the AONB?
  - Medium

- Harm the visual amenity of the AONB?
  - Medium
Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites
Project Number: UA001453

Receptor Ref: Residential 637
Date of Survey: 09/10/2015
Surveyor: B. Pope
Sheet No.: 56
Assessment Type: Landscape

2014 SHLAA MAP Ref. 31

Bowland Local Character Type:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>M – Forestry and Reservoir</td>
<td>N – Farmed Ridges</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Bowland AONB Local Character Area (LCA) and Associations:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B2 – Abbey Stead</td>
<td>B3 – Burn Moor Fell</td>
<td>B4 – Pendle Hill</td>
<td>B5 – Bleasdale</td>
<td>B6 – Wolf Fell to Mellow Knoll</td>
<td>B7 – Langden</td>
</tr>
<tr>
<td>B8 – Croasdale to Lythe</td>
<td>B9 – Goodber Common</td>
<td>C1 – Caton Moor</td>
<td>C2 - Crutchenber</td>
<td>C3 – Easington</td>
<td>C4 – Beacon Fell</td>
</tr>
<tr>
<td>C5 – Longridge Fell</td>
<td>C6 - Twiston</td>
<td>C7 – Lingbobs and Stainscombe</td>
<td>C8 – Birk Bank</td>
<td>C9 – Newton and Birkett</td>
<td>C10 – Downham</td>
</tr>
<tr>
<td>D1 – Caton Moor</td>
<td>D2 – Tatham</td>
<td>D3 – Kettlebeck</td>
<td>D4 – Hare Appletree</td>
<td>D5 – Beatrix to Collyholme</td>
<td>D6 – Nicky Nook</td>
</tr>
<tr>
<td>D7 – Moorcock</td>
<td>D8 – Pendleton</td>
<td>D9 – Wheathead</td>
<td>D10 – Bleasdale</td>
<td>D11 – Longridge</td>
<td>D12 – Upper Sabden Valley</td>
</tr>
<tr>
<td>E3 – Forest of Mewith</td>
<td>E4 – Rimington</td>
<td>E5 – Bleasdale</td>
<td>E6 – Pendleton</td>
<td>E7 – Worston</td>
<td>E8 – Dudland and Gisburn</td>
</tr>
<tr>
<td>F1 – Calder Vale and Brock Valley</td>
<td>F2 – Bolton by Bowland to Waddington</td>
<td>F3 – New Row</td>
<td>F4 – Caton</td>
<td>G1 – Wyresdale</td>
<td>G2 – Little Bowland</td>
</tr>
<tr>
<td>H1 - Clitheroe and Chatburn</td>
<td>H2 - Higher and Lower Standen</td>
<td>H3 – Barrow and Whalley</td>
<td>I1 – Littlelade</td>
<td>I2 – Roeburndale</td>
<td>I3 – Hindburndale</td>
</tr>
<tr>
<td>I4 – Keasden</td>
<td>I5 – Over Wyresdale</td>
<td>I6 – Upper Hodder</td>
<td>I7 – Lower Hodder</td>
<td>I8 – Ribble</td>
<td>J1 – Lune</td>
</tr>
<tr>
<td>J2 – Ribble</td>
<td>K1 - Gressingham</td>
<td>K2 - Lower Tatham</td>
<td>K3 – Lawkland</td>
<td>K4 - Coronation</td>
<td>L1 – Harrop field</td>
</tr>
<tr>
<td>M1 – Gisburn</td>
<td>M2 – Barley</td>
<td>N1 – Quenmore</td>
<td>N2 – The Heights</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Hyder Consulting UK Ltd
Landscape and Visual Field Survey Sheets
Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 637

