

MEMO



SUBJECT
Lancaster SHLAA: Landscape & Visual Assessment

DATE
07 December 2018

DEPARTMENT
Landscape. Masterplanning. Urbanism.

COPIES TO
Maurice Brophy, Eleanor Woodhouse; LCC

TO
Lancaster City Council, Regeneration & Planning Service

OUR REF
UA001453

PROJECT NUMBER
UA001453

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Landscape and Visual Field Surveys: Methodology for Assessment

As part of Lancaster City Council's (LCC) review of their Strategic Housing Land Availability Assessment (SHLAA) a further review of the potential sites in context of landscape and visual sensitivity was required. Whilst brief, the intention is to supplement the SHLAA selection process to lend further justification for housing sites within their landscape and urban or peri-urban context.

Following the identification of sites for assessment by LCC in order to help meet their housing land provision, the aim of this review is to identify at a strategic level, those SHLAA sites that may have a higher landscape and / or visual sensitivity than others. This will include, if relevant, identifying SHLAA sites that may be too sensitive to develop, too close to one another or existing development or where a lower density than expected may help mitigate sensitive landscapes or views, for example.

The following sets out the methodology sequence for undertaking the SHLAA landscape review. This does not constitute a full landscape and visual impact assessment or detailed review of any of the SHLAA sites and we would expect that a development application for each site would still require further detailed assessments of the landscape and visual impact to be undertaken by the applicant.

- Firstly, received base mapping from LCC (GIS and OS tiles and user licence agreements) along with locations of all SHLAA sites and digital mapping for landscape, ecological and historic designations the sites.
- All SHLAA sites were mapped out and reviewed against county and local landscape character areas and relevant designations, as a desk based first sieve of sensitivity this included consideration of sensitivity where referenced in landscape character assessments.
- Pro-formas were prepared based on Lancashire County Councils Landscape Character Assessment, and for the Arnsdale and Silverdale AONB and Forest of Bowland AONB their specific Landscape Character Assessments, for completion during site visits.
- Following the desk-based study, the initial site visits were carried out between October and December 2015, with additional site visits undertaken in August – September 2017, to review each site individually, assess their individual characteristics and features and assess potential impact of development on their landscape character and visual amenity, along with the impact on wider landscape and visual effects.
- On completion of the site surveys, the pro-formas were written up, to include a summary of characteristics, relationship with either of the AONB's and likely impact of development on the site and wider landscape. In addition any likely cumulative impact of the development of multiple sites was also considered.

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- A database was created to collate the completed pro-formas for each site, allowing easy reference and linking to the existing site mapping.

Landscape and Visual Field Survey Sheets: Glossary of Terms		
Terminology	Definition	
Local Landscape Character	Landscape Character Types (LCT's), and Landscape Character Areas (LCA's) are defined at a county level within the Landscape Character Assessment 'A Landscape Strategy for Lancashire: Landscape Character Assessment' (2000) Lancashire County Council	
	Landscape Character Types	LCT's are defined as ' <i>landscapes with a range of distinctive but generic characteristics that can recur in different areas, for example a particular type of landuse or historic field pattern.</i> ' This table within each report identifies which LCT the site being assessed is located within.
	Landscape Character Areas	LCA's are defined as ' <i>units of landscape which are geographically specific and have their own individual character or 'sense of place'.</i> ' This table identifies all LCA's which the site is located within. It may also identify further LCA's which are geographically or visually linked to the site being assessed.
Key Elements	Sites may contain either Landscape elements, Townscape elements, or a combination of both depending on setting.	
	Landscape Elements	This table identifies all elements which form the landscape of the site being assessed and which subsequently contribute to its overall character, this includes a broad description of topography, vegetation cover, Land use, heritage, built form, hydrology and linear, or corridor features. Generally, these characteristics will be in line with the definition of the LCA, however may also contain localised or site-specific elements not in keeping with the wider LCA. This table may also identify features which are not within the site boundary but are adjacent / nearby and have a direct bearing on the site's character.
	Townscape Elements	This table is similar to the above, however identifies elements which form the character of urban sites, including; Topography, layout, vegetation cover, heritage, Built form, hydrology and linear, or corridor features. Many of these elements will form part of the wider LCA, however many urban areas are classified within wider LCT's and as such elements described are more site specific.
Landscape Visual Characteristics	Visual Characteristics	This table identifies the combination of specific visual qualities that define the site and contribute towards the way in which the site is viewed by receptors, including; Landscape pattern – whether it is consistent in appearance or form, Scale of views – whether the site is contained or is exposed and part of a wider view, Texture and colour – the level of detail in form and colour, Complexity – the level of detail and change within the site, a combination of the above factors which when combined define how legible the site is Unity – whether the site appears as a single landscape or consists of smaller areas joined together, Remoteness – a combination of how connected the site feels to the wider landscape, and a judgement of the level of

Landscape and Visual Field Survey Sheets: Glossary of Terms		
Terminology	Definition	
		activity and movement which affects the visual appreciation of the landscape, and; Form – a reflection on the appearance of the landscape and the surrounding areas
Key Site Qualities	This table summarises an appraisal of the general perception of the site as valued by the assessor;	
	Key Quality	The main aspect, feature or characteristic of the site which can be considered to determine landscape character and visual amenity, or that which is the dominant element within a varied or mixed landscape
	Relationship with AONB	Summary of visual or geographical connection of the site to either the Forest of Bowland, or Arnsdale & Silverdale AONB's.
	Tranquillity	A Judgement of the overall sense of place, perceived as a cumulative effect of activity, visual character, noise and other senses
	Landscape / Townscape / Seascape Character	Summary of key relevant character of the site, roughly in line with the assessment table(s) completed
	History	A summary of key heritage features, designations or qualities. Can include listed buildings or monuments, conservation area designations, or a comment on the overall heritage and appearance which influences the wider character
	Countryside Access	Physical or visual connection to wider open countryside, including Public Rights of Way which cross the site or other connections / movement routes
Summary of Site Assessments	This is a summary table of the likely impact of development of each site, identifying the likely effects on Landscape or Townscape character visual amenity and cumulative impact, and whether the effects as considered can be mitigated or reduced. Where two or more sites are in close proximity to each other, and the development of more than one site would be considered to have a greater effect than that of a single site, the multiple or cumulative effects are also listed within this table.	
	Mitigate Impacts	Where an assessment of the potential for a site to be developed is made, the opportunity to mitigate the potential effects on landscape and townscape character is also considered at a high level. Yes – potential impacts can be mitigated, and it is considered that the potential effects of development can be adequately reduced or even removed through such an activity No – It is considered that there is not sufficient scope to provide mitigation for development, or that mitigation where possible would not adequately minimise the effects of development on landscape character or visual amenity Neutral / N/a – mitigation is not considered necessary or appropriate for this site.
	Harm Landscape / townscape Character	Based on the assessment of the site as surveyed, and including consideration of opportunities for mitigation, the potential for harm to existing landscape character is summarised as follows; Positive – it is considered that the development of this site, including any mitigation identified would provide a positive

Landscape and Visual Field Survey Sheets: Glossary of Terms		
Terminology		Definition
		<p>contribution to the existing landscape character and as such would be beneficial</p> <p>Neutral – it is considered that development would neither significantly harm or improve the existing landscape character, or there is considered to be no significant change</p> <p>Negative – It is considered that the development of the site, including any potential mitigation opportunities would result in a negative, or adverse effect on existing landscape character.</p> <p>Generally, no assessment of the likely scale, or significant of the effects identified is made as this would require further detail in terms of the scale, massing and overall appearance of any development.</p>
	Harm visual Amenity	<p>Based on the assessment of the site as surveyed, and including consideration of opportunities for mitigation, the potential for change to the existing visual amenity into, through and from the site is summarised as follows;</p> <p>Positive –the development of the site, including any mitigation identified is considered to result in a positive effect, or improvement to the existing visual amenity.</p> <p>Neutral –it is not considered that the potential development of the site would result in any noticeable change in existing visual amenity,</p> <p>Negative –the potential development of the site, including any potential mitigation opportunities would result in a negative, or adverse effect on existing visual amenity.</p> <p>Generally, no assessment of the likely scale, or significant of the effects identified is made as this would require further detail in terms of the scale, massing and overall appearance of any development.</p>
	Cumulative Impact	<p>The cumulative impact identifies what the net overall effect of the potential development of the site is likely to result in,</p> <p>Positive –Overall, the development of the site is likely to result in a positive effect on the general landscape character and visual amenity.</p> <p>Neutral – The development of the site, with any mitigation opportunities identified is not considered likely to result in any noticeable, or significant change to existing landscape character and visual amenity.</p> <p>Negative – Overall, the potential development of the site including any potential mitigation opportunities is considered likely to result in a negative, or adverse effect on general landscape character and visual amenity.</p>

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 003 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 201

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

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View from Aldcliffe road



Landscape, Townscape and Visual Field Survey Sheet

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Receptor Ref: Residential 003 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 201

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 003 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 201

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 003 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 201

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rising and sloping pasture with mid ground crest containing mature tree lines	None known.	Occasional traffic along Aldcliffe road.	Pasture is urban fringe and a transitional between settlement and coastal plain.	Listed buildings within and adjacent to the site	None known.

Landscape, Townscape and Visual Field Survey Sheet

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Receptor Ref: Residential 003 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 201

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Summary Comment

The site is pasture rising to the south from Aldcliffe Road and descending from a small crest defined by a group of mature field trees. The land adjacent to Aldcliffe road is in the shape of a small narrow valley on either side of a farm track, and footpath 41 which runs through the middle of the land towards the southern edge of the Lancaster urban conurbation, and towards the Fairfield Nature Reserve which lies adjacent to the site. The view of the site from Aldcliffe Road westwards provides high quality amenity for canal users, canal towpath and footpath users. The rising surrounding land form obscures extensive long-range views whereas from the crest of land in to the center of the site provides extensive views of the Lancaster conurbation and coastal plain. The western end of the site is higher ground pasture to the north of the edge of houses in Aldcliffe.

Sensitive development to the western end of the site adjacent to existing development would be concealed from the canal, nature reserve and amenity for pathway users by the existing topography and vegetation cover, and would be appropriate for development with appropriate landscape treatment. Mitigation should be considered to strengthen the existing screening to protect the key views identified.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
3	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: *N. Atherton*

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

View west across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Sloping pasture from crest of pasture adjacent to northern edge of hamlet settlement	None known.	Quiet and obscured from transport network	Pasture is urban fringe and a transitional between settlement and coastal plain.	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 4 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 241

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Summary Comment

The site is a small parcel of sloping pasture at the top of a brow to the north of the hamlet of Aldcliffe, containing a line of mature field trees and offering extensive views over the Lancaster conurbation and the coastal plain. Man-made features are distinctive along the skyline towards the coast line to the west. The land lies between the rear gardens of modern housing and lower-lying pasture with part of the site occupying a prominent position for views from both the north east and west. However, lower lying parts of the site adjacent to existing property at the western end are more concealed.

