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## LANCASTER CITY COUNCIL: IDENTIFIED SITES LANDSCAPE & VISUAL ASSESSMENT

Part 1: Assessment Methodology & Overview

JULY 2018







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#### Part 1: Assessment Methodology & Overview

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## Part 1: Assessment Methodology & Overview

#### Introduction

This report has been prepared on behalf of Lancaster City Council (LCC) to identify at a high level the likely landscape and visual implications which could result from the development of ten identified sites, including a number of strategic sites, as identified by LCC.

Landscape is defined in the European Landscape Convention as '...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'<sup>1</sup>. Visual or visual amenity considerations relate specifically to the views of a landscape afforded to people. These separate but related issues form the basis for landscape and visual impact assessment (LVIA).

This section of the report sets out the methodology by which each of the ten sites have been assessed. The individual site assessments are contained in part 2 of this report.

### **Identified sites**

Of the ten sites identified for assessment by LCC, it has been agreed that a single assessment would be undertaken for sites where they are adjacent to each other. As such four of the identified sites (03 & 04 and 05 & 06) have been paired with each other. The eight separate assessments that have been carried out are identified in Table 1.1 below and shown on Figure UA001453-01 in Appendix A.

Site Number	Site Name	Proposed Use	Assessment No
01	Bailrigg Garden Village	Residential	2.1
02	Land at Cuckoo Farm / Ridge Lane	Residential	2.2
03	Land at Hammerton Hall, North Lancaster	Residential	2.3
04	Land at Beaumont Hall, North Lancaster	Residential	2.3
05	Land at Lundsfield Quarry, South Carnforth	Residential	2.4
06	Land South of Windermere Road, south Carnforth	Residential	2.4
07	Heysham Gateway	Energy	2.5
08	Land at Grab Lane	Residential	2.6
09	Junction 33 Agri-Business Centre, South Galgate	Residential	2.7
10	Land off Fleet Lane/Melling Road, Hornby	Residential	2.8

Table 1.1: Identified Sites and assessments

<sup>&</sup>lt;sup>1</sup> European Landscape Convention (2000), Council of Europe, https://www.coe.int/en/web/conventions/full-list/-/conventions/treaty/176

#### **Methodology**

In order to understand the likely impacts of development at the identified sites on landscape character and visual amenity, a study of the landscape resource and identification of likely visual receptors has been undertaken. These two interrelated matters have been considered separately and the respective methodologies used are outlined in the following text.

In order to commence these interrelated studies a Zone of Theoretical Visibility (ZTV) for each identified site has been prepared. For sites which are remote from the Forest of Bowland Area of Outstanding Natural Beauty (AONB) i.e. those not considered to be within its setting, a 1km study area from the identified site boundary has been prepared. Where the identified site falls within or is in the setting to the Forest of Bowland AONB, i.e. up to 3km from its boundary, a 3km study area has been considered. The ZTV for each site is shown in Appendix A.

#### The Landscape Resource

The landscape resource within the study area for each identified site has been identified by desktop study and the key features within have been verified by the site survey. The key features associated with each site are listed in the individual assessments.

#### Landscape condition

The condition of the landscape is an important indicator in determining susceptibility to change and sensitivity at the assessment stage. It relates to the intactness of the landscape and its individual components. It has been categorised as follows:

Good - Key characteristics or components are intact and regularly maintained to a high standard;

Fair - Key characteristics or components are relatively intact and well maintained; and

Poor - Key characteristics or components have been lost or are poorly maintained/damaged.

#### Landscape value

Understanding the value of the landscape resources is an important consideration in determining sensitivity to inform later judgements about the significance of effects. A judgement has, therefore, been made on the value of the components and characteristics of the Landscape Character Areas (LCAs) within the study area based on criteria adapted from guidance within Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) as follows:

- Landscape condition and quality;
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interests;
- Recreation value;
- Perceptual aspects; and
- Associations.

Based on the components of the landscape being assessed, the value of the landscape can be categorised as follows:

High – The landscape contains a combination of the above components which are of good condition and quality and which, when combined, form a distinct and attractive landscape with a strong sense of place

Medium – The landscape contains one or two of the above components which are of good condition and quality and provide an important contribution to the overall landscape character and sense of place

Low – The landscape contains few or no components of good condition and quality and which on its own does not contribution to the overall landscape character.

#### Judgement of landscape sensitivity

The value and susceptibility to change of the landscape has been considered on a site by site basis within either a 1km or 3km study area, subject to its relationship with the Forest of Bowland AONB. Using the ZTVs generated for each site, the potential degree of intervisibility i.e. the extent of the visual coverage of the site within the surrounding landscape, has been reviewed to determine the potential capacity of the landscape to accommodate the type of development proposed. This and an understanding of the landscape characteristics provides the basis on which judgements on the sensitivity of the landscape have been made. The sensitivity for the landscape has been reported in the individual assessments. The sensitivity criteria used in the assessment are outlined in Table 1.2 below:

Table 1.2: Landscape Sensitivity

Landscape Sensitivity	Description
	Landscapes which by nature of their character would be unable to accommodate change of the type proposed. Typically, these would be:
	<ul> <li>Of high value with distinctive elements and features making a positive contribution to character and sense of place;</li> </ul>
High	<ul> <li>Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale;</li> </ul>
	<ul> <li>Areas of special recognised value through use, perception or historic and cultural associations;</li> </ul>
	Likely to contain features and elements that are rare and could not be replaced; and
	<ul> <li>High value landscapes including National Parks and Registered Parks and Gardens with high degree of inter-visibility.</li> </ul>
	Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically, these would be:
	<ul> <li>Comprised of common-place elements and features creating generally unremarkable character but with some sense of place;</li> </ul>
Medium	<ul> <li>Locally or not designated, or their value may be expressed through non-statutory local publications;</li> </ul>
	<ul> <li>Containing some features of value through use, perception or historic and cultural associations; and</li> </ul>
	Likely to contain some features and elements that could not be replaced.
	Landscapes which by nature of their character would be able to accommodate change of the type proposed. Typically, these would be:
	<ul> <li>Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place;</li> </ul>
Low	Not designated;
	<ul> <li>Containing few, if any, features of value through use, perception or historic and cultural associations; and</li> </ul>
	• Likely to contain few, if any, features and elements that could not be replaced.

## **Baseline Landscape Character Summary**

In order to determine the baseline landscape for each site the following information has been used:

- · Review of Natural England's Statements of Environmental Opportunity;
- Initial Strategic Housing Land Availability Assessment (SHLAA) assessment sheets completed for the proposed sites on behalf of LCC;
- Ordnance Survey 1:50,000 and 1: 25,000 scale maps;
- Aerial photography to determine the likely structure and integrity of existing vegetation within and outside the boundaries of the site;
- Google Street View to cross-check where appropriate; and,
- Landscape designations, including National Parks and AONBs;

### **Assessment of Visual Effects**

For the purposes of this high-level study the assessment of visual effects has focused on identifying key viewpoints with a view to the site and which are associated with a high sensitivity visual receptor. The key viewpoints for each site have been identified initially by desktop study and then verified through a site survey. All visual receptors considered are of high sensitivity as defined in Table 1.3 below:

Table 1.3: Definitions of Nature of Visual Receptors

Sensitivity Receptor	Type of Visual Receptor
High	Views from residential properties; Public Rights of Way (PRoW), cycle trails, public open space; Open Access Land, visitor attractions,

The key viewpoints and associated visual receptor for each of the identified sites are listed in the individual assessments. The viewpoint locations are mapped on the ZTV map for each site.

## **Identification of Potential Effects**

The identification of the potential impacts of development at each of the identified sites is made in the form of professional judgement of both the likely change in landscape character, and the likely change in visual appearance in the key views from representative high sensitivity receptors.

#### Nature of Landscape Change

In determining the nature of effect on the receiving landscape the following factors have been considered:

- Size and scale: how large is the impact on existing landscape elements that would be lost;
- Geographical extent: the area over which the landscape effects would be experienced.