Date of Survey: 09/10/2015
Surveyor: B. Pope
Sheet No.: 56

Assessment Type: Landscape

2014 SHLAA MAP Ref. 31

View north across eastern end of site
### Key Landscape Elements

<table>
<thead>
<tr>
<th>Topography</th>
<th>Vegetation Type</th>
<th>Woodland / Trees</th>
<th>Farming</th>
<th>Heritage</th>
<th>Built Form</th>
<th>Hydrology</th>
<th>Corridor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat</td>
<td>Freshwater Mosses</td>
<td>Deciduous</td>
<td>Pasture</td>
<td>Vernacular</td>
<td>Farm Buildings</td>
<td>Drained</td>
<td>Road</td>
</tr>
<tr>
<td>Low Lying</td>
<td>Wetland</td>
<td>Coniferous</td>
<td>Damp pasture</td>
<td>Designed Estate</td>
<td>Settlement</td>
<td>Stream</td>
<td>Railway</td>
</tr>
<tr>
<td>“Poljes” – Flat Plain / Depression</td>
<td>Coastal Marsh</td>
<td>Mixed</td>
<td>Improved Pasture</td>
<td>Ancient Enclosure</td>
<td>Tourism</td>
<td>Open Water</td>
<td>Canal</td>
</tr>
<tr>
<td>Low Limestone Hills</td>
<td>Saltmarsh</td>
<td>Shelterbelt</td>
<td>Limestone Pasture</td>
<td>Medieval</td>
<td>Pylons / O/H Power Line</td>
<td>Coastal</td>
<td>Lane</td>
</tr>
<tr>
<td>Drumlin</td>
<td>Reeds</td>
<td>Hedgerow Trees</td>
<td>Hedgerow</td>
<td>Parliamentary Enclosure</td>
<td>Masts</td>
<td>Natural pond</td>
<td>Green Lane</td>
</tr>
<tr>
<td>Limestone Pavements</td>
<td>Limestone Grassland</td>
<td>Wet woodland</td>
<td>Fences</td>
<td>Modern Enclosure</td>
<td>Industry</td>
<td>Artificial pond</td>
<td>Bridleway</td>
</tr>
<tr>
<td>Gently Rolling</td>
<td>Marsh</td>
<td>Tree Clumps</td>
<td>Dry Stone Walls</td>
<td>Prehistoric Site</td>
<td>Wind Turbines</td>
<td>Lake</td>
<td>Footpath</td>
</tr>
<tr>
<td>Crag</td>
<td>Water Meadows</td>
<td>Isolated Trees</td>
<td>Field ditch</td>
<td>Hill top Enclosure / Fort</td>
<td>Power stations</td>
<td>Tidal</td>
<td>Cycle route</td>
</tr>
<tr>
<td>Scarp / Cliff</td>
<td>Saltmarsh</td>
<td>Scrub</td>
<td>Strip Fields</td>
<td>Religious</td>
<td>Camping</td>
<td>Estuary</td>
<td>CROW Access land</td>
</tr>
<tr>
<td>Rolling</td>
<td>Dunes</td>
<td>Alder / Willow Carr</td>
<td>Laid Hedgerows</td>
<td>Monument / Tower</td>
<td>Golf course</td>
<td>Raised Mires</td>
<td>Country Park</td>
</tr>
<tr>
<td>Glacial Erratics</td>
<td>Foreshore</td>
<td>Wind sculpted</td>
<td>Ridge and Furrow Field System</td>
<td>Brownfield</td>
<td>Fishing Lakes</td>
<td>Common Land</td>
<td></td>
</tr>
<tr>
<td>Distant Fells</td>
<td>Fen</td>
<td>Yew Woodland</td>
<td>Relict Parkland</td>
<td>Quarry / extraction</td>
<td>Urban</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Coppiced</td>
<td></td>
<td>Urban</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Spite Walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Landscape and Visual Field Survey Sheet

**Project Name:** Lancaster City Council SHLAA Sites  
**Project Number:** UA001453

**Receptor Ref:** Residential 637

**Date of Survey:** 09/10/2015  
**Surveyor:** B. Pope  
**Sheet No.:** 56

**Assessment Type:** Landscape  
2014 SHLAA MAP Ref. 31

## Landscape Visual Characteristics

<table>
<thead>
<tr>
<th>Pattern</th>
<th>Dominant</th>
<th>Strong</th>
<th>Broken</th>
<th>Weak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scale</td>
<td>Intimate</td>
<td>Small</td>
<td>Medium</td>
<td>Large</td>
</tr>
<tr>
<td>Texture</td>
<td>Smooth</td>
<td>Textured</td>
<td>Rough</td>
<td>Rugged</td>
</tr>
<tr>
<td>Colour</td>
<td>Monochrome</td>
<td>Muted</td>
<td>Colorful</td>
<td>Garish</td>
</tr>
<tr>
<td>Complexity</td>
<td>Uniform</td>
<td>Simple</td>
<td>Diverse</td>
<td>Complex</td>
</tr>
<tr>
<td>Unity</td>
<td>Unified</td>
<td>Interrupted</td>
<td>Fragmented</td>
<td>Chaotic</td>
</tr>
<tr>
<td>Remoteness</td>
<td>Wild</td>
<td>Remote</td>
<td>Active</td>
<td>Busy</td>
</tr>
<tr>
<td>Enclosure</td>
<td>Vast</td>
<td>Open</td>
<td>Contained</td>
<td>Constrained</td>
</tr>
<tr>
<td>Form</td>
<td>Straight</td>
<td>Angular</td>
<td>Curved</td>
<td>Sinuous</td>
</tr>
</tbody>
</table>

## Key Site Qualities

<table>
<thead>
<tr>
<th>Key Quality</th>
<th>Tranquility (Views and Noise)</th>
<th>Landscape Condition / Quality</th>
<th>Seascapes Condition / Quality</th>
<th>Settlement Character</th>
<th>History</th>
<th>Countryside Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open agricultural pasture land</td>
<td>Quiet with views out north west</td>
<td>Rolling pasture land on settlement edge</td>
<td>N/A</td>
<td>Mixed 19th C and modern residential</td>
<td>Buildings and layout of settlement</td>
<td>Good</td>
</tr>
</tbody>
</table>
Summary Comment

A gently sloping site running along the northern edge of Wray, elevated above the Lune Valley with wide views out to the north west along the valley.