Overall, it is considered that careful and sensitive development of an appropriate style and scale could be incorporated into the site to the western end, adjacent to existing development with careful mitigation to protect the amenity of nearby residential properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
4	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

View west into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			Pasture

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rough pasture on edge of conservation area adjacent to cricket field and residential space.	None known.	Frequent traffic.	Pasture within envelope of residential settlement adjacent to A6 bye pass.	On edge of conservation area	PROW running along western edge

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 21 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 246

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Summary Comment

Rough pasture adjacent to a cricket field along the A6 in Bolton Le Sands. The hedge line along the A6 is 2-3 m high and gives strong visual containment and obscures views from the road into the site with the exception of a field access gate. The site is overlooked by residences to the north and west which are partially obscured by hedge and tree vegetation along their eastern boundary with the site. A footpath runs along the western site boundary. Properties opposite on the eastern side of the A6 lie within a conservation area. The site is divided internally by a strong hedge line running in east to west direction.

Overall, given the sites position within an existing settlement it is considered that sensitive development here in sympathy with the conservation area vernacular would be possible with appropriate landscape treatment and the retention of existing boundary hedge and tree features to minimise visual effects on surrounding residential properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
21	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: *N. Atherton*

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

View south to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Large hard standing area and willow scrub between wooded former railway embankment and Midland Terrace	Screened from Arnsdale and Silverdale AONB by adjacent mature vegetation	Frequent traffic and rail transport	Town edge fringe	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 49 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 219

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Summary Comment

The site is accessed along an access track which leads into the driveway for the Midland Terrace terraced houses, leading to an area of hard standing for a United Utilities waste water pumping station, running along the western edge of a wooded embankment which is the former railway embankment and leads to a large area of scrub and low woodland. The access track comes off Warton Road which also comprises route 90 of the National Cycling network. The loading area has a stream / sustainable urban drainage course running along its edge. The hard standing is not screened and the coloured render elevations on the residences along Midland Terrace are prominent features. Urban features are distinct elements of this urban landscape.

It is considered that development of this site, carried out to reflect the quality and style of adjacent properties, would be appropriate and not result in adverse effects on landscape character and visual amenity. Mitigation should be incorporated to reduce the impact on views from the town centre.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
49	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

View north into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Strip of pasture between WCML embankment and A6	None known.	Frequent traffic and rail transport	Town edge rural fringe	N/A	PROW to the south running east-west

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 136 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 237

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Summary Comment

Strip of pasture between the embankment of WCML to the west and the A6 corridor to the east. Catenary is a feature on the sky line to the west. A thorn hedge along the edge of the A6 is a strong eastern edge feature of the site. The site is contained to the north and south by prominent mature trees. The open land is an amenity for views to the north from Meadow Barn cottages. A woodland trail into the Lancaster University campus to the east is located opposite the site. Tall street lights are located along the grass verge on the A6 along its eastern boundary.

Due to the developed nature of the A6 corridor at this location and the containment of the site as a result of the WCML, it is considered that the site would be appropriate for development with retention and mitigation for lost hedgerow planting. Screening along the WCML would also be required for new properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
136	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View along the A6 to the site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Strip of Pasture contained by A6 and WCML	Distant views to Forest of Bowland AONB	Frequent traffic and rail transport	Town edge rural fringe	N/A	PROW running east- west to the north

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 141 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 229

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site comprises a strip of pasture land located between the River Conder to the southeast and the northern end of a row of terraced stone cottages. To the west, the site is further contained by the WCML embankment and the A6 at grade to the east. Train and road traffic are frequent. Wardfield farm and kennels occupies a roughly central position within the strip of land. Views are available to the north east, of the Lancaster University campus accommodation buildings which are on slightly elevated ground, and a wind turbine. A prominent thorn hedgerow runs along each side of a grass verge along the A6. Views to the rising land of the Forest of Bowland AONB are slightly obscured by intervening buildings.

It is considered that this site could accommodate a linear development in the context of the local settlement vernacular with retention and mitigation for lost hedgerow planting. Screening along the WCML would also be required to mitigate effects on new properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
141	Yes	Positive	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View north to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquillity (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Arable land separated from Hazelrigg Lane by a strip of woodland to the south of Lancaster campus woodland.	None known.	Prominent traffic and traffic noise and frequent trains.	Urban Fringe.	N/A	PROW crossing site

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 144 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 236

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

Gently rolling pasture to the north of Highfield House contained by Hazelrigg Lane on its northern boundary and A6 on its western boundary. The WCML located on a raised embankment to the west is a prominent feature. A woodland strip along both the northern and southern edges of Hazelrigg Lane provides good containment for the site. Development of this site would result in visual impacts on Highfield House located to the south. The site is generally within an urban context to the edge of the existing settlement and so could accommodate development as part of an urban extension.

It is considered that the development of this site could be accommodated with the inclusion of suitable mitigation to protect views from the open countryside to the west with little or no adverse effects on landscape character and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
144	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

View west into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Strip of pasture between WCML embankment and A6	None known.	Frequent traffic and rail transport	Town edge rural fringe	N/A	Lancaster canal towpath to west and PROW running west beyond

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 148 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 238

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Summary Comment

Strip of rising pasture between the embankment of WCML to the west and the A6 corridor to the east. Catenary is a feature on the sky line to the west before being obscured by cutting further to the south of the site. The cutting embankment is well wooded and both pasture and woodland provides visual amenity for views to the west from houses such as Highfield House on the A6 and for properties at Meadow Barn Cottages, including the recently built South View Lodge and Leach House. A thorn hedge along the eastern edge of the A6 is a strong eastern edge feature of the site.

Development in keeping with adjacent residential densities and scale could be accommodated within this site with retention and mitigation for lost hedgerow planting. The retention of a visual separation from Galgate to the south should also be considered to reduce the impact of increased built form in distant views.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
148	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

View south to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture contained by A6 and River Conder. Important settings to buildings and AONB	Distant views to Forest of Bowland AONB	Frequent traffic and rail transport	Town edge rural fringe	Views of mills south in Galgate	PROW running north east to Ward Farm

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 149 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 230

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Summary Comment

Pasture located between the hedge lined A6 to the west and River Conder to the east. Train and road traffic are frequent. Views are available to the north east, of the Lancaster University campus accommodation buildings which is on slightly elevated ground, and a wind turbine. A prominent thorn hedgerow runs along each side of a grass verge along the A6. Views to the rising land of the Forest of Bowland AONB are slightly obscured by intervening buildings.

The site offers important village edge amenity, retaining its rural character and is a foreground setting to long range views of the Forest of Bowland AONB and to important prominent Galgate buildings including the Silk Mill and surrounding listed industrial buildings. The land is also an amenity for mid-range views from student accommodation buildings on the southern edge of Lancaster University Alexandra Park campus.

Development on this land is not considered appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
141	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View north to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Arable field of animal corn on northern edge of housing estate	None known.	Occasional traffic	Settlement Fringe	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 151 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 239

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site is formed by a brow of arable farmland rising above the northern edge of Galgate, north of Meadow Park. The site is well contained by prominent thorn hedges on both sides of Highland Brow to the east. The field provides a rural edge backdrop to the housing estate which is an important amenity for residents and specifically for houses on Meadow Park.

It is considered that development of this site would not be appropriate due to its high amenity value.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
151	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

View across canal to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rough pasture between canal and edge of settlement	None known.	High tranquility	Peri urban landscape with frequent recreational canal users.	None known.	PROW runs along canal. Small farm access track and PROW

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 171 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 248

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Summary Comment

Valuable Green Belt open space and rough pasture habitat with wetland edges alongside the canal. The land provides excellent amenity for canal users and is a transitional space between the canal and the edge of the rear gardens of residences on the western edge of Slyne. The stretch of canal adjacent to the site is a popular mooring spot for canal barges with extensive views westward to towards the coast.

Development here is not considered appropriate due to the site's contribution to the wider landscape character.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
171	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

View over site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Overgrown scrubland adjacent to industrial estate	N/A	Very frequent traffic	Urban fringe.	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 182 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 273

Assessment Type – Townscape

2014 SHLAA Map Ref. 11

Summary Comment

A large flat rectangle of scrub, bramble and grassland opposite industrial and business premises. The site is in poor condition and of a low landscape value. The rooftops of residences on the sites western boundary, along Westmoor Grove, can be seen above the vegetation. Small timber sheds are slightly obscured by the vegetation on the sites southern boundary along a well vegetated railway line. Background features comprise prominent pylons and the upper parts of Heysham nuclear power station.

This site is appropriate for housing development in keeping with the surrounding residential areas. Mitigation should be considered to minimize the impact of development on views from surrounding residential properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
182	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Farmyard hard standing between main road and linear fields	Long range views to the Forest of Bowland AONB to the south east	Frequent traffic.	Pasture is urban fringe and a transitional between settlement and coastal plain.	Listed buildings within and adjacent to the site	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 221 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 249

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Summary Comment

The site is a large farm yard hard standing on the northern edge of linear pasture fields on the southern edge of Sandylands, adjacent to an existing farm building. The site contains farm machinery, hay bales and discarded materials which detracts from the wider landscape character. Long range views from the site comprise the rising land of the Forest of Bowland AONB in the distance and taller buildings including the prominent dome of the Ashton memorial in Lancaster.

Overall it is considered that although this site is part of the setting of the wider landscape, development of this site would be possible without adversely impacting on landscape character or visual amenity. Appropriate mitigation should be considered to minimise the impact of new built form on key views.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
221	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docke, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: *N. Atherton*

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

View south from Fenham Carr Lane



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rough grassland divided from Fenham Carr Lane by a stone wall. Occasional isolated trees	Distant views for Forest of Bowland AONB limited by undulating topography immediately to the east	Frequent traffic along adjacent Fenham Carr Lane and Wyresdale Road	The land is flat with a stream running along its southern edge.	Immediately adjacent to Williamson Park	Countryside edge

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 313 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 207

Assessment Type – Landscape

2014 SHLAA Map Ref. 2 / 3

Summary Comment

This site is in a corner of open grassland contained by Wyresdale Road to the south and Fenham Carr Lane to the west. The topography is generally flat and low-lying with a small watercourse running north to south. The site is an area of rough grassland within a broad valley floor, separated from the eastern edge of Williamson Park by Fenham Carr Lane. A distinctive stone wall separates the lane from the field. The field is overlooked by a small row of 3 storey town houses at the northern end of Fenham Carr Lane.

Due to the low-lying topography and general dominance of Williamson Park to the west, disregarding the generally wet ground conditions it is considered that with the inclusion of mitigation, a stand-alone, low level development of this site may be possible. Mitigation included would need to ensure that both the setting of and views to and from the AONB and Williamson Park / memorial are protected through planting / screening along the eastern edge.

It is noted that this site is located immediately adjacent to an Identified site for residential development under Lancaster City Council's Local Plan. As such the cumulative effects of the development of both site 313 and the identified site on the setting of Williamson Park and the Forest of Bowland AONB and the resulting impact on views of each would need to be carefully considered, given the likely increase in built form should both be taken forwards.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
313	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

View north across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rough pasture on a crest of land to the west of post war housing estate	Distant views to Arnside and Silverdale AONB	High tranquility	Urban fringe	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 316 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 250

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Summary Comment

The site is rough, poorly maintained pasture rising from the western and southern edge of a post war housing estate to a crest and sloping down further westwards towards playing fields and northwards. The pasture is divided by poorly maintained post and barbed wire fencing. The site has a sense of abandonment and low quality.

Sensitive development here would be possible with appropriate landscape treatment. The site has a prominent position due to its elevated position. Housing development should be located towards the lower edges of the site with the higher parts of the site retained for amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
316	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Site image



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rough pasture on a crest of land to the west of post war housing estate	Distant views to Arnsdale and Silverdale AONB	High tranquility	Urban fringe	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 320 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 251

Assessment Type – Landscape

2014 SHLAA Map Ref. 12

Summary Comment

The site is rough, poorly maintained pasture rising from the western edge of a post war housing estate to a rest, and sloping down further westwards towards playing fields, separated from the housing by a small strip of pasture (Site 316). The pasture is divided by poorly maintained post and barbed wire fencing. The site has a sense of abandonment and low quality.

Sensitive development here would be possible with appropriate landscape treatment. The site has a prominent position due to its elevated position. Development should be located towards the lower edges of the site with the higher parts of the site retained for amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
320	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: *N. Atherton*

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

View along edge of site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Woodland belt of woodland screen planting containing birch and alder dividing housing on Fenham Carr Lane	Visible from Forest of Bowland AONB	Occasional traffic along adjacent Fenham Carr Lane and distant traffic noise on M6	Woodland belt between Cul de sac of 3 storey town houses on edge of parkland and farmland.	Adjacent to Williamson Park	Adjacent to countryside

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 327 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 208

Assessment Type – Landscape

2014 SHLAA Map Ref. 2

Summary Comment

The land comprises a strip of woodland separating a row of 3 storey town houses on the edge of Williamson Park conservation area and registered Park and Garden, from farmland adjacent to the M6. It has high visual amenity and encloses the terrace houses to give a pleasant private lane with strong visual character and provides strong screening to the open landscape to the east which comprises valley floor farmland adjacent to the prominent M6 corridor. The woodland contains numerous mature woodland species and is an important landscape and visual element as well as an important habitat.

Due to the general screening and reduced visibility in and out of this site it is considered that development could be accommodated with minimal impact on landscape character and the setting of the AONB. Mitigation should be considered as appropriate to ensure that visual impacts on nearby residential properties are minimized.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
327	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Steel sheds and surrounding trees.	None known.	Low – frequent traffic noise	Townscape character. Urban fringe	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 338 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 277

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Summary Comment

The site is currently occupied by an abattoir and is generally very well contained by a prominent mixed belt of mature trees which provides a backdrop of high amenity. The interior of the site is a collection of single storey steel sheds around a taller central pitched roof shed. The frontage to the abattoir on the northern side of the site adjacent to the main road is a tarmac parking area with a small cattle shed for livestock. The western part of the site is a randomly laid out collection of small huts, discarded waste and parked lorries. The land is sunken below the road level and a stone wall along the northern boundary helps to conceal the lower parts of the site from the road. The site lies adjacent to a modern residential development.

Overall the site and its current condition is not in keeping with the wider landscape character and is generally detrimental to visual amenity. As such it is considered that this site would be appropriate for development. The boundary stone wall and surrounding tree vegetation should be retained where possible to reduce the impact of new built form on visual amenity. Mitigation should also be considered to protect views from The Ashton Memorial from adverse change, as well as any partial views of the site from the Forest of Bowland AONB to the east.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
366	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Interior of site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Urban centre. With numerous listed industrial buildings, some derelict, and large areas of car parking	N/A	Traffic noise / pedestrians	Degraded urban character	Listed buildings within conservation area	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 350 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 275

Assessment Type – Townscape

2014 SHLAA Map Ref. 1

Summary Comment

The site encapsulates an urban quarter between the Lancaster canal and St Leonard's Gate. The area comprises a variety of derelict buildings, small industrial sheds, stone town houses, porta cabins and a church. Many buildings on the edge of the site with a main street frontage are in good repair and are important civic buildings. These include the Grand Theatre on St Leonard's Gate and Mill Hall on Lancaster Canal which is a high-quality mill refurbishment for student accommodation. The interior of the site has large areas of car parking and is blighted by disused buildings which detracts from the sites potential as an attractive civic quarter with a strong heritage value.

There is potential for redevelopment of the centre of the site including some of the disused buildings. However, great care would need to be taken to ensure such development does not adversely impact the existing high quality listed buildings as identified above and the wider city centre. Also, efforts should be made to ensure that any proposals reflect the conservation area and its qualities

If not already undertaken, the area should be subject to a full urban design analysis and regeneration strategy with a survey of existing buildings to establish the development potential before any proposals are taken forward.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
350	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: *N. Atherton*

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Rolling farmland on southern edge of Lancaster conurbation and adjacent to Lancaster Canal	None known.	Occasional traffic along Aldcliffe road.	Urban fringe farmland transitional between settlement and coastal plain.	Listed buildings / conservation area within and adjacent to the site	PROW runs through site

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 353 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 242

Assessment Type – Landscape

2014 SHLAA Map Ref. 5

Summary Comment

The site comprises arable fields and pasture rolling westwards from Aldcliffe Road and the Lancaster Canal, south of the southern fringe of the Lancaster conurbation at Abraham Heights. The site provides valuable amenity for residents on the eastern side of the canal, users of the canal, towpath and local footpath users.

The site forms part of a valuable greenspace at the edge of the conurbation and a transitional landscape between the urban and coastal plain to the west. It also links into Fairfield Nature Reserve and provides valuable habitat.

Overall, given the sites contribution to the wider landscape character and setting, development is not considered appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
353	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

View into entrance of site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description One storey cattle sheds and large area of gravel hard standing with strongly vegetated boundary.	None known.	Low – traffic noise	Townscape character. Urban fringe	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 270

Assessment Type – Townscape

2014 SHLAA Map Ref. 2

Summary Comment

The site contains a Cattle market and concrete office buildings. The site is very well contained by a prominent mixed belt of mature trees which provides a backdrop of high amenity. The eastern half of the site is on lower ground and comprises a parcel of gravel surfaced hard standing to the east of the cattle sheds. A row of leylandii provides evergreen screening on the site's eastern boundary. The western half of the site comprises post war concrete offices on slightly higher ground backdropped by a prominent band of mixed trees. The boundary with the Wyresdale Road is defined by a characterful stone wall. This is a gateway site into Lancaster and lies in close proximity to new build residential development, as well as Williamson Park and the Ashton memorial immediately to the north west.

The site is well contained and is appropriate for development. The boundary stone wall and surrounding tree vegetation should be retained and reinforced to ensure visual amenity is maintained.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
366	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

View east from Newlands Road



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Narrow strip of farmland between motorway corridor and urban edge.	Near to the Forest of Bowland AONB to the east	High traffic noise and visibility from the adjacent M6	Townscape character. Urban fringe	N/A	Limited access due to site containment

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 388 Newlands Farm (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 269

Assessment Type – Landscape

2014 SHLAA Map Ref. 3

Summary Comment

This site is located on the eastern edge of Lancaster, and appears landlocked, bound by the M6 to the eastern edge and by the rear boundaries of residential properties located along Newlands Road to the west and north. To the south, the site is bound by a native species hedgerow adjoining agricultural pasture. It consists of a number of agricultural pasture fields separated by native hedgerows and post and wire fences and rises steeply from west to east to the motorway edge above the adjacent residential properties, providing open views west across southern Lancaster towards the Wyre estuary. A broken line of mature trees runs along the edge of the motorway corridor and along the southern boundary, with intermittent isolated trees present along central field boundaries. The agricultural land east of the motorway continues to rise away from the site.

It is difficult to see how access would be obtained for development of this site which forms a significant 'green wedge' between the motorway corridor and due to its elevation, any development would be prominent when viewed from the west, blocking further views of the countryside and the AONB further east.

As such it is not considered appropriate to take this site forward for development.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
366	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

View from A683



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rising pasture	Adjacent to AONB	Frequent traffic along adjacent A683 and railway line	Gently undulating and rising drumlin pasture	Line of railway, and adjacent property and woodland trees. In conservation area	Private land

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 402

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 202

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Summary Comment

Medium scale pasture field gently rising from the corridor of A683, which at that section is well contained by road side tree and hedge vegetation. The land is contained to the north by a rail line, and associated woodland belt, and to the south by mature boundary trees and shrubs associated with Crow Trees Cottage. Mid and background views to the east are obscured by the rising pasture.

The site creates an important green gateway to the conservation area and sets the pastoral character of the rural village. It is also a buffer between the railway line and the cottage. The site creates an important amenity and contains numerous woodland trees and hedgerow species, forming part of the setting to the AONB to the northwest. Roadside trees on each side of the A683 create a distinctive green tunnel along the road as users pass into Melling village itself.

It is considered that development on any part of this site is inappropriate. The site is a valuable amenity, and development would have a negative effect on the landscape and townscape character, which could not be mitigated.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
402	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: *N. Atherton*

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

View from access track off A683



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rising rough grassland to rear of stone cottages and adjacent to A683	Adjacent to AONB	Frequent traffic along adjacent A683	Transitional pasture gently from rear of stone cottages and along road way. Contained by belt of trees on north and eastern boundaries	In conservation area and behind traditional stone cottages	Access track.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 404 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 203

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Summary Comment

The site is a small pocket of rough grassland pasture within the Melling conservation area, rising from the A683 in Melling and lying partially to the rear of cottages along the main road. An access track running from the A683 rises from the lane leading to the rear of cottages along the edge of the parcel of land and runs to an isolated property to the west of the land.

The land provides amenity to the cottage dwellers but does not have significant impact in terms of the overall setting of the village. There are significant mature trees on the north and eastern boundaries of the site which is valuable in containing the land and separating it from the rural and further east.

It is considered that this land would be appropriate for development at a small residential scale which is sensitive to the adjacent properties and which is suitably mitigated to avoid impacting on the existing settlement character. Mitigation would also be necessary to ensure that views from the Forest of Bowland AONB and the surrounding area are not impacted.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
404	Yes	Neutral	Negative	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Scrubland along stream, ditches and between school grounds, railway line and caravan park	Views from site obscured by tall site edge scrub.	Frequent traffic WCML along western edge.	Abandoned	None known.	PROW runs along eastern edge of the site.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 449 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 252

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Summary Comment

The site consists of rough grass and scrub which has colonised an area of former allotment gardens contained by the rail line to the west, a caravan park to the east and more open pasture to the south. The land is enclosed by field ditches and a stream runs along its eastern boundary adjacent to a PROW. Views to the site are obscured by tall boundary scrub and grass. A line of tall leylandii trees runs along the eastern boundary along a stream between the site and the track adjacent to the caravan park. The land has low amenity value and is within the settlement envelope.

The site is generally in poor condition as such does not provide a significant contribution to the general landscape character. it is therefore considered that sensitive development here would be possible with appropriate landscape treatment and careful design to ensure that visual amenity in the wider landscape is not adversely affected in the existing condition and where possible enhanced.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
449	Yes	Neutral	Positive	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Parcel of hard standing to rear of sea front promenade buildings.	None known.	Low	Townscape character on edge of conservation area. Parcel of land at the rear of seafront houses.	On edge of conservation area	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 462 Church Lane car park (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 265

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Summary Comment

A parcel of gravel surfaced hard standing at the rear of the sea front buildings on Morecambe promenade. A boat maintenance shed is located on one side of the hard standing and part of the area contains a fenced off boat yard. The area also contains other timber sheds. The boundary of the site along Rossendale Avenue contains a prominent row of street trees which substantially obscure residences on that road. Vegetation on the southern boundary is also effective screening for residences to the south. The car park was not being used at the time of the survey.

The overall character and visual amenity of the site is poor, although the mature vegetation softens the impact of the predominantly hard site. As such it is considered that the site would be appropriate for additional housing which, if sensitively designed to tie in with the surrounding vernacular would also upgrade the streetscape to the rear of the existing sea front housing, enhancing the townscape character and improving visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
462	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

View of building



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Terraced houses and adjacent ornate brickwork of entrance	None known.	Low	Townscape character. Former club between Edwardian terraced housing	Conservation area	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 492 Club, Victoria St (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 264

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Summary Comment

A disused nightclub building with uninteresting elevation except for ornate brickwork of entrance located within the conservation area. The derelict building is on a row of Edwardian terraced houses opposite St Laurence's Church.

The derelict building detracts from the quality of the surrounding architectural vernacular and the area would benefit from either sensitive reconstruction or conversion of the building to residential use, retaining the ornate brickwork entrance where possible to improve the overall townscape character and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
492	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

View of building



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Urban centre. Small square with parking and Edwardian terrace around listed church	None known.	Traffic noise / pedestrians	None known.	Church is a listed building. Located within Morecambe conservation area.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 494 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 262

Assessment Type – Townscape

2014 SHLAA Map Ref. 8

Summary Comment

The church is a dominant feature of an urban square contained by Edwardian terrace buildings surrounding the church. The street has a strong historic and intimate vernacular due to the height and age of the buildings and width of the street. The architecture is of a high quality but there is a slightly derelict feel to some of the building's streetscape in spite of the upgrading of junctions. This is potentially a high quality urban realm.

Refurbishment and sensitive conversion of the church for residential use with appropriate external improvements could add considerably to the quality of this environment through bringing the building back into use and increasing the visual quality and amenity of the streetscape and urban realm.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
494	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

View west across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Flat rough pasture between local rail line, caravan park and road	Long range views to the Forest of Bowland AONB to the south east	Frequent traffic.	Pasture is urban fringe contained within the urban grain of Sandylands.	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 505 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 253

Assessment Type – Landscape

2014 SHLAA Map Ref. 10

Summary Comment

The site is rough pasture contained by a railway line to the west, a caravan park to the east and the edge of Oxcliffe Road to the south. Views to the north west over the land comprise the foreground pasture and midground views of residential settlement and Heysham High School. Long range views to the south are of flat pasture south of Morecambe towards the rising land of the Forest of Bowland AONB and are partially obscured by road side and field trees. The land has low amenity value and is within the settlement envelope.

The site is in poor condition generally, with little or no features of note and provides little contribution to wider landscape character.

Overall, due to the sites low value it is considered that development would be possible with appropriate landscape treatment and screening to protect key views with minimal impact on landscape character or visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
221	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Parcel of rough grassland between modern housing plots	N/A	Infrequent traffic	Urban fringe. Modern housing estate with areas of green open space adjacent to Green Belt	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 510 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 272

Assessment Type – Landscape

2014 SHLAA Map Ref. 9

Summary Comment

The site is rough grassland between plots of housing on the urban fringe adjacent to extensive open Green Belt land separated from the Green Belt by a railway line. The space contained long grass with scattered native bushes and trees and a well-established prominent hedgerow along the internal housing estate lane and on its eastern and northern boundaries. The habitat diversity and subsequent landscape qualities of this land are extremely high. The site has been fenced off with herras fencing which detracts from the overall appearance. The site provides a valuable green finger of land from the Green Belt into the housing estate and connects with a pond site on the opposite side of the Betony Drive.

This appears an important habitat area, however housing here would be in keeping with surrounding settlement land use subject to appropriate ecological surveys. As such development within this site could be accommodated with minimal effect on wider landscape character and visual amenity. However, mitigation measures should be included if required to minimize impacts on existing ecology and the wider effects on landscape character.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
510	Yes	Neutral	Negative	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Parcel of rough grassland between a large detached property and terraced housing and derelict bungalow	N/A	Low. Frequent traffic	Urban fringe. Assortment of substantial detached properties, terraced housing and dereliction.	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 511 Oxcliffe Road (land to west of 118 White Lund Road) (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 266

Assessment Type – Townscape

2014 SHLAA Map Ref. 13

Summary Comment

Rough grassland between plots of housing on the urban fringe adjacent to the Mosslands farmland. There is a substantial contrast in property along Oxcliffe Road and this site exemplifies this with a large detached property separated from a derelict bungalow by this plot of land. The grassland itself contains an interesting variety of vegetation which is predominantly long grass and teasel. There are extensive views across the flat mosslands farm plain which extends from the southern edge of Oxcliffe Road.

This is a derelict site and development would be in keeping with adjacent land use to the west and east. Development here would be appropriate in keeping with the surrounding vernacular. Mitigation should be considered in the form of screening for views across the mosslands plain.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
511	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

View of building from Edward Street



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Small isolated stone building with hard standing to rear between a main road and elevated bypass and next to another residence	None known.	Very busy	Urban landscape dominated by roads and college campus buildings. Greenbelt land lies opposite the building to the east. The building is next to another residence.	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 522 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 268

Assessment Type – Townscape

2014 SHLAA Map Ref. 12

Summary Comment

The land comprises an isolated one storey stone (generator) building on a busy main road next to the Bay Gateway (A683) and hard standing to the south west of the building. The land is adjacent the north west corner of Lancaster and Morecambe college. The building has a traditional stone appearance with brick pillars on each side and an access track from the main road which is shared by the adjacent residence. The site is separated from the Bay Gateway by a new PROW.

Overall the site provides little contribution to the wider landscape / townscape character and as such development here would be appropriate. Retention of the existing building should be included within any appropriate development and elements of the traditional stone work replicated in any development proposals to maintain and enhance visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
522	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Quadrangle of terrace housing around tarmac car park.	None known.	Low.	Townscape character within conservation area. Urban landscape. Car park is a sea of tarmac without any green infrastructure	Within Conservation area	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 533 Edward St Church Morecambe (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 263

Assessment Type – townscape

2014 SHLAA Map Ref. 8

Summary Comment

The site comprises a car park quadrangle surrounded by a varied outline of terraced houses. The limited car park landscaping and lack of boundary vegetation combined with the lack of varied floorspace makes this a cold and uninteresting townscape with tarmac extending immediately adjacent to private space at the rear of the residential buildings and is not in keeping with the wider conservation area.

The space provides little contribution to the townscape character and as such the space could accommodate the introduction of development which in turn would improve townscape and modern architecture.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
533	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

View east into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture, rough grass and isolated residence contained by tall hedgerow	N/A	Frequent traffic	Urban fringe. Greenbelt	N/A	PROW on Hexham Road

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 548 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 267

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Summary Comment

Parcel of land on edge of Greenbelt adjacent to residential settlement. The land is separated from the extensive rolling drumlin fields by a tall hedgerow which contains the land on all sides and substantially obscures views into the site. There is a gated entrance off Hexham Road. A small electricity substation is located on its western boundary on Hexham Road. The area is mostly rough grass and an area of fenced off pasture on each side of an access track which leads to an isolated property in the north eastern corner of the site. The land rises from Slyne Road in the south to the north. The elevated land to the north allows extensive views over the hedgerow onto Slyne Road towards Lancaster.

Due to the level of containment as a result of topography and vegetation cover, it is considered that the site is well suited to additional residential development without significant effects on landscape character. The hedgerows surrounding the site provide an important amenity and screening should be retained and enhanced to retain visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
548	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture contained by roads and woodland edge planting around industrial sheds	None known.	Heavy traffic.	Pasture is urban fringe contained by wooded embankments along dual carriageways and industrial sheds. The site is dominated by traffic.	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 549 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 254

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Summary Comment

The site is rough pasture contained on three sides by woodland mitigation planting, screening the site from the dual carriageway and the industrial sheds beyond. The site is located on the edge of the mixed use commercial sites on the eastern fringes of Morecambe. The site is particularly noisy due to continuous, heavy, high speed traffic. The site is at a slightly lower level to the surrounding roadways and is obscured from the road way by road side woodland edge planting. The western edge is unplanted and offers extensive views eastwards towards Morecambe with tall, manmade industrial infrastructure prominent features on the sky line.

The site is not considered to be of high quality with little contribution to wider landscape character, and as such development here would be possible with appropriate landscape treatment which retains existing woodland edge planting and helps to mitigate the noise from the adjacent roads.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
549	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

View south across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture rising southwards from rear of public house in conservation area	N/A	Frequent traffic on Main Road	Settlement edge	On edge of conservation area	Good access

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 556 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 227

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Summary Comment

The pasture rises to the south from Limeburners Arms along the Main Road in the conservation area to the brow of the hill. The landform obscures mid and background views to the east. The site is well contained by land form and existing built form and by hedgerows to the north south and east. The site is screened from the Main Road by buildings and tall stone wall.

The site is not dominant in views from the conservation area, and although the pasture provides visual amenity for surrounding residences, it is considered that low-density development sensitive to the surrounding vernacular could be appropriate in keeping with adjacent housing densities. Mitigation would need to be considered to minimise the potential impact on the setting of the existing landscape and wider views. Any development should be constrained to below the brow of the hill to the south to limit changes in effects on wider views and the overall landscape character.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
556	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Long strip of pasture contained by tall hedgerows. View to rear of listed cottage	N/A	Constant traffic noise from M6	Urban fringe	On edge of conservation area	Adjacent to PROW

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 562 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 224

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is a strip of pasture immediately to the north of the conservation area and listed cottages. The land is well contained along its length and to the north by tall hedgerows and numerous mature hedge trees. To the south eastern edge is a hedgerow which divides the field from an adjacent footpath track. Surrounding vegetation conceals views to nearby buildings with only rooftops and dormer windows visible beyond the tree line.

It is considered that with careful planning, low level development of a style and quality in keeping with the conservation area vernacular could be appropriate here, subject to adequate mitigation being included to protect visual amenity from the settlement and adjacent properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
562	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Extensive urban fringe pasture between edge of village and farmland plain.	N/A	High / remote / Village edge buildings baffle noise from main road. Prominent bird song	Urban fringe. Greenbelt	N/A	Yenham Lane leads to a PROW.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 569 (xxha)

Date of Survey: 10/10/2017

Surveyor: N. Atherton

Sheet No.: 271

Assessment Type – Landscape

2014 SHLAA Map Ref. 28

Summary Comment

This site is important village edge pasture, which provides a rural context to the village, the floodplain of the River Lune and extensive views of the Forest of Bowland AONB to the east. The site provides a sense of remoteness and an important amenity for residences on Chapel Lane. There are few prominent man-made features to the west, with only occasional masts and a wind turbine visible on the sky line. The field contributes to the rectilinear pattern of fields in the landscape. Views of the stone cottages and drystone wall on Yenham Lane also contribute to traditional rural quality of the site.

The land is not appropriate for development due to the impact on the landscape character and visual amenity from the village and the wider landscape.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
569	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: *N. Atherton*

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

View south into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			Pasture

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rising medium scale pasture within a pastoral setting contained by well-established hedgerows	None known.	Frequent traffic.	Pasture within a pastoral setting rising to a picturesque wooded brow.	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 603 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 243

Assessment Type – Landscape

2014 SHLAA Map Ref. 23

Summary Comment

The site consists of medium scale pasture separated from the A6 by a stone wall. The pasture is rectangular, in a south west orientation, contained by well established and maintained hedgerows. Land is contained to the south west by rising land, forming a crest on the horizon with strong tree cover which obscures residences. The site provides excellent visual amenity for residences on the southern edge of Slyne and is valuable open space. Land to the south and south east is a combination of scattered residences and strong tree cover with gently rising pasture divided by strong hedgerows and stone walls. The landscape here has a strong pastoral character.

Overall, given the open aspect of this site and its contribution to the wider landscape character it is considered that development here would not be appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
603	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: *N. Atherton*

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

View from Bowerham Lane



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rising pasture between M6 corridor and Bowerham Lane divided and contained by well-established hedgerows	N/A	Prominent traffic	Pasture sandwiched between primary traffic routes with road side tree and shrub vegetation	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 651 (xxha)

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 209

Assessment Type – Landscape

2014 SHLAA Map Ref. 3, 4

Summary Comment

The land is a parcel of pasture rising from Bowerham Lane to a line of mature vegetation along the western edge of the M6 corridor. The land is contained to the north by the boundary of a private residence and to the south by vegetation along an access track to Hala Carr Farm. A hedgerow divides the pasture into two separate fields. Bowerham Road is a very busy main road and housing along its western edge has prominent views towards the pasture.

It is considered that development of this site would result in a small extension of built form within the local area and as such would remain in keeping with the surrounding townscape character. However, development would likely result in potentially significant adverse impacts on visual amenity for the existing residential properties.

As such development of this site is considered possible when including appropriate mitigation. However, whilst the potential effects on visual amenity may be reduced it is unlikely that they can be mitigated in full and some impacts on visual amenity are likely to remain.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
651	Yes	Neutral	Negative	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

View east across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Well contained pasture to rear of cottages	Views contained by prominent field boundary vegetation.	High tranquility	well contained field on village edge	Just outside conservation area boundary	PROW runs along northern boundary.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 652 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 210

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Summary Comment

The land lies to the south of Pool House and is accessed along a gravel access track along the side of the cottage. The site is to the rear of walled private gardens and the 1st floor rears of the houses are offered extensive views southwards towards the gently rolling countryside. The land descends away from the rear of the cottages to Bains Beck approximately 200m to the south. The land is contained by a mixture of designed coniferous and deciduous planting with a substantial proportion of coniferous planting around the western edge of the site. The northern portion of the site contains scattered coniferous planting and a small shed and as such is hidden from the vernacular of frontages along the main village lane. This section of the site is well contained and therefore provides potential for sensitive development adjacent to the existing access track and PROW.

As such it is considered that partial development of the northern section of this site with appropriate screening mitigation would be possible without impacting existing visual amenity or settlement character and with minimal impact on the nearby conservation area.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 04	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: *N. Atherton*

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

View west from A66



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Flat rectangular pasture between on south edge of A65 contained by dry stone walls	Distant views south towards forest of Bowland AONB	Frequent traffic	Well contained pasture on village edge	None known.	PROW running through field

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 657 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 211

Assessment Type – Landscape

2014 SHLAA Map Ref. 34

Summary Comment

The land is a rectangular parcel of pasture lying along the southern edge of the A65, on the south eastern edge of Cowan Bridge. The field is well contained on all sides by a well maintained dry stone wall. An isolated oak tree is located on the north western edge of the field and a wide grass verge lies between the road edge and the drystone wall. There are extensive views over the field towards rising land of the Forest of Bowland AONB in the distance.

Whilst the development of the full site would be likely to result in a significant increase in built form, it is considered that sensitive development could be incorporated on the north western end of the site adjacent to the existing settlement with reduced impact. Mitigation should be carefully considered to protect views from the wider countryside to the south and east from the encroachment of built form and some slight adverse impact may still be noticeable, in particular from nearby residential receptors.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
657	Yes	Neutral	Negative	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture rising eastwards from rear houses and conservation area	N/A	Constant noise from M6	Settlement fringe	On edge of conservation area	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 685 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 228

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Summary Comment

The site comprises pasture land rising steeply to the east from the rear of houses on Meadow Croft and from the conservation area to the brow of the hill. The site is well contained by land form and existing built form and is divided from pasture further east by post and wire fencing. The site is screened from Halton Road by buildings on Meadow Croft but provides amenity for residences within the conservation area such as Wren Cottage on Hill Lane. The site's southern boundary is defined by a characterful stone wall along Hill lane.

The localized topography obscures mid and background views to the east and although the site is an important area of visual amenity, it is considered that sensitive and carefully set out development could be accommodated within this site without significant impact on landscape character. However, such development would require careful planning and extensive mitigation to ensure effects on visual amenity and settlement character are not significantly affected.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
685	Yes	Neutral	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docke, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

View into site along access track



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture rising southwards from rear of stone cottages in conservation area	N/A	Frequent traffic on Main Road	Settlement edge	On edge of conservation area	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 687 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 226

Assessment Type – Landscape

2014 SHLAA Map Ref. 26

Summary Comment

Pasture rising to the south from residences on Main Road in the conservation area to a brow of the hill. Landform obscures mid and background views to the south. The site is well contained by land form and existing built form either side of the access track from the main road and by hedgerows to the south and west. The southern part of the site provides an important green context to existing residences and is visible as a gateway feature coming into Nether Kellet from the east.

Due to the open nature of the site and extensive views in and out, in particular from the conservation area, development here is not considered to be appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
687	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Sloping pasture, woodland and view of listed church	N/A	Occasional traffic	Per urban	Edge of Over Kellet conservation area	Adjacent to Nether Kellet Road

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 276

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is gently rising sinuous pasture on the southern edge of Over Kellet rising up from a prominent and characterful stone wall and hedgerow along Nether Kellet Road. Views are dominated by the setting of the listed Kirk House farm-house and its ancillary farm buildings. The field provides a green context to the village and is important for the setting of St Cuthberts Church and the listed Kirk House. Nether Kellet Road also contains streetscape features which would be hard to replace. A hedgerow is established on both sides of the land here and is an important feature.

Overall it is considered that this site forms a significant part of the wider landscape character, as well as providing a valuable element of the visual amenity of surrounding buildings and receptors. As such development here would not be in keeping with the village vernacular and would not be appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
693	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View north and west to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Plateau of limestone grassland with limestone craggy outcrops	Visual connection to Forest of Bowland and Arnsdale and Silverdale AONB's	Occasional traffic	Settlement edge	None known.	Routes crossing site from settlement

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 691 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 223

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is elevated plateau pasture and upland limestone grassland with craggy limestone outcrops. It is a good example of the Drumlin Field landscape and is well contained by strong hedgerows with frequent large hedge trees. Part of the site is adjacent to Over Kellet Pond Nature reserve. Residences to the north west of the site lie just beneath the top of the plateau.

Development here would be visually intrusive and have a negative impact on the drumlin field landscape character and therefore is not appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
691	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View towards Over Kellet



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Sloping pasture divided by hedgerows	None known.	Occasional traffic and prominent bird song	Peri urban	Edge of Over Kellet conservation area	Adjacent to PROW and Nether Kellet Road

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 692 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 221

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is gently rising pasture on the southern edge of the Over Kellet conservation area, rising up from a prominent and important stone wall along Nether Kellet Road. Views across the land are of modern housing outside the conservation area on higher ground to the east of Nether Kellet Road. Views across the field include the setting of the listed St Cuthberts Church against woodland to the south. The field provides a green context and setting to the village buildings.

Due to the visual connection with the settlement and its contribution to its setting, it is considered that development of this site would result in a noticeable change and significant effect on landscape character. As such development here would not be in keeping with the village vernacular and is not considered appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
692	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Sloping pasture, woodland and view of listed church	N/A	Occasional traffic	Settlement edge	Close to edge of Over Kellet conservation area	Adjacent to open countryside

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 689 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 232

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is gently rising sinuous pasture on the southern edge of Over Kellet rising up from a prominent and characterful stone wall and hedgerow along Nether Kellet Road. Views are dominated by the setting of the listed Kirk House farmhouse, and its ancillary farm buildings. The field provides a green context to the village and is important for the setting of St Cuthberts Church and the listed Kirk House. Nether Kellet Road also contains streetscape features which would be hard to replace. A hedgerow is established on both sides of the land here and is an important feature.

It is considered that development of this site would not be in keeping with the village vernacular, resulting in adverse effects on landscape character and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
693	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Long narrow strip of land contained by tall hedges containing derelict foundations.	N/A	Constant distant noise from M6	Peri urban	None known.	On northern edge of Graveyard

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 694 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

This a narrow strip of land orientated in a north east to south west direction, contained on its north western and south eastern boundaries by tall hedge rows containing large mature hedgerow trees. The site contains derelict foundations of former buildings along its length and contains existing small timber outbuildings.

The site is well contained by vegetation and so it is therefore considered that development could be accommodated without resulting in any significant effects on surrounding landscape character or visual amenity. Mitigation should be considered in the form of additional planting and screening as deemed necessary to achieve this.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
694	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View across site towards Over Kellet



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Sloping pasture with prominent field tree on edge of conservation area	Views of Arnsdale and Silverdale AONB	Occasional traffic	Rural idyllic	Located on edge of Over Kellet conservation area	Adjacent to PROW

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 713 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 220

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is an approximately rectangular parcel of gently rising pasture on the southern edge of the Over Kellet conservation area. The field rises gently from the conservation area to a well-established field boundary hedgerow. A large dead oak is a prominent isolated feature in the field. The field boundaries are strong with well managed and established field boundary hedgerow planting, post and wire fencing, and drystone walls. The field provides a green context and setting to the village buildings and there are extensive views out towards Morecambe Bay and the Arnside and Silverdale AONB for pathway users.

Due to its elevated position and clear views in and out, it is considered that this site forms a prominent part of the green edge to Over Kellet, as such, development here would result in a noticeable change in the built form and appearance of the village, resulting in a significant adverse effect on both landscape character and a visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
713	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View towards Old Hall Farm



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Well contained flat pasture	N/A	Constant traffic noise from M6 Occasional traffic from Lane	Urban fringe	On edge of conservation area	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 714 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 279

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

The land is a parcel of pasture to the north of derelict farm buildings on the northern edge of Old Hall Farm, contained to the west and east by residential buildings and to the north by a prominent hedgerow which separates the land from a more expansive open landscape further north as can be viewed from the north western part of the site when looking between the hedgerow and a brick red wall to the rear gardens of the houses on the western site boundary. Residential development of both modern and traditional style are features of the site. The hard standing at the entrance of the farm contains abandoned farm equipment and materials.

Overall the site is well contained with limited visible connection to the wider landscape beyond and as such it is considered that it would be appropriate for residential development in keeping with the local scale and style. Mitigation should be considered to minimise the impact on visual amenity and protect the setting of the farm buildings.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
714	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

View of mill buildings



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Industrial complex with arrangement of historic mill buildings along Chapel Lane	None known.	Traffic noise / pedestrians	Contained industrial townscape.	Industrial buildings and cottages	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential 140 (xxha)

Date of Survey: 12/10/2017

Surveyor: N. Atherton

Sheet No.: 274

Assessment Type – Townscape

2014 SHLAA Map Ref. 20

Summary Comment

The site contains industrial mill buildings, of different heights and materials, and set back at different distances and angles to create an attractive industrial townscape along Chapel Lane, back dropped by rolling pasture. The mill chimney is also a prominent feature. Many of the buildings are derelict and in disrepair.

Refurbishment of these buildings for residential or mixed use development with streetscape enhancement in keeping with the key heritage features would be appropriate and form a positive enhancement to the edge of the settlement.

Further development of the associated land however could impact on the setting of the mill buildings and negatively affect the existing character, as such this should be avoided.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
140	Yes	Positive	Positive	Positive

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: *N. Atherton*

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

View west to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Narrow river valley basin with field paddocks and allotment area along access track to residences and scout hut.	N/A	High tranquility	Mix of landscape and townscape elements. Secluded paddock fields/ pasture and allotment with strong vegetation	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-05 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 217

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Summary Comment

The site is a low-lying strip of grassland alongside the southern edge of the Lancaster Canal. The land is overlooked by houses on steeply rising land from the canal towpath on the opposite northern edge of the canal within the conservation area. The south canal edge contains willow scrub and trees. The land is used as a horse grazing paddock and there is an allotment area alongside an access track which leads to terraced houses to the north of the site. The land is an important amenity for stables and local residents. Residential property is a prominent element within the site

Overall, it is considered that the site could be carefully developed through low density and high quality design and contained within this site with limited effect – some mitigation would be required to protect the visual amenity of surrounding residential properties.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 05	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Urban context Prominent wind farm pylons and telecom masts on skyline to the west and south.	Screened from Arnside and Silverdale AONB	Continuous traffic along A6	Urban edge	N/A	Countryside to south

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-06 (xxha)

Date of Survey: 20/09/2017

Surveyor: N. Atherton

Sheet No.: 245

Assessment Type – Townscape

2014 SHLAA Map Ref. 16

Summary Comment

The site comprises pasture land adjacent to the A6, contained by fragmented hedges to the west and a well established dense hedgerow on its eastern edge along the A6 which varies in height between 2- 3 m. Pasture within the site is divided by post and wire fencing. Land use to the north is residential and the northern end of the site is contained by hard standing around an Italian restaurant (Mialtalia). Houses to the north are single storey bungalows on Rydal Road, and on the eastern side of the A6 residences are larger two storey detached and semi detached houses. There are no extensive views within the site to the west due to rising landform to the west of the pasture. The road side hedge obscured views from within the site to the east.

Overall it is considered that development of this site could be achieved with minimal impact on the wider landscape character of the area. Careful planning of such development should include the retention of existing boundary hedgerows and landscape features where possible to reduce the impact on visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 06	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Open pastoral landscape with strong hedgerows, field boundaries and woodland strips.	Long range views to Forest of Bowland AONB to the east partially obscured by vegetation.	Occasional traffic on Anyon Lane. Distant noise from M6	N/A	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-02 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 256

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Summary Comment

The landscape here is picturesque with the character of pastoral farmland and quiet hedgerow lined country lanes. Landform around the site creates a bowl of pasture contained by strong vegetation patterns comprising hedgerows and woodland belts. Land rises gently to the east to a woodland block (Pennington Wood) which obscures long range views to the east. Isolated farmhouses and ancillary farm buildings to the north are mostly obscured by road side vegetation. The landscape here is well intact and provides glimpsed views to the north of The Forest of Bowland AONB and to the east of Morecambe Bay.

Development here would not be appropriate given its visibility from sensitive landscapes and contribution to the wider landscape.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 02	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Site view



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
<p>Description</p> <p>Small sloping pasture contained by strong woodland band and private grounds of a farm cottage.</p>	N/A	<p>Infrequent traffic on adjacent lane however remote noise from M6 in the distance interrupts tranquility</p>	Pastoral Landscape.	<p>None known.</p> <p>.</p>	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-01 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 255

Assessment Type – Landscape

2014 SHLAA Map Ref. 19

Summary Comment

The site is pasture sloping down westwards from Laytham House, divided by well-established hedgerows contained to the west by a prominent band of woodland. The landscape is a quiet pastoral setting, adjacent to a quiet country lane. Although the distant noise from the M6 is distinct. Buildings within the landscape comprise isolated characterful farm cottages and outbuildings. The landscape is unspoilt and well contained within a strongly vegetated landscape pattern.

Due to the contribution the site makes to the wider landscape character and its wider visual amenity, it is considered that the site is not appropriate for development given its contribution to the wider landscape.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 01	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Beautiful designed state and rural farmland	Views to Forest of Bowland AONB to the east	Occasional traffic	Rural	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-08 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 240

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site is a large area which comprises well maintained designed parkland and farmland around Ellel Ministries and Home Farm. The landscape has a rich and diverse texture with mixed and ornamental woodland and prominent isolated trees and copses which provide excellent amenity and habitat around prominent listed buildings. The farmland has preserved its post medieval enclosure pattern. The site is well protected from transport corridor intrusion and the M6 is obscured by corridor and intervening woodland. The site is of high amenity and valuable.

Overall, given the contribution the site makes to the wider landscape character and the potential impact on visual amenity, it is considered that development of this site would not be appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 08	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

View East from Capernwray Road



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Long grassland pasture on northern edge of the village. Extensive views north	Views to and from Arnsdale & Silverdale AONB	Frequent traffic from Capernwray Road	Settlement edge	On edge of conservation area	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-10 (xxha)

Date of Survey: 31/08/2017

Surveyor: N. Atherton

Sheet No.: 225

Assessment Type – Landscape

2014 SHLAA Map Ref. 27

Summary Comment

Pasture descending to the north from the edge of the village adjacent to Tithebarn Bed and Breakfast adjacent to Over Kellet Road. The field has a fragmented boundary with broken hedge lines although the road side boundary has well established hedgerow with mature tall hedge trees. Views from the site are extensive and give views to the Arnside and Silverdale AONB to the north and towards Morecambe Bay to the west.

Pylons are a feature on the skyline to the north east. The land is an important amenity for properties from Hall Garth Gardens. Development of this site would likely result in filtered views from Capernwray Road and Kellet Road, as well as from existing residential properties within the village. In addition, such development is likely to be visible from the Arnside and Silverdale AONB to the north. Whilst mitigation may reduce these impacts it is likely that there would still be effects

Overall it is not recommended to take this site forward for development.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 10	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View south of site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture to south and west of St Johns Church	Views to the east of Forest of Bowland AONB	Frequent rail traffic noise transport. Constant traffic noise from M6.	Town edge rural fringe. Village edge green	N/A	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-09 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 233

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site is pasture to the north and east of St Johns Church, contained to the east by the M6 corridor and to the north by Langshaw Lane. Traffic noise from the M6 is prominent and constant. The pasture provides a good setting for the local church. Land rises gently to the south and east and contains the site well from mid and long-range views. A stand of mature trees on the southern edge of the site are a prominent amenity. The site has a well-established hedgerow around it. A drystone wall lies along the northern edge of Langshaw Lane

Due to its containment and position, it is considered that sensitive development in keeping with the local vernacular and density could be accommodated to the north western and northern sides. The context of the church, the semi-rural character of open space and the vernacular of adjacent residences would need to be carefully respected, and careful planning and mitigation would need to be undertaken to minimise the effects. Consideration should also be given to maintaining a green edge to the eastern boundary to separate the settlement from the M6 corridor.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 09	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: *N. Atherton*

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rising pasture contained by Motorways M6 and M601m, and large hedgerows	N/A	Traffic noise very prominent	N/A	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-11 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 214

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Summary Comment

The site consists of a parcel of pasture land generally contained by a number of busy roadways on all sides, including the M6 along its western edge. Dense vegetation limits views in and out, with a tall hedgerow lying along its eastern edge separating the site from the corridor of the M601 motorway spur.

Due to its isolated position and the level of activity / built infrastructure to the site surroundings it is considered that development may be possible here without a significant impact on the local landscape character and visual amenity.

Mitigation should be considered within any development proposals, both to reduce the impact of noise intrusion from the adjacent traffic noise and to provide sufficient screening of traffic for new housing. Consideration should also be given to enhanced planting throughout the site to enhance the overall aesthetic of the wider landscape.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 11	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Site image



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Gently rolling rectangular arable field to the south of the Village Hall	Views screened by field boundary hedges and trees	Occasional traffic	Well contained arable field on village edge	Southern edge within Arkholme conservation area	No PROW

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-12 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 215

Assessment Type – Landscape

2014 SHLAA Map Ref. 15

Summary Comment

The site is an approximately rectangular parcel of gently rising arable land, south of the village hall and to the east of the Church of England village primary school. The field rises gently up the perimeter with private gardens approximately 200m to the south. The field boundaries are strong with well managed and established field boundary woodland strip planting, post and wire fencing, and post and rail timber fencing.

The field captures the green context and setting to the village buildings, and development here would not be in keeping with the linear settlement pattern and as such would not be considered appropriate due to its impact on landscape and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 12	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Flat wet pasture and arable land between Lancaster Road and A683	N/A	Frequent traffic	N/A	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-13 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 257

Assessment Type – Landscape

2014 SHLAA Map Ref. 13

Summary Comment

The site is Oxcliffe Marsh and is a parcel of land contained by the A683 by-pass to the west and Lancaster Road to the east, with Lancaster Canal slightly further east. Oxcliffe Hall Farm lies to the south and a rising hummock of land to the north, obscuring views to the Mellishaw Park Caravan park beyond it. The land is poorly drained with standing water and is a mix of wetland pasture, and rough grassland with small areas of scrub. There are no extensive views from the site due to containment from road side planting and rising land form around the site. The sky line is cluttered with manmade features such as pylons, lighting masts and to the south wind turbines.

Development here would be appropriate due to the surrounding context of man-made features and residential settlement, and would not detract from the surrounding urban context, as such mitigation is not deemed necessary.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 13	Neutral	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
<p>Description</p> <p>Well contained pasture with distinctive tree covered hillock and isolated farms gives a pastoral scene. Prominent pylons</p>	N/A	<p>Frequent road traffic from A6 .</p> <p>Away from A6 tranquility levels increase.</p>	Peri Urban	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-14 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 258

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Summary Comment

The site comprises a pastoral landscape west of the Lancaster Canal with gently rolling pasture in the midground, divided by well-established hedgerows and set against a small tree covered hill in the background. The landscape is intimate with access provided to the isolated farmsteads within it via a narrow country lane contained by tall hedgerows and dry-stone walls. Lancaster Canal dissects this landscape from north to south in a well contained vegetated green corridor. Pylons are prominent features on the skyline. The landscape has a strong well managed landscape pattern of hedgerows, woodland blocks and isolated farmsteads.

The character of the surrounding landscape is considered to be of high quality, with this site forming a prominent part of it. As such it is considered that development here is not appropriate due to likely resulting impacts on the quality of the landscape and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 14	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: *B. Pope*

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

View south from access track



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Semi-improved man made landscape set in a wider context of open countryside	Visible connection to the Forest of Bowland AONB approximately 0.5km to the east	Quiet with limited movement. Localised activity as a result of the golf centre	Managed landscape with naturalised edges	Older buildings / settlements along road edges, established mature vegetation blocks	Poor accessibility to wider countryside

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Forest Hills Recreation and Conference Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 281

Assessment Type – Landscape / Townscape

2014 SHLAA Map Ref. 20

Summary Comment

A large area of landscape set along an open rolling valley to the south east of Lancaster and east of the M6, in close proximity to the Forest of Bowland AONB. The natural landscape has been altered and managed to create the existing golf course, with blocks of deciduous and coniferous trees separating out greens and fairways. The generally open nature of the site results in distant views east to the Forest of Bowland AONB.

The site is already partially developed in the form of the golf course, however this is well integrated into the existing landscape due to the maturity of integral planting and features. Whilst further development of an appropriate nature (i.e. Leisure) could be accommodated at a low scale, proposals of any significant form would need to carefully consider its setting in the wider context of the open lower foothills and the effect on views, in particular from the AONB.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Forest Hills	No	Negative	Neutral	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Urban context Prominent wind farm pylons and telecom masts on skyline.	Long range views to Forest of Bowland to the east.	Occasional traffic on Imperial Road to Waste Facility. Distinct noise from A683.	N/A	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-15 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 261

Assessment Type – Landscape

2014 SHLAA Map Ref. 25

Summary Comment

The site comprises flat pasture on the outer edge of the River Lune flood plain divided into separate fields by well-established hedgerows, frequent along field ditches on the eastern fringes of Morecambe. Views to the main A683 road to the north are obscured by a well-established prominent strip of woodland alongside it. Midground views are predominantly of settlement edge industry and the sky line is dominated by manmade infrastructure. A wind farm is located within the site, with further large wind turbines dominating views to the east. Pylons, telecom masts and elevated pipelines are also distinct skyline features within the site. The pasture provides an open context to long range views to the rising land of the Forest of Bowland AONB.

This site is located along the edge of a largely industrialised area and is not of significant value in terms of landscape character or visual amenity. As such, it is considered that development, possibly of a commercial nature would be appropriate. Such development should preferably be limited to the adjacent edge of the existing development along the access road with appropriate landscape treatment to mitigate impacts on landscape character and which responds to the drainage requirements of adjacent land.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 15	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

View across the northern edge of the golf course



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Extensive vistas of mown fairways enclosed by woodland strips and rough grass	Views to Arnsdale and Silverdale AONB to north, partial views to Forest of Bowland AONB to east	Distant noise of traffic.	Amenity golf course landscape	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-16 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 244

Assessment Type – Landscape

2014 SHLAA Map Ref. 7

Summary Comment

Large fairways bordered by extensive strips of woodland planting. The fairway lies on land rising to the east from Caton Road north of Lancaster, within the urban conurbation. Fairways are well contained by established planting. Woodland planting is extensive although there are long range views to the north to the Arnside and Silverdale AONB. The club house, accessed by a dirt track from Caton Road is of poor-quality, with steel storage sheds adjacent to it and detracts from existing views. The landscape is man-made.

It is considered that sensitive development could be accommodated within this site, however such a proposal would require the careful use of mitigation planting to minimise the potential effects on distant views towards the site from the north and west. Such development should be carefully and sensitively designed to maintain as much existing vegetation cover as possible, as well as considering changes to existing topography to minimise the impact on landscape character. Additional landscape treatment would also be appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 16	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

View south to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture rises steeply to the east from A6 Scotland Road	N/A	Frequent traffic and rail transport	Town edge rural fringe	N/A	N/A

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-17 (xxha)

Date of Survey: 25/08/2017

Surveyor: N. Atherton

Sheet No.: 216

Assessment Type – Landscape

2014 SHLAA Map Ref. 14

Summary Comment

The land is a steeply rising area of pasture on the northern edge of Carnforth containing scattered trees and shrubs, adjacent to the A6 Scotland Road to the west and contained to the north by the line of the Carnforth to Preston railway. Industrial properties are prominent features along the northern edge of the railway line. The land forms part of a spur of countryside existing into Carnforth from the extensive countryside further north. Land opposite the site is occupied by retail and commercial properties. From the brow of the top of the hill, land descends to housing along North Road. Any views to the wider countryside to the east and south are obscured by the localized land form.

Housing development along the lower lying western boundary of this site along the route of the A6 would be in keeping with the character and surrounding land use and therefore have reduced effect over the development of the full site which may result in significant effects on wider landscape character and visual amenity due to the rising site levels. Mitigation should be considered to limit the impacts of development on the users of the A6 and from surrounding residential areas.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 17	Yes	Positive	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture to west of M6 embankment with prominent woodland to the south.	Views to Forest of Bowland AONB	Prominent traffic and traffic noise.	Fragmented rural.	N/A	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-18 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 235

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

Flat pasture to the west of the M6 corridor, well contained by medium height hedgerow. The motorway corridor is open and traffic along the corridor is a prominent feature. The site is well contained to the south by a prominent stand of woodland. Residences on Chapel Lane forming the northern edge of Ellel are located to the western boundary of the pasture. Student accommodation within Lancaster University campus lies to the north of a woodland strip along the northern side of Hazerigg lane.

The site contributes to the rural character beyond the edge of Ellel and provides an important green context to the rising land of the AONB. Development of the southern part of the site extending from Ellel along Hazelrigg Lane from Chapel Lane could be accommodated subject to the inclusion of appropriate mitigation as a sensitive extension to the existing settlement.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 18	Yes	Neutral	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View south to site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture to east of M6 embankment	Views to Forest of Bowland AONB	Prominent traffic and traffic noise.	Fragmented rural.	N/A	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site sARC-19 (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 234

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

Flat pasture to the east of the M6 corridor, with Barrow Greaves Farm located towards the south of the site. The site is well contained by medium height hedgerow and lies to the west of land rising to the Forest of Bowland AONB. The farm buildings of Barrow Greaves are prominent. There are no neighbouring residences. The motorway corridor is well obscured by wooded embankments.

The site contributes to the rural character beyond the edge of Ellel village and provides an important green context to the rising land of the AONB acting as a gateway into it from the east of the motorway.

Overall, due to its setting and contribution to the wider character, development on this land is not appropriate.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
234	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Site view



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture between cottages on southern edge of Bailrigg Lane and land on northern edge of Lancaster Uni campus	N/A	Peaceful. Occasional traffic and frequent cyclists. Distant traffic noise from M6	Urban fringe	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 260

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Summary Comment

This site is a pasture field to the south of Bailrigg Lane and acts as an important amenity for the setting of the Lancaster University campus and for the residential properties along Bailrigg Lane. The landscape character changes from pasture adjacent to the south of the residential properties to a maintained amenity parkland landscape on the northern edges of the campus. Campus facilities are partially obscured by field boundary vegetation with strong hedgerows and buffer planting between the site and the campus landscape. Midground views are obscured to the east by a prominent woodland belt on slightly higher ground which contains more extensive views to the east.

Overall, the site forms a significant part of the wider setting of Bailrigg and of the university campus and it is considered that any development would result in a potential significant change in landscape character and significant effects on visual amenity, in particular for the residential properties within Bailrigg. As such is not considered appropriate for development due to its visual prominence and landscape quality.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 20	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dockers, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

View across site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Settlement fringe. The site is a mix of short and long rough pasture. The land is an important buffer between housing settlements	N/A	Noise of M6 is distinct	Peri Urban	None known.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Residential Site ARC-20 (xxha)

Date of Survey: 19/09/2017

Surveyor: N. Atherton

Sheet No.: 259

Assessment Type – Landscape

2014 SHLAA Map Ref. 4

Summary Comment

The site is an area of pasture divided into two by a hedgerow which runs in a north south direction within a fold of land. The site is part of an important buffer between the southern edge of Lancaster and the houses on Bailrigg Lane. The landscape pattern of hedgerows, field boundary trees, and woodland blocks is prominent in spite of the proximity to the M6 and Lancaster. The fields provide important amenity for residents to the north and south of the site and for footpath users within the site. Views to the east of the M6 corridor are partially obscured by hedgerow and field boundary planting. A steel fence line along the M6 corridor western edge is a prominent midground feature set against a prominent band of woodland along the eastern edge of the M6. Pylons are prominent features within the fields.

As above, this site forms a notable part of the existing landscape and is prominent in views for local users of Public Rights of Way and residential properties. As such due to the sites contribution to the wider landscape character the land is not considered appropriate for development due to its quality and visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 21	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View into site



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture contained by Green Lane and River Conder. Important settings to listed buildings.	None known.	Frequent traffic and rail transport. Constant traffic noise from M6.	Town edge rural fringe. Village edge green	N/A.	None known.

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-22 (LPSA 817) (xxha)

Date of Survey: 04/09/2017

Surveyor: N. Atherton

Sheet No.: 278

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site is located on part of an area of pasture between Chapel Lane and the River Conder, to the west. The land is contained by a stone wall along Green Lane to the east and abuts an adjacent field along the north western boundary. Views to the west are contained by the raised wooded embankment of the WCML in the mid ground and the catenary above with trains cutting across the view frequently. The field is an important setting to the listed buildings on its edge which include the Grade 2 listed St Johns Church and unlisted stone cottages around it. Significant tree specimens are located on its southern and northern edge. Streetscape features include a stone wall running along the edge of Chapel Lane which contains the field.

The site offers important village edge amenity retaining its rural character and is a foreground setting to long range views of the Forest of Bowland AONB and to important prominent Galgate buildings, including the Silk Mill and surrounding listed industrial buildings. The land is also an amenity for mid-range views from student accommodation buildings on the southern edge of Lancaster University Alexandra Park campus.

Development on this land is not appropriate due to its visual prominence and landscape value.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 22	No	Negative	Negative	Negative

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Dock, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

View from Langshaw Lane



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa	Hedgerow	Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside	Catenary		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description Pasture contained by Langshaw Lane to the south and open farmland to the north	None.	Distant traffic noise from M6.	Settlement edge	N/A.	PROW running east-west to the north

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Additional Site ARC-23 (LPSA 818) (xxha)

Date of Survey: 24/10/2018

Surveyor: B. Pope

Sheet No.: 231

Assessment Type – Landscape

2014 SHLAA Map Ref. 20

Summary Comment

The site is located just to the south east of the settlement of Ellel and consists of flat pasture land, contained by a stone wall and hedgerow adjacent to Langshaw Lane to the south and open pasture to the north and east. To the west is the outer property of Ellel. The M6 corridor embankment to the east forms a distinct feature and limits views out from the site. To the south and west are open views across the local landscape, limited in distance by the rolling topography and the built up northern edge of Galgate.

Whilst the site is of high amenity value, it is considered that development of an appropriate scale could be accommodated as a small extension to the existing settlement of Ellel without significant effects on landscape character. Any proposals should retain existing site features where possible and include mitigation planting to limit effects on visual amenity for nearby receptors, and to provide screening for the development from the M6.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Arc 23	Yes	Negative	Neutral	Neutral

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Employment – J33 Agri-Business Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 280

Assessment Type – Landscape

2014 SHLAA Map Ref. 21

Lancaster City Council - Local Character Type:

5 - Undulating Lowland Farmland	7 – Farmed Ridges	11 - Valley Floodplain	12 - Low Coastal Drumlins	13 - Drumlin Field
15 – Coastal Plain	16 - Mosslands	17 – Enclosed Coastal Marsh	18 – Open Coastal Marsh	21 - Limestone Fells
Urban Landscape Type				

Lancaster City Council - Local Character Area (LCA) and Associations:

5i – West Bowland Fringes	7c – Langthwaite Ridge	11d - Lune Valley	12a – Carnforth, Galgate, Cockerham	12b – Warton, Borwick
12c – Heysham - Overton	13b – Bentham, Clapham	13c – Docker, Kellet, Lancaster	15e- Forton, Garstang, Catterill	16a – North Fylde Mosses
16f – Heysham Moss	17b – Cockerham Coast	18e – Pilling & Cockerham,	18d– Lune Marshes	21a - Leck Fell
Urban Landscape - Historic Core (1100 to 1800)	Urban Landscape – Industrial Age (1800 to 1930)	Urban Landscape – Suburban (1930's onwards)		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Employment – J33 Agri-Business Centre

Date of Survey: 01/11/2017

Surveyor: *B. Pope*

Sheet No.: 280

Assessment Type – Landscape

2014 SHLAA Map Ref. 21

View south from Galgate Marina



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Employment – J33 Agri-Business Centre

Date of Survey: 01/11/2017

Surveyor: *B. Pope*

Sheet No.: 280

Assessment Type – Landscape

2014 SHLAA Map Ref. 21

View north from PRow on southern boundary



Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Employment – J33 Agri-Business Centre

Date of Survey: 01/11/2017

Surveyor: B. Pope

Sheet No.: 280

Assessment Type – Landscape

2014 SHLAA Map Ref. 21

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Building / Farmstead	Drained	Motorway
Low Lying	Wetland	Coniferous	Damp Pasture	Designed Estate	Settlement	Stream	Trunk Road
Plain	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Road
Broad Valley	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylon	Coastal	Railway / WCML
Coastal / Drumlin Field	Reeds	Hedgerow Tree	Hedgerow	Parliamentary Enclosure	Masts	Natural Pond	Canal
Limestone Pavement	Limestone Grassland	Wet Woodland	Fence	Modern Enclosure	Industry / Mill	Artificial Pond	Lane
Gently Rolling	Marsh	Tree Clump	Dry Stone Wall	Prehistoric Site	Wind Turbine	Lake / Mere	Green Lane
Crag	Water Meadow	Isolated Tree	Field Ditch	Hill top Enclosure / Fort / Castle	Power Station	Tidal	Bridleway
Scarp / Cliff	Saltmarsh	Scrub	Strip Field	Religious	Caravan / Camping	Estuary	Footpath
Rolling	Sand Dune	Alder / Willow Carr	Laid Hedgerow	Monument / Tower	Golf Course	Raised Mire	Cycle Route
Glacial Erratic	Foreshore	Forestry	Transitional	Ridge and Furrow Field System	Brownfield	Fishing Lake	CROW Access Land
High Fell	Fen	Yew Woodland	Mosaic	Hall / Estate / Relict Parkland	Quarry / Extraction	Reservoir	Country Park
Foothill	Domed Moss	Coppiced	Intensive	Lime Kiln	Ribbon	Floodplain	Common Land
Distinctive Ridgeline	Moorland	Wooded Slope	Land Reclamation		Modern Residential	Dendritic Features	Picnic Spots
Reef Knoll	Mossland				Campus		

Landscape, Townscape and Visual Field Survey Sheet

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

Receptor Ref: Employment – J33 Agri-Business Centre

Date of Survey: 01/11/2017

Surveyor: *B. Pope*

Sheet No.: 280

Assessment Type – Landscape

2014 SHLAA Map Ref. 21

Key Townscape Elements

Topography	Layout	Vegetation	Heritage	Built Form	Hydrology	Corridor
Flat	Modern	Deciduous	Vernacular	Residential	Drained	Motorway
Low Lying	Inter-war	Coniferous	Conservation Area	Commercial	Stream	Trunk Road
Plain	Ribbon	Mixed	Listed Building	Retail	Open Water	Road
Valley	Core	Shelterbelt	16 th to 17 th Century	Industrial	Coastal	Railway
Coastal / Drumlin Field	Estate	Former Hedgerow Tree	18 th to 19 th Century	Tourism	Natural Pond	Canal
Limestone Pavement	Organic Street / alley	Former Hedgerow	Scheduled Ancient Monument	Pylon	Artificial Pond	Car Parking
Gently Rolling	Planned	Tree Clump	Market / Urban Square	Mast	Lake	Green Lane
Crag	Terrace	Street Tree	Prehistoric Site	Power Station	Tidal	Bridleway
Scarp / Cliff	Cul-de-sac	Scrub	Castle	Caravan / Camping	Estuary	Footpath
Rolling	Villa		Religious	Golf Course	Fishing Lakes	Cycle Route
Fell			Monument / Tower	Brownfield		Amenity Open Space
Foothill			Church	Quarry / Extraction		Common Land
			Designed Park	Transport Node		Public Park
			Docks / Quayside			

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Landscape Visual Characteristics

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

Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Medium quality agricultural land with rolling topography and wet woodland	N/A	Active edges (east & west, generally quiet with some ambient noise)	Rolling agricultural pasture land	Established field patterns and boundaries	Good – PRoW follows green lane to south Canal towpath which runs adjacent to western edge

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Summary Comment

An undulating area of agricultural farmland contained by the A6 corridor to the east and the Lancaster Canal to the west. Although a rolling landform, views are heavily contained by mature vegetation along field boundaries and to the canal corridor.

Changes in localised site levels and loss of boundary hedgerows, clumps of trees and natural wetland which would be necessary to accommodate development across this site would result in a significant change in landscape character as a result of development. However, the restricted views into and out of the site and limited local receptors would see only limited impact in views as a result, which could be mitigated through careful planning. As such it is considered that this site could accommodate residential, commercial or mixed use development with minimal impact on wider landscape character or visual amenity.

Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
Employment	Yes	Neutral	Neutral	Neutral