The criteria for the nature of the landscape change is set out in Table 1.4 below.

Table 1.4: Assigning Nature of Landscape Change

Nature of Change	Criteria for Nature of Landscape Change
High	Total loss of or major alteration to key landscape characteristics such that landscape character will be fundamentally changed.
Medium	Partial loss of or alteration to key landscape characteristics such that landscape character will be partially changed.

Nature of Change	Criteria for Nature of Landscape Change
Low	Minor loss of or alteration to key landscape characteristics such that landscape character will be similar to the baseline conditions.
Negligible	Very minor loss or alteration to key landscape characteristics such that change in landscape character will be barely distinguishable from the baseline conditions.
No Change	No loss of existing landscape characteristics

#### Nature of Visual Change

The nature of visual effect is determined by the degree of change in the quality of the view and the contrast or integration of new features. The following factors have been considered:

- **Distance** The greater the distance from a feature/effect, the less detail is observable and the more difficult it is to distinguish the feature/effect from its background, thereby diminishing the visual impact;
- Elevation Viewpoints lower than a feature/effect mean that it is more likely to be viewed against the sky, which typically increases its visual impact. Higher viewpoints mean that a feature/effect is more likely to be viewed against a backdrop, which diminishes the visual impact;
- **Size** The greater the proportion of the view that is formed by new features and activities associated with, the greater the visual impact. Colour and form have an important role in reducing this impact;
- **Context** The degree to which the feature/effect is in character with the context of the area, e.g. urban or rural, landform and vegetation;
- Activity Effects such as the movement of vehicles, visible emissions (smoke and dust), and light reflections, highlight activity and draw the eye towards the effect;
- **Change** The degree of change in the view and the speed of the process of change affect the degree of visual impact a feature/effect may present; and
- Duration Whether the impacts can be mitigated overtime or permanent.

The criteria for the nature of the visual change is set out in Table 1.5 below.

Nature of Change	Criteria for Nature of Visual Change
High	Major change in existing view.
Medium	Partial change in existing view.
Low	Minor change in existing view such that view largely unchanged.
Negligible	Very inconspicuous change in existing view.
No Change	No alteration to the baseline.

#### Table 1.5: Assigning Nature of Visual Change

#### Significance of Effect

The significance of landscape and visual effects is a consequence of the extent to which the nature of the change would alter the character of the receiving landscape or the quality of the view. Other than for Site 02 the development proposals and masterplan for each of the identified sites have not, at this stage, been prepared and therefore development within each of the sites without a masterplan assumes the worst-case scenario. The effects reported are for completion of the development and take account of opportunities for

mitigation, where these have been identified. The definition for the significance of effect on the receiving landscape and on the view from visual receptors is set out in Table 1.6 below.

Table 1.6: Significance of Effects

Significance of Effect	Definition of Significance of Effect
Neutral	The receptor will not experience a change as a result of the development
Negligible	The nature of effect will not form an immediately noticeable or significant effect on the receptor
Minor	The nature of effect will result in only a minor change on the receptor when compared to the existing.
Moderate	The nature of effect will result in a noticeable effect on the receptor
Major	The nature of effect will result in a significant, or major effect on the receptor

Applying the precautionary principle, the assessment identifies potential effects as adverse although it should be noted that the development may not be regarded by all as having an adverse effect. Only those effects that are shaded in Table 1.6 above are considered likely to be significant in respect of the decision-making process.

#### **Cumulative Assessments**

A cumulative assessment has been undertaken for the identified sites where the receiving landscape or visual receptor may experience additional effects as a result of two or more developments. The criteria for the nature of the cumulative landscape change are as previously set out in Table 1.4.

In determining the nature of the cumulative visual change the following are considered:

- Combined View in which the various sites are considered to be visible together within the same field of view;
- **Successive** View in which the various sites are considered to be visible when the observer has to turn their head from the same fixed receptor; and
- **Sequential** View in which the various sites are considered to be visible when an observer moves along a linear route such as a PRoW.

The definition of the significance of the cumulative effect on the receiving landscape and views from visual receptors is set out in Table 1.7 below.

Significance of Effect	Definition of Cumulative Significance of Effect
Neutral	The receptor will not experience a change as a result of the development in conjunction with other developments
Negligible	The additional nature of effect in conjunction with other developments will not form an immediately noticeable or significant effect on the receptor
Minor	The additional nature of effect in conjunction with other developments will result in only a minor change on the receptor.
Moderate	The additional nature of effect in conjunction with other developments will result in a noticeable effect on the receptor

Significance of Effect	Definition of Cumulative Significance of Effect
Major	The additional nature of effect in conjunction with other developments will result in the new developments redefining the character of the area

## **High Level Assessment**

## Natural England's National Character Areas

As part of Natural England's responsibilities in delivering the Natural Environment White Paper, *Biodiversity* 2020 and the European Landscape Convention, it has produced updated National Character Area (NCA) profiles for England. All ten sites are located within the following two NCAs.

- NCA 31: Morecambe Coast and Lune Estuary.
- NCA 33: Bowland Fringe & Pendle Hill.

The NCAs describe the distinctive characteristics of broad areas at a national level. The profiles also identify opportunities for positive environmental change through Statements of Environmental Opportunity (SEO). The relevant SEOs in relation to the sites are presented in Table 1.8.

Table 1.8: Summary of National Character Area Statements of Environmental Opportunity

NCA	Identified Sites Covered	SEO		
NCA 31: Morecambe Coast and Lune Estuary	01: Bailrigg Garden Village 02: Land at Cuckoo Farm / Ridge Lane 03 & 04: Land at Hammerton Hall/ Land at Beaumont Hall, North Lancaster 05 & 06: Land at Lundsfield Quarry, South Carnforth / Land South of Windermere Road, south Carnforth 08: Land at Grab Lane 09: Junction 33 Agri- Business Centre, South Galgate	<ul> <li>SEO 1: Maintain and enhance the historic and landscape character and the internationally significant habitats of the coastal environment, including the mudflats, salt marsh, sand dunes, vegetated shingle and the Lune Estuary, to support its key features, reflect the dynamic nature of the coastal systems, and ensure that the area remains able to regulate coastal flooding and sequester and store carbon, while providing access and recreation that is sensitive to the character of the coastal zone.</li> <li>SEO 2: Enhance the mainly pastoral, rural landscape by supporting land managers to adopt long-term sustainable land management practices on both the organic soils of the coastal plain and reclaimed land from the Lune Estuary to Knott End-on-Sea, and the mineral soils of higher ground, seeking outcomes which deliver both economic and environmental benefits.</li> <li>SEO 3: Working with land managers, seek opportunities to enhance the historic character of the rural landscape, including heritage assets, boundary features and habitats, to protect the character of the rural landscape and restore the ecological condition and connectivity of these features.</li> <li>SEO 4: Promote the social, economic and cultural value of a healthy natural environment and embed wide understanding of sustainable management, building on the close proximity of areas of exceptional environmental value, particularly the coastal zone, to areas of high population density.</li> </ul>		
NCA 33: Bowland Fringe & Pendle Hill	01: Bailrigg Garden Village (Forest Hills) 10: Land off Fleet Lane/Melling Road, Hornby	<ul> <li>SEO 1: Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities.</li> <li>SEO 3: Manage and enhance the landscape character and biodiversity of the farmed environment with its mosaic of pastures and meadows, and strong field patterns defined by drystone walls and hedgerows, to improve ecological networks and strengthen landscape character.</li> </ul>		

## Local Level Landscape Characterisation Study

The local landscape within Lancaster has been characterised at the local in the following documents:

- Lancashire County Council's A Landscape Strategy for Lancashire, Landscape Character Assessment (2000)<sup>2</sup>.
- Forest of Bowland AONB Landscape Character Assessment (2009), Chris Blandford Associates<sup>3</sup>

The above local landscape characterisation for the area within Lancaster CC's jurisdiction is mapped on its Maps and Related Information Online (MARIO)<sup>4</sup>. Summary descriptions of the landscape characteristics for each of the identified sites are provided in Table 1.9.

With reference to MARIO, Sites 01 and 02 fall mostly within LCT 12: Low Coastal Drumlins, but due to their easterly location in relation to the City of Lancaster fall at the interface and within LCT 13: Drumlin Field and the setting to the Forest of Bowland AONB. The Forest Hills area included within Site 01 is located at the intersection of LCT 13: Drumlin Fields, LCT 7: Farmed Ridges, and LCT 5: Undulating Lowland Farmland.

Sites 03, 04, 05, 06, 08 and 09 fall entirely with Landscape Character Type (LCT) 12: Low Coastal Drumlins. Site 06 also falls within the designated Green Belt<sup>5</sup> which lies to the south of Carnforth.

Site 07 falls mostly within LCT 12: Low Coastal Drumlins (LCA Heysham-Overton), with the northern edge of the site falling within Heysham's Urban Character type: suburban.

Site 08, being located on the east edge of the City of Lancaster falls entirely within LCT 13: Drumlin Field, and within the setting to the Forest of Bowland AONB.

Site 10 falls entirely within LCT 11: Valley Floodplains (LCA 11d: Lune Valley) and within the Forest of Bowland AONB.

With reference to the ZTV mapping prepared for each site, the intervisibility of sites 02, 03 & 04 and 08 extend in to the adjacent LCTs to the east of the City of Lancaster. These include LCT 7: Farmed Ridges, LCT 5: Undulating Farmland and LCT 2: Moorland Hills and LCT 4: Moorland Fringe, and the Forest of Bowland AONB to the east.

Table 1.9: Summary of LCA's

LCT / LCA	Sites Covered	LCA Summary Description	
LCC – LCT 5: Undulating Lowland Farmland, LCA5i: West Bowland Fringes	01: Bailrigg Garden Village (Forest Hills)	A transitional landscape between the gritstone scarps of the Bowland Fells and the coastal plain of Amounderness. A fault line provides a corridor along which the motorway, road and railway run and provides a transition to the agricultural plain. However, this transition is softened by glacial deposits, for example at Galgate where the lowland farmland merges imperceptibly with the low drumlin fields. However, at Quernmore, there is a dramatic wooded ridge (7c) which forms a definite boundary between the grit lowland fell edges and the adjacent glacial landscape to the west. The transition from fringe to fell is quite striking, particularly to the north-west below Claughton Moor where it occurs over a short distance. The valleys of the Brock, Calder and Wyre are also relatively dramatic, descending from the fells in deeply incised wooded valleys. There are exceptional views of the Amounderness Plain from the hillsides and the scarps of the Bowland fells are never far away.	

<sup>2</sup> http://new.lancashire.gov.uk/media/152746/characterassesment.pdf

<sup>&</sup>lt;sup>3</sup> http://forestofbowland.com/Landscape-Character-Assessment

http://www.mario.lancashire.gov.uk/agsmario/default.aspx?categ=environment&layeron=Forest%20of%20Bowland% 20Landscape%20Character%20Areas#leg\_Countryside\_environment\_waste\_\_\_16

<sup>&</sup>lt;sup>5</sup> https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land

LCT / LCA	Sites Covered	LCA Summary Description
LCC – LCT 7: Farmed Ridges. LCA 7c: Langthwaite Ridge	01: Bailrigg Garden Village (Forest Hills)	This gritstone outcrop forms a prominent rounded ridge which forms a southern extension to the Docker-Kellet-Lancaster Drumlin Field. It separates the city of Lancaster and developed coastal drumlin landscape from the rural landscapes of the Bowland Fells. It is distinguished from the adjacent drumlin field by its smooth rounded form. It is typical of a farmed ridge with a rich mosaic of pasture, woodland and parkland. It forms a setting for the city of Lancaster and scattered built development takes advantage of views from the ridge. It provides suitable location for reservoirs and communication masts which stand out against the skyline. Mixed woodlands are a feature of this area, associated with the Quernmore estate and the reservoirs. The largest block is Knots Wood, managed by Forest Enterprise.
LCC – LCT 11: Valley Floodplains, LCA 11d: Lune Valley	10: Land off Fleet Lane/Melling Road, Hornby	The Lune floodplain is a flat floodplain surrounded by rolling drumlins and hills. The Lune is a major lowland river with a classic pastoral, tranquil floodplain; medium-large, regular fields of lush green pasture are bounded by low clipped, often gappy, hedgerows with hedgerow trees. River terraces and bluffs along the edge of the floodplain are sculptural elements which often support stone farm buildings and the remains of motte-and-bailey castles. These mottes provide visible evidence for the historic importance of the Lune as a routeway. The well-preserved Castle Stede at Hornby was part of a string of at least nine castles on the Lune defending a potential route of a Scottish attack and means of controlling the local population. Stone bridges are again a feature and mark historic crossing points of the river. There is also evidence of the industrial past and present; the route of a dismantled railway is still visible in the landscape, Low Mill is a former textile mill which has been converted to housing, while the brick work's at Claughton is still in operation, linked to a clay pit on Claughton Moor via aerial ropeways.
LCC – LCT 12: Low Coastal Drumlins, LCA 12a: Carnforth- Galgate- Cockerham	01: Bailrigg Garden Village 02: Land at Cuckoo Farm / Ridge Lane 03 & 04: Land at Hammerton Hall / Land at Beaumont Hall, North Lancaster 05 & 06: Land at Lundsfield Quarry, South Carnforth / Land South of Windermere Road, south Carnforth 07: Heysham Gateway 09: Junction 33 Agri- Business Centre, South Galgate	The Low Coastal Drumlins, on or near which Lancaster and Morecambe Cockerham are built, extend along the coast behind Morecambe Bay from Cockerham in the south to Carnforth in the north. This landscape supports an extremely high proportion of built development including the large settlements of Lancaster and Morecambe and recent built development along the A6. The Low Coastal Drumlins provide a convenient transport corridor; the Lancaster Canal, M6, A6 and mainline railway run side-by-side in a north-south orientation. The canal, which weaves through the drumlins, is an important reminder of the area's industrial heritage; a branch emerges into the Lune at Glasson Dock. To the west of Cockerham settlement is sparse and dominated by scattered large scale farmsteads in contrast to the towns and large villages further north. Fields are largely of post medieval pattern, however there are areas of older enclosure and settlement, notably at Cockersand Abbey. The drumlins provide elevated points from which there are views over the salt marshes to Morecambe Bay. Near Thurnham there is a significant area of mossland lying between the drumlins, allowing long distant views towards the coast. Traditional farmsteads and older settlement cores are built of stone but the modern development is often built using red brick. Buildings on top of the drumlin hills are particularly visible. Woodland is limited to small plantations, woods associated with former estates and rarely, fragments of ancient woodland in unusual hilltop or hillside settings.

LCT / LCA	Sites Covered	LCA Summary Description
LCC – LCT 12: Low Coastal Drumlins, LCA 12c: Heysham – Overton	07: Heysham Gateway	This is a coastal area where marine transgression has caused partial drowning of the drumlin field resulting in low, washed out, drumlins at the mouth of the River Lune south of Heysham. It is a pastoral landscape with flat areas of reclaimed land where grazing is rougher and rushes mark the course of drainage channels. Hedgerows form field boundaries but there are few trees; those which exist are found sheltering the large stone built farmsteads on the low drumlin forms which protrude from the plain. Other built development, including villages and industrial development, is also restricted to the higher land and pressure for holiday accommodation has resulted in a number of static caravan parks which have become a feature of the landscape.
LCC – LCT 13: Drumlin Field, LCA 13b: Bentham - Clapham	10: Land off Fleet Lane/Melling Road, Hornby	The drumlin field along the north-eastern boundary of the study area, between Kirkby Lonsdale and Giggleswick, follows the foot of the Yorkshire Dales. It therefore supports most of the infrastructure and settlement on the edge of the Dales; the A65 and A687 are amongst these major routes. The Roman road can be traced running south from Over Town, close to the Roman fort at Over Burrow. This is a neat, well maintained landscape of grazed pasture divided by a network of stone walls and neatly clipped hedgerows. Some of the hills are up to almost 200m AOD; for example Newby Moor which shows signs of marginal pasture, moorland grasses and gritstone walls. Although the field occurs at a relatively high altitude the individual drumlin forms are not always pronounced due to partial drowning of the Leck, Greta and Wenning wind their way through the peaceful drumlins; camping and caravan site are scattered along the banks of these picturesque wooded rivers. Scattered stone farmsteads with slate or grit stone roofs and the traditional limestone or gritstone villages of Clapham, Newby, Ingleton and Burton in Lonsdale are characteristic of the area.
LCC – LCT 13: Drumlin Field, LCA 13c: Docker-Kellet- Lancaster	01: Bailrigg Garden Village (Forest Hills) 02: Land at Cuckoo Farm / Ridge Lane 08: Land at Grab Lane	This drumlin field has a distinctive north-east, south-west grain and runs Lancaster from the edge of Lancaster northwards into Cumbria. The area is underlain by limestone and is distinguished by large scale undulating hills of pasture, some formed from glacial till and others which are outcrops of limestone, or reef knolls. These are particularly evident around Over and Nether Kellet where the limestone is exposed; significantly by the extensive quarries where limestone extraction is ongoing. The smooth rolling scenery is emphasised by the network of stone walls. Greater variety of texture is provided by the isolated areas of moorland which protrude from the field, for example at Docker Moor, and the River Lune which cuts a gorge through the hills with a number of parking, picnic and camping sites scattered along its length. Woodlands are often associated with designed landscapes and built development takes advantage of views from the hill tops, for example the Ashton Memorial on the edge of Lancaster which sits atop a drumlin and is a landmark for miles around. The drumlins create a setting for the city of Lancaster and its university.

LCT / LCA	Sites Covered	LCA Summary Description
LCC – LCT18: LCA 18d: Lune Marshes	01: Bailrigg Garden Village	The sheltered mouth of the Lune Estuary supports an extensive saltmarsh which stretches almost into the centre of Lancaster and provides a dramatic contrast to the built environment of the city and its industrial edges. This area includes the important remnant sand dunes at Potts Corner. There are a number of footpaths, nature trails, cycle routes and viewpoints alongside the marsh which ensures that the area is well visited and highly visible. This, and the area's proximity to the centre of Lancaster means the Lune Marshes are under pressure from visitors and from development. This is evident from the reclamation of the marshes immediately downstream of Lancaster.
LCC – Urban Landscape Types, Suburban	07: Heysham Gateway	This urban landscape type includes a wide variety of architectural styles and layouts. The majority of the urban area is characterised by a spacious pattern of street, low buildings, garages and gardens, although there are also examples of high-rise tower block estates, with communal amenity grassland and extensive parking. Early suburban housing (1930-40) is typically semi-detached, built of brick and arranged in crescents and wide streets with large front and rear gardens. This type of older suburban housing often forms ribbon development along principal urban routes, with access to more recent housing estates behind. 1950s to 60s estates tend to have predominantly straight streets with some cul-de-sacs and with gardens and garages. Since the 1970s, housing development has been concentrated in relatively dense estates with cul-de-sac layouts, curved streets, small gardens and garages and are often a mixture of many different styles, frequently pastiches of old styles. The use of many different materials, usually not of local origin and standardised architectural detailing of particular styles has resulted in a loss of regional identity; the same house designs recur across the whole country.
LCC – Urban Landscape Types, Historic Core	02: Land at Cuckoo Farm / Ridge Lane 03 & 04: Land at Hammerton Hall / Land at Beaumont Hall, North Lancaster 08: Land at Grab Lane	Today the Historic Urban Core is typically a relatively small, characterful area at the heart of Lancashire's larger settlements. A historic church and market place are often sited at the central convergence point of the principal radial routes. Most Historic Urban Cores have a denser urban fabric than other parts of the town, with tall red brick or stone buildings and angular streets. There is a general lack of open space and vegetation, although market squares do survive in some towns. In some cases the historic core appears as an isolated island within later development. This may result from the demolition and re-planning of town centres, or from the fusion of isolated small towns by expansion of one or both settlements. Often the historic core is only visibly represented by the street pattern and property boundaries. Apart from churches and castles the earliest visible fabric are rare 16th and 17th century buildings, but typically the oldest buildings of the historic core are 18th or 19th century. Overall, the most enduring feature of the Historic Urban Cores is the organic, winding arrangement of streets and alleys and the distinctive character of historic public buildings.
LCC – Urban Landscape Types, Industrial Age	02: Land at Cuckoo Farm / Ridge Lane 08: Land at Grab Lane	The planned development typical of Victorian and Edwardian residential areas is characterised by a unity of architectural character, with small red brick or stone built terraces in working class districts and larger brick or stone semi-detached villas in broad, tree-lined streets in areas dominated by middle class residents. The street pattern is rectilinear, on a regular grid. Prominent stone public buildings, built by wealthy patrons, large public parks, promenades

LCT / LCA	Sites Covered	LCA Summary Description			
		and urban squares are landmarks in central districts. This period left a legacy of attractive urban areas, with a formal character.			
		Within this urban landscape type, squares, parks and to a certain degree, urban cemeteries, contribute significantly to the quality of life enjoyed by residents and workers. Many sites retain elements of their original design and planting; for some, however, neglect, vandalism and inadequate management has created a rather utilitarian appearance.			
		<ul> <li>Open views southwards towards the wind farm on Caton Moor Enclosed Moorland Hills, which is a landmark;</li> </ul>			
Forest of Bowland – LCT D:	10: Land off Fleet Lane/Melling Road, Hornby	<ul> <li>Extensive, open, panoramic views northwards across the wide floodplain of the River Lune. Views are, however, interrupted in places by patches of woodland within adjacent areas of Undulating Lowland Farmland;</li> </ul>			
Moorland Fringe, LCA D1: Caton Moor		<ul> <li>The distinctive aerial ropeway and associated metal pole structures is a distinctive feature within this area, which contributes to an instantly recognisable sense of place. The ropeway is still used to transport shale to Claughton brickworks associated with the nearby Claughton Moor quarries;</li> </ul>			
		<ul> <li>Visible steps in the landscape where moorland has been quarried for clay to make bricks (at Claughton Moor quarries).</li> </ul>			
	01: Bailrigg Garden Village (Forest Hills)	<ul> <li>Dramatic, open views to Clougha Pike and Birk Bank Quarries which form the skyline horizon within views eastwards;</li> </ul>			
		<ul> <li>Caton Moor windfarm is a striking landscape feature on the horizon of views to the east;</li> </ul>			
		<ul> <li>Distinctive pattern of low drystone walls (several of which contain smooth boulders) cross the patchwork of pastoral fields;</li> </ul>			
Forest of		<ul> <li>Quernmore church tower is a landmark within views across this landscape;</li> </ul>			
Bowland – LCT E: Undulating		<ul> <li>A patchwork of pastoral fields, interspersed with patches of coniferous and mixed woodland and occasional single deciduous field trees;</li> </ul>			
Lowland Farmland, LCA E2: Quernmore		<ul> <li>Landscape is crossed by a network of minor roads which are often lined with stone walls, and occasional hedgerows (which include a mix of beech, hawthorn and holly);</li> </ul>			
		<ul> <li>Beech hedgerows are also a striking feature in places;</li> </ul>			
		<ul> <li>Telecommunications masts and pylons are visible features on the ridge at the western edge of the AONB, to the west of Quernmore;</li> </ul>			
		<ul> <li>Views westwards along the corridor of the M6, which introduces a source of noise and movement; and</li> </ul>			
		<ul> <li>The buildings of Lancaster University are also visible within views westwards from this landscape.</li> </ul>			

LCT / LCA	Sites Covered	LCA Summary Description
		<ul> <li>The large, nucleated village of Caton exhibits a combination of traditional stone buildings and more modern materials;</li> </ul>
		<ul> <li>Linear belts of deciduous woodland punctuate this landscape and contribute to an intermittent sense of enclosure within views;</li> </ul>
Forest of Bowland – LCT F:		<ul> <li>The aerial ropeways associated with Claughton Moor quarries are a key recognisable feature within the landscape, which contribute to recognisable local sense of place;</li> </ul>
Undulating Lowland	10: Land off Fleet Lane/Melling Road, Hornby	<ul> <li>Panoramic, open and framed views northwards across the wide floodplain of the River Lune;</li> </ul>
Farmland with Wooded Brooks, LCA F4: Caton	Lane/Mening Road, Hornby	<ul> <li>To the south, the dramatic rising profile of the central Unclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types form the skyline backdrop to views;</li> </ul>
		<ul> <li>Field boundaries are delineated by a combination of stone walls and hedgerows, which provides a relatively stark contrast with the adjacent Moorland Fringe and Moorland Hills;</li> </ul>
		<ul> <li>Minor road corridors are often lined with mature hedgerows which limit open views across the landscape.</li> </ul>
	10: Land off Fleet Lane/Melling Road, Hornby	<ul> <li>Flat, wide floodplain of the River Lune, which is surrounded by rolling drumlins and hills;</li> </ul>
		<ul> <li>Patchwork of medium to large size, regular fields of lush green pasture (predominantly improved agricultural land) are bounded by low clipped, often gappy, hedgerows with hedgerow trees;</li> </ul>
Forest of Bowland –		<ul> <li>River terraces and bluffs along the edge of the floodplain are sculptural elements which often support stone farm buildings and the remains of motte-and-bailey castles;</li> </ul>
LCT J: Valley Floodplain,		<ul> <li>Stone bridges are a feature and mark historic (medieval) crossing points of the river;</li> </ul>
LCA J1: Lune		<ul> <li>There is also evidence of the industrial past and present; the route of a dismantled railway is still visible in the landscape;</li> </ul>
		<ul> <li>Large, traditional field barns are a key feature of the floodplain landscape; and</li> </ul>
		<ul> <li>Panoramic open views northwards towards the peaks of the Yorkshire Dales and southwards to the dramatic rising Moorland Hills and Plateaux contribute to strongly recognisable sense of place.</li> </ul>
		<ul> <li>Framed views from lower points and open views from higher points north-westwards across Nether Kellet and Over Kellet to the urban areas of Carnforth and across Morecambe Bay;</li> </ul>
Forest of Bowland – LCT K:	10: Land off Fleet	<ul> <li>Mature single trees punctuate enclosed rolling pastoral fi elds, which are often lined with hedges and fences;</li> </ul>
Drumiln Field, LCA K1: Gressingham	Lane/Melling Road, Hornby	<ul> <li>Patches of mature mixed coniferous woodland, coupled with the rolling topography, contribute to an intermittent sense of enclosure, moving through the landscape;</li> </ul>
		<ul> <li>Dramatic, framed views northwards towards the peaks of the Yorkshire Dales;</li> </ul>

LCT / LCA	Sites Covered	LCA Summary Description		
		<ul> <li>The small, nucleated hamlets of Gressingham and Aughton, alongside scattered, isolated farmsteads contribute to settlement pattern;</li> </ul>		
		<ul> <li>Mature deciduous trees are clustered around farmsteads;</li> </ul>		
		<ul> <li>Low hedgerows delineate field boundaries in places, often flowing over the top of hills;</li> </ul>		
		<ul> <li>Framed views southwards towards the dramatic rising mass of Moorland Hills and Plateaux within the Forest of Bowland.</li> </ul>		
Forest of Bowland – LCT N: Farmed Ridges, LCA N1: Quernmore	02: Land at Cuckoo Farm / Ridge Lane 08: Land at Grab Lane	<ul> <li>This area provides a backdrop to views south and westwards from the wide valley floodplain of the River Ribble;</li> </ul>		
		<ul> <li>Panoramic, open views from the western edge of this area across Lancaster towards Morecambe Bay contribute to recognisable sense of place.</li> </ul>		
		<ul> <li>Dense, mixed woodland on the top of the ridge provides a strong sense of enclosure and limits views across the area;</li> </ul>		
		<ul> <li>Quernmore Park Hall estate, with its estate gates and parkland trees is a key landscape feature which contributes to recognisable sense of place;</li> </ul>		
		<ul> <li>Distinctive landscape pattern of mixed woodland and pastoral farmland, predominantly delineated by stone walls;</li> </ul>		
		<ul> <li>Minor road corridors are often lined with trimmed hedgerows.</li> </ul>		

## **High Sensitivity Visual Receptors**

The significant high sensitivity visual receptors within the study area with a potential view to one or more of the sites are set out in Table 1.10. The visual receptors with a potential view to the identified sites are shown on the relevant ZTVs for each site assessment.

Receptor	LCC Local Landscape Character Type and Area	Potential View	Sites	Comment
Lancashire Coastal Path	LCT Low Coastal Drumlins	Easterly view from viewpoint at Glasson	Sites 01 and 09	Strong Visual Relationship with LCT Low Coastal Drumlins
Open Access Land	LCT Moorland Fringe and LCT Moorland Hills	West and north westerly views form elevated moorland slopes and plateau within the Forest of Bowland AONB at Clougha Pike & the viewpoint at Jubilee Tower	Sites 01, 02, 03 & 04, 08 and 09	Strong visual relationship with LCT Low Coastal Drumlins, LCT Drumlin Field, LCT Farmed Ridge, LCT Undulating Farmland
Open Access Land	LCT Enclosed Moorland Hills and Undulating Lowland Farmland	Northerly elevated moorland slopes and plateau within the Forest of Bowland AONB at Claughton Moor	Site 10	Strong visual links to LCT Lune Valley and Drumlin Fields
Lancaster Canal	LCT Low Coastal Drumlins	Easterly views from canal at Galgate and Carnforth and south easterly views from Lune Aqueduct	Sites 01, 02, 05 & 06 and 09	Strong visual relationship with LCT Low Coastal Drumlins
Ashton Memorial	LTC Historic Urban area	North easterly and easterly views out towards Lune Valley and Forest of Bowland AONB	Sites 02 and 08	Strong visual relationship with LCT Low Coastal Drumlins, LCT Drumlin Field, LCT Farmed Ridge, LCT Undulating Farmland and LCT Moorland Fringe and LCT Moorland Hills
National Cycle Route	LCT Low Coastal Drumlins	Sequential rural views east across the low-lying drumlins	Sites 02, 06 and 10	
PRoW network	All	Sequential rural views	All	Varies between sites with PRoWs running across them to distant views across rural landscapes

Table 1.10: High sensitivity viusal receptors - summary

## **Baseline Visual Receptor Summary**

Table 1.11 below, summarises the important visual receptors with a potential view to each of the sites.

Table 1.11: Summary of baseline assessments
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Site Reference	NE National Character Area	LCC Local Landscape Character Type and Area	Visual Receptor	Comment
Site 01	NCA 31	LCT Low Coast Drumlins / LCA Carnforth-Galgate- Cockerham LCT Drumlin Field / LCA Docker-Kellet- Lancaster	Lancaster Canal Lancashire Coastal Way Open Access within Forest of Bowland AONB (Jubilee Tower, Hare Appletree Fell, Rowton Brook Fell, Clougha Pike & Black Fell) National Cycle Route PRoW	Within foreground setting to the Forest of Bowland AONB
Site 02	NCA 31	LCT Low Coast Drumlins / LCA Carnforth-Galgate- Cockerham & LCT Drumlin Field / LCA Docker-Kellet-Lancaster	Lancaster canal Open Access within Forest of Bowland AONB (Jubilee Tower, Hare Appletree Fell, Rowton Brook Fell, Clougha Pike & Black Fell) Ashton Memorial National Cycle Route Green Lane	Within foreground setting to the Forest of Bowland AONB, side slopes of Lune Valley and adjacent to Lancaster City historic edge
Sites 03 & 04	NCA 31	LCT Low Coast Drumlins / LCA Carnforth-Galgate- Cockerham	Open Access within Forest of Bowland (Clougha Pike & Black Fell) National Cycle Route PRoW	Within setting to the Forest of Bowland AONB and side slopes of Lune Valley
Sites 05 & 06	NCA 31	Low Coast Drumlins / LCA Carnforth-Galgate- Cockerham	Lancaster Canal National Cycle Route	Site 06 With Green Belt to south of Carnforth
Site 07	NCA 31	LCT Low Coast Drumlins / LCA Heysham-Overton LCT Suburban,		
Site 08	NCA 31	LCT Drumlin Field / LCA Docker-Kellet-Lancaster	Open Access Land within Forest of Bowland AONB (Jubilee Tower, Hare Appletree Fell, Rowton Brook Fell, Cloughan Pike & Black Fell) Ashton Memorial	Within foreground setting to the Forest of Bowland AONB and adjacent to Lancaster City historic edge

Site Reference	NE National Character Area	LCC Local Landscape Character Type and Area	Visual Receptor	Comment
			National Cycle Route	
Site 09	NCA 31	LCT Low Coast Drumlins / LCA Carnforth-Galgate- Cockerham	Lancaster Canal	
Site 10	NCA 33	LCT Valley Floodplains / LCA Lune Valley	Open Access Land within Forest of Bowland AONB (Claughton Moor) National Cycle Route PRoW	Within the Forest of Bowland AONB and the lower slopes of Lune Valley

## APPENDIX A Identified Site Locations

#### Arcadis UK

34 York Way London N1 9AB T: +44 (0) 20 7812 2000

#### arcadis.com





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## **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.1: Site 01 – Bailrigg Garden Village

JULY 2018







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## LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

### Part 2: Site 01 – Bailrigg Garden Village

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Report No	UA001453-02.1 - LCC_ISA
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## **Version control**

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02	13 <sup>th</sup> April 2018	B. Pope	Issue 02
03	04 <sup>th</sup> May 2018	B. Pope	Final issue following client review
04	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed
05	18 <sup>th</sup> July 2018	B. Pope	Final Issue

This report dated 13 March 2018 has been prepared for Lancaster City Council(the "Client") in accordance with the terms and conditions of appointment dated 18 July 2017(the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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## Part 2: Site 01 – Bailrigg Garden Village

#### **Summary of Assessment**

- The study area takes in six local landscape character areas, including two which fall within the Forest of Bowland AONB
- Potential significant effects on the character of two locally valued landscape character areas
- Potential significant effects on views out of the Forest of Bowland AONB.
- Potential significant effects on views from high sensitivity residential properties at the urban edge of Lancaster and the settlement edges of Galgate.
- Potential significant effects on views from high sensitivity rural properties and PRoW at Bailrigg, Burrow Heights and Whinney Carr within the site, as well as properties located on Tarnwater Lane
- Land east of Ashton Road forms a separate area, screened from the wider landscape by the Lancaster Canal corridor and provides an opportunity for well-designed rural canal side development.
- Recommendation that development within the strategic site should be laid out in smaller pockets separated by a network of green space, including agricultural land, and mitigation planting and screening measures.
- Recommendation to retain and incorporate important landscape features within the development such as native hedgerows, stone walls and boundary trees.
- Recommendation that development at the Forest Hills site should be low key and of a limited nature.

## **Existing Site**

This assessment of Bailrigg Garden Village is based upon the site allocation as of Summer 2017, and so is reflective of these site boundaries. (Please note, the boundary and planning context of the Bailrigg Garden Village has evolved since then, and so this assessment is not reflective of the 'Broad Location for Growth' as shown in the Publication version of the Local Plan and which is currently being investigated via preparation of an Area Action Plan).

The site is located to the southern edge of Lancaster City, between the M6 corridor and the Lancaster Canal and is made up of the following five areas;

1. Whinney Carr; located between the canal corridor to the west and the A6 and West Coast Main Line (WCML) to the east, immediately south west of Scotforth – approximately 60 Hectares

2. Burrow Heights; located between the Canal corridor and the A6 and WCML to the south of Whinney Carr – approximately 102 Hectares

3. Bailrigg Village; located between the A6 and the M6 corridors between Scotforth to the north and Bailrigg Village to the south – approximately 46 Hectares

4. The land east of Ashton Lane: located between the Lancaster canal to the west, the A588 to the east, and bound by Tarnwater Lane to the south – Approximately 40 Hectares,

5. The identified Area of Separation located immediately north of Galgate and west of the University of Lancaster Campus and the A6 and the WCML, and;

6. The land to the east of the M6, which is presently occupied by the Forest Hills Golf and Conference Centre, and the University of Lancaster Meteorological Department,

#### **Development Proposals**

Lancaster City Council has identified this site as potentially capable of accommodating up to 3,500 new homes. The Council will set a spatial and defining framework for development by preparing an Area Action

Plan (DPD) and this will provide a basis for further and detailed masterplanning. For the purposes of this high-level assessment it is anticipated that the proposals would include clusters of development of varying density across the whole area, with integrated access, infrastructure and local service provision.

The total area for this strategic site amounts to circa 248 hectares. The present aspiration for the site is for approximately 3,500 residential properties, including associated infrastructure. This would require approximately 100 hectares at an average density of 35 units per hectare, which amounts to 40% of the total area identified.

#### **Previous Assessments**

As part of the baseline data collection previous assessment work undertaken by others for this site has been reviewed. This includes the following;

- Landscape Assessment of Emerging Site Options Whinney Carr, Lancaster (2012), Woolerton Dodwell
- LCC SHLAA Allocation site assessments (sheet 040) UE01 South Lancaster Urban Extension, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 136) Residential Site 334 Bailrigg, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 133) Residential Site 341 Whinney Carr, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 138) Residential Site 351 Land north of Bailrigg Lane, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 131) Residential Site 385 Land east of Deep Cutting Farm, Ashton Road, Lancaster, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 138) Residential Site 386 Land south of Pinewood Close, Ashton Road, Lancaster, (2015), Arcadis
- LCC SHLAA additional Site Assessments (sheet 281) Forest Hills (2017), Arcadis

### **Baseline Description**

This document considers the local landscape character of the strategic site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31 and 33.

With reference to Figure UA001453-02 in Appendix A this strategic site falls within the low coastal drumlins landscape of LCA 12a: Docker-Kellet-Lancaster and the higher ground of the undulating lowland farmlands of LCA 5i: West Bowland Fringes, located to the south of Lancaster City. The eastern part of the site is approximately 2km to the west of the Forest of Bowland AONB boundary. The overall assessment study area has been defined as a buffer of 1km around the site. The additional Forest Hills site is located within the adjacent undulating lowland farmlands of LCA 5i.

A further three landscape character areas are located within the 1km study area, lying within the higher ground to the east of LCA 5i and include, Farmed Ridges, LCA 7c: Langthwaite Ridge; Drumlin Field, LCA 13c: Carnforth-Galgate-Cockerham, Farmed Ridges, LCA E2: Quernmore (in Forest of Bowland AONB). The extent of the intervisibility of the strategic site within all six LCAs is indicated on the ZTV mapping in Appendix B – Drawing UA001453-002.

The characteristics of the five LCAs in which the strategic site falls, and the landscape condition, value and importance of them are summarised in Table 2.1.1 below. the extent of the intervisibility of the strategic site within the five LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-002.

Receptor	Local Landscape Condition	Site Value to LCA	Opportunity
LCA 5i	Local pocket of high ground in relation to the coastal plain which provides an important undeveloped buffer between the south edge of Lancaster City and the university campus. Bailrigg village sits within this gap.	High	Retain the green space between the southern edge of the city and Bailrigg village. Improve integration of Forest Hills with wider landscape east of the M6 corridor.
LCA 7c	Key undeveloped smooth ridge which is noticeable in the setting to both Lancaster City to the west and the AONB to the east. There are extensive views out to the west to Lancaster and the coastal drumlin plain.	Medium	-
LCA 12a	Key undeveloped drumlin features which are prominent in the wider local landscape and visible from the higher ground to the east including the AONB.	High	Protect key drumlin features and the setting to the important Lancaster Canal. Retain important views out to the coast from the higher ground.
LCA 13c (partially within AONB)	Important transitional landscape between the low lying coastal plain and lower farmed slopes along the M6 corridor and the rising open moorland slopes of the AONB to the east.	Medium	Provide further screening to the M6 from distant views from the east as part of any development.
LCA E2 (partially within AONB)	Nationally designated landscape with notable elevated ridgelines above the River Conder Valley, providing dramatic views out to the lower coastal landscape to the west.	High	Improve integration of Forest Hills with wider landscape through increased planting cover as part of any development.
LCA N1 (partially within AONB)	Open undulating farmland sitting below the rising hills forming the western edge of the Forest of Bowland AONB,	High	Improve integration of Forest Hills within wider LCA

#### Table 2.1.1 Identified Site 01 - Summary of Landscape Character

#### Landscape Designations

Whilst not protected by national landscape designations the area does contain three local landscape designations proposed for designation in the Submitted Local Plan.; This includes Land to the north of Galgate and Land to the South of Hala Hill and adjacent to the M6. These are both identified as Urban Setting Landscapes.

These are those landscapes which whilst peripheral to the built form provide a visual frame for the urban area, providing an important role in the setting of existing development, and providing a significant context or legibility to features wither within the landscape or surrounding it.

In the case of land to the south of Hala Hill and adjacent to the M6 the land is identified as providing an important green buffer separating the southern extent of Lancaster's urban development from Lancaster University to the south and screens views to the M6. It is noted to be an important transition landscape.

The Land to the West and South of Lancaster University, Lancaster (Site 16) is identified as Key Urban Landscape (KUL) and is considered integral to the immediate experience of campus life with numerous sports facilities and historic mature landscape features.

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the strategic site and where development within it could have a susceptible to change on the quality of the view. These high sensitivity receptors are identified in Table 2.1.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the strategic site.

Table 2.1.2: Identified Site 01 - Summary of Visual Receptors

Receptor	Description	Existing View
Properties located along Bailrigg Lane & Bailrigg Chase, Bailrigg	Two storey properties, generally facing south and west set along the road	Views north and south west of rolling farmland, partially filtered by nearby boundary vegetation. Glimpsed views of the coastline on the horizon.
PRoW running north from Bailrigg Lane to Collingham Park	PRoW and off-road cycle route running north – south between fields	Slightly elevated views out to the west across the A6 corridor, heavily filtered by mature boundary vegetation alongside the route and along the edge of the road corridor
PRoW running north from Bailrigg Lane to Winmarleigh Road (RVP 01)	PRoW running north across agricultural fields to Winmarleigh Road	Elevated views west across the A6 and WCML corridors towards Burrow Heights and Whinney Carr, with the coastline visible beyond, partially filtered by mature vegetation along field boundaries. Heavily filtered views east towards the M6 corridor beyond the gently rising landform, with LCA N1 / 7c visible beyond extending to the Forest of Bowland AONB.
Properties to the southern edge of Scotforth, south Lancaster – Shirehead Crescent, Winmarleigh Road, Barnacre Crescent	Two storey residential properties generally facing east and west rising up the hillside form the A6 towards the motorway corridor	Filtered views out to the west and south over nearby rooftops across the site towards the coastline on the horizon.
Hazelrigg Barn & Eastrigg, Hazelrigg Lane	2 storey residential properties facing east	Elevated views east across the Farmed Ridges towards the AONB.
Blear Tarn Farm, Hazelrigg Lane	2 storey residential property set back from road	Views out to the east across the lowland farmland landscape.

Receptor	Description	Existing View
Dam Head Farm & Thorn Hill Proctor Moss Road	2 storey residential property facing south	Elevated views south across the Low Coastal Drumlins and lowland farmland, partially screened by nearby vegetation.
Conder Bank, Proctor Moss Road,	2 Storey residential property facing north	Views north and south across the rolling landscape.
Condergarth, Kit Brow Lane	2 storey farm property facing south, surrounded by outbuildings	Filtered views south and north across the lowland farmland.
Lane Side, Kit Brow Lane	Single storey residential property facing east	Views east and west across the rolling landscape.
Higher Kit Brow & Lower Kit Brow, Higher Kit Lane	1 and 2 storey properties with views north and south	Filtered views across the Low Coastal Drumlins and undulating lowland farmland.
Properties located at Highland Brow, Galgate	2 storey properties located to the northern end of Highland Brow facing east and west	Angled views north towards the area of separation.
Properties located at Meadow Park / Lime Avenue, Galgate	2 storey residential properties located along the northern edge of Galgate	Rearward views of the rising Drumlin farmland forming part of the area of separation.
Properties on Leach House Lane, Galgate	1 storey former farm buildings converted to residential properties set around a central courtyard	Views to the north and west across the area of separation, partially filtered by mature field boundary vegetation and boundary trees in the foreground.
The Coach House, Burrow Road	2 storey property facing west towards the A6 and WCML corridor	Views east across the undulating farmland towards the University of Lancaster campus. Distant views to the Forest of Bowland AONB beyond. Rearward views west screened by Park Coppice.
South Barn, Five Ashes Farm, Burrow Road	2 storey properties facing west towards the A6 and WCML corridor	Views east across the undulating farmland towards the University of Lancaster campus filtered by mature boundary hedgerows and trees in the foreground. Distant views to the Forest of Bowland AONB beyond. Rearward views west across the undulating farmland towards the Lune estuary and the coastline on the horizon.
PRoW running north west from Burrow road to Whinney Carr (RVP's 02, 03, 04 & 05)	PRoW running north west up to Burrow Heights then onwards to Whinney Carr	Elevated views out in all directions from Burrow Heights, with the forest of Bowland AONB visible to the east, Galgate visible in the distance to the south, partially screened by blocks of mature woodland, the Lune estuary and coastline to the west, and the southern edge of Lancaster

Receptor	Description	Existing View
Properties on Five Ashes Lane	2 storey residential property	Views north and south across the undulating farmland, filtered by mature boundary hedgerows and trees in the foreground. Distant views north screened by localised topography.
Burrow Farm, Burrow Lane	2 storey residential property facing west	Views west across the undulating farmland filtered by nearby mature trees. Rearward views towards the University of Lancaster campus, with views beyond screened by mature woodland planting around the campus and M6 corridor. Parts of the WCML infrastructure are present in the foreground.
Berksey Brow, Burrow Road	2 Storey residential property facing north	Views north and south across the undulating farmland, filtered by mature boundary hedgerows and trees in the foreground. Distant views north screened by Burrow Heights rising up to prevent distant views.
Burrow Heights Farm and properties on Burrow Heights Lane	A small cluster of 2 storey properties located along Burrow Heights land rising from a shallow valley south of Burrow Heights to meet Burrow Lane to the east	Views south and west across the rolling farmland towards the Lune estuary and coastline framed by blocks of mature deciduous woodland and filtered by mature boundary hedgerows and trees.
Lower Burrow Farm	1 and 2 storey residential properties set in a shallow valley between two localised ridges	Near views out in all directions of the rolling farmland, contained to the north and east by rising topography with five Ashes prominent on the ridgeline to the west. Mature woodland to the south (Park Coppice) and along the Lancaster Canal corridor to the west, frame distant views south west along the valley towards the Lune estuary and coastline. Overhead power lines and pylons are prominent on the skyline to the west across the valley.
Brantbeck Farm, Tarnwater Lane	Large 2 storey farmhouse facing east, set into farmed slopes falling west to east from Crane Wood to the Lancaster Canal Corridor	Views are heavily contained by the rolling topography and mature boundary hedgerows and trees to the north and south, and blocks of mature woodland to the east and west. Overhead power lines dominate the skyline passing overhead to the west.
Tarnwater Farm and properties along Tarnwater Lane (RVP 06)	2 storey properties facing north	Views out north across the localised plateau farmland, contained to the east by mature woodland along the Lancaster Canal corridor. Views west are contained in the distance by the rising topography. Ground level views are partially blocked by the high stone wall along Tarnwater Lane, with views further filtered by mature boundary hedgerows and trees. Overhead powerlines dominate the skyline to the east and north.
Properties located at Lane End, Tarnwater Lane	2 storey residential properties facing north and south	Views north and south across the gently rolling farmland, filtered by mature boundary hedgerows and trees. Views west are contained by rising farmland mature woodland, and the mature vegetation along the Lancaster Canal is visible to the east. Overhead powerlines are prominent on the skyline to the north.

Receptor	Description	Existing View
Whinney Croft and properties off Carr Lane	A small cluster of residential properties generally facing south set between the Lancaster canal corridor to the west and the rising farmland to the east	Views are heavily contained by the mature vegetation along the Lancaster canal corridor and the rising topography with a number of mature field hedgerows and tress present on the skyline.
Properties on Pinewood Close	2 storey residential properties facing east and west	Views east and north are blocked by the mature vegetation along the Lancaster Canal corridor. Views east and south are heavily filtered by mature trees set around property and field boundaries, contained by rising topography to the west.
Properties on A586, Ashton Road	2 storey residential properties located along the A586 facing east	Views rearwards to the west area contained by the rising topography. Immediate views east are available across the A586 and immediately arable farmland, with further views screened by the mature vegetation along the Lancaster Canal corridor.
Properties on Viscount Drive	2 storey residential properties facing north	Elevated rearward 1 <sup>st</sup> floor views across arable farmland and cemetery, framed to the west by the mature vegetation along the Lancaster Canal corridor. Views are further heavily filtered by mature boundary hedgerows and trees.
Properties on Rays Drive	2 storey residential properties facing north on the southern side of Rays Drive	Rearward views south across the open farmland, heavily filtered by a band of mature trees along the rear property boundaries. The WCML and its infrastructure is partially filtered in cutting to the west with small blocks of trees and hedgerows further filtering views.

#### **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.1.2 above, six key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the six representative viewpoints are shown in Appendix A - Drawing UA001453-02. The six RVPs are as follows:

- RVP 01: View north west from PRoW leading from Bailrigg village to Scotforth
- RVP 02: View east towards Forest of Bowland AONB from Burrow Heights
- RVP 03: View north towards Lancaster form Burrow Heights
- RVP 04: View east towards Coastline from Burrow Heights
- RVP 05: View south towards Galgate and University of Lancaster from Burrow Heights
- RVP 06: View north from cottages located on Tarnwater Lane
# Assessment

#### Overview

This section undertakes a high-level assessment to indicate if the development at strategic site 01 could result in potential significant effects on the landscape and on visual amenity. In addition, the site makes an assessment of the likely impact any development within the Forest Hills site could have on the local landscape and visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

#### Effects on Landscape character

With reference to Figure UA001453-02 in Appendix A development at Whinney Carr, Burrow Heights, Bailrigg and Land east of Ashton Lane, would potentially result in a significant effect on the landscape character of both LCA 12a and LCA 5i. This is due to the extensive intervisibility the development could have on in these LCAs and the corresponding influence the new built form would have on the wider landscape character. In addition, the development around Bailrigg Village would also compromise Lancaster City Councils Key Urban Landscape area. The potential effects of this development on the five local landscape character areas are summarised in Table 2.1.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 5i	High	High – Development at Bailrigg village would have a clearly evident change in the appearance and setting of this landscape resulting in the encroachment of the urban form within an important buffer and Key Urban Landscape at the south edge of the city and redefining the undulating lowland farmlands landscape.	Yes
LCA 7c	High	Low – Development would have a perceptible change on the character of the adjacent area, although aspects of the development would be concealed by existing mature vegetation. The change would not affect the integrity or character of the existing farmed ridges landscape.	No
LCA 12a	High	High – Development at Whinney Carr, Burrow Heights, Bailrigg Village and Land east of Ashton Road would have a clearly evident change in the setting and appearance of this landscape, resulting in the encroachment of the urban form and redefining the low coastal drumlins landscape within the site and adjacent area.	Yes
LCA 13c	Medium	Low – Development would have a perceptible change on the character of LCA. The change would not affect the integrity or character of the existing drumlin field landscape.	No
LCA E2	High	Low – Development would have a perceptible change on the character of LCA. The change would not affect the integrity or character of the existing farmed ridges landscape.	No
LCA N1	High	Low – Development is unlikely to have a perceptible change on the setting and key characteristics of the LCA	No

Table 2.1.3: Identified Site 01 - Landscape Character Effects

Development of the strategic site along with the Forest Hills site would potentially have a greater change on the character of LCA 5i due to a greater intensity of development around the separation area between Lancaster City and the university.

## Effects on Visual amenity

The potential visual effects of the development within the five areas of the strategic site as well as at the Forest Hills Site are set out in Table 2.1.5, below:

Table 2.1.5: Identified Site 01 and Forest Hills Site Summary of Visual effects

Site & RVP reference	Effect on visual amenity
Whinney Carr	Development at Whinney Carr would result in a clearly evident change in the quality of the view from residential properties at the south edge of Lancaster and those located within the strategic site boundary. As a result of the loss of open countryside features and urban encroachment in these views, they are likely to experience a high nature of change, resulting in a major adverse significance of effect.
See RVP 01	Properties located further away, where the strategic site forms part of a wider view, the development at this location would result in a likely insignificant effect. However, where views take in more of the wider strategic site, notably at Burrow Heights and Bailrigg village there is likely to be a high nature of change, resulting in a major adverse significance of effect.
Burrow	Development at Burrow Heights would result in a clearly evident change in the quality of the view from nearby residential receptors as well as users of local PRoW which would experience high nature of change, resulting in a major adverse significance of effect.
Heights See RVP 02, RVP 03, RVP 04 & RVP 05	There are limited receptors with more distant views to this part of the site, although Burrow Heights is a clearly visible feature in views from the Forest of Bowland AONB. Properties located at the edge of Bailrigg Village with westerly views are likely to experience a medium nature of change, resulting in a moderate adverse significance of effect. Receptors at the edge of Galgate and Scotforth are also likely to experience partial views to the development, but this would be considered an insignificant effect.
Bailrigg Village	Development at Bailrigg Village would have a clearly evident change in the quality of the view from properties located within Bailrigg Village and at the south edges of Scotforth and properties along the north side of Bailrigg Lane. These properties would experience a high nature of change, resulting in a major adverse significance of effect on their views.
	Views to this part of the site are also available from properties located within Whinney Carr and Burrow Heights and is seen as part of the wider landscape, and back cloaked by the vegetation along the M6 corridor and within the wider Lowland Farmland of LCA 5i beyond. From these receptors the development at Bailrigg Village in conjunction with development at Whinney Carr and Burrow Heights, would have likely have a high nature of change, resulting in a major adverse significance of effect.
Land east of Ashton Lane See RVP06	Development at Land east of Ashton would be experienced as a remote pocket, separated from the rest of the strategic site by the Lancaster Canal corridor and associated dense mature vegetation which runs along the canal edges. As a consequence, this part of the strategic site is well contained and as a result views of development within this area would be limited to nearby properties on Tarnwater Lane, Ashton Lane, and