Limited access into the site due to the dense nature of the existing nuclear settlement. Sigs of historic field patterns separated by mature hedgerows and mature trees, running downhill towards the wooded edges of the stream.

Site Summary

<table>
<thead>
<tr>
<th>Nature of site to change</th>
<th>Mitigate Impacts</th>
<th>Harm Landscape Character</th>
<th>Harm Seascape Character</th>
<th>Harm Settlement Character</th>
<th>Harm Visual Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Yes</td>
<td>Negative</td>
<td>N/A</td>
<td>Slight Negative</td>
<td>Negative</td>
</tr>
</tbody>
</table>

Note: Assessment summary made taking potential mitigation of impacts into consideration

- Harm the landscape or settlement character of the AONB?
  - Yes

- Harm the visual amenity of the AONB?
  - Yes
Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Receptor Ref: Residential 637

Date of Survey: 09/10/2015  Surveyor: B. Pope  Sheet No.: 56

Assessment Type: Landscape

2014 SHLAA MAP Ref. 31

Recommendations

Development of this site would create a distinct new built edge to this historic settlement and as such would significantly alter the appearance of Wray from the wider landscape, settlement character within. Its elevated position would increase its visibility from the wider Lune Valley altering the visual amenity of the AONB.

Should both sites be taken forwards for development, the cumulative impact of both this and site 643 should be considered on the setting of the village of Wray and the increased built form within the AONB.

<table>
<thead>
<tr>
<th>Nature of site to change</th>
<th>Mitigate Impacts</th>
<th>Harm Landscape Character</th>
<th>Harm Seascape Character</th>
<th>Harm Settlement Character</th>
<th>Harm Visual Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Note: Assessment summary made taking potential mitigation of impacts into consideration

* Harm the landscape or settlement character of the AONB?
Landscape and Visual Field Survey Sheet

**Project Name:** Lancaster City Council SHLAA Sites  
**Project Number:** UA001453

**Receptor Ref:** Residential 637

**Date of Survey:** 09/10/2015  
**Surveyor:** B. Pope  
**Sheet No.:** 56

**Assessment Type:** Landscape

2014 SHLAA MAP Ref. 31

- [ ] Harm the visual amenity of the AONB?
Appendix 3
Extract from Conservation Area Appraisal
### Summary of special interest

1.7 The special interest that justifies the designation of Wray Conservation Area can be summarised as follows:

<table>
<thead>
<tr>
<th>Special Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Origins as a planned and planted medieval village established as a farming community in the 12th century;</td>
</tr>
<tr>
<td>Distinctive linear village street pattern with little backland development;</td>
</tr>
<tr>
<td>Rural setting of the village between Forest of Bowland and the Lune Valley;</td>
</tr>
<tr>
<td>Located on land rising from the Roeburn valley just west of the confluence of the Rivers Hindburn and Roeburn;</td>
</tr>
<tr>
<td>Significant number of dwellings that survive from the late-17th to late-19th centuries;</td>
</tr>
<tr>
<td>Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn;</td>
</tr>
<tr>
<td>Views of historic buildings within the conservation area, notably landmark buildings such as Wray House and Windsor House which hold prominent positions at the north end of Main Street;</td>
</tr>
<tr>
<td>Architectural and historic interest of the area’s buildings, including 28 listed buildings;</td>
</tr>
<tr>
<td>Varied townscape of vernacular historic buildings that follow the sinuous curves of Main Street, as it climbs from the valley of the River Roeburn;</td>
</tr>
<tr>
<td>Prevalent use of locally quarried building stone for walling, roof slates and boundary walls;</td>
</tr>
<tr>
<td>Features and details that contribute to local identity e.g. small areas of cobbled stone floorscape, decorative datestones and the Queen Victoria Jubilee lamp;</td>
</tr>
<tr>
<td>The Flood Garden, site of houses demolished in the flood of 1967, wherein lies a commemorative cobblestone mosaic designed by Maggy Howarth;</td>
</tr>
<tr>
<td>Trees, particularly in the southern part of the conservation area beside the Roeburn and Bank Wood, a steep backdrop to the conservation area;</td>
</tr>
<tr>
<td>The River Roeburn and Wray Bridge (1780), listed grade II.</td>
</tr>
</tbody>
</table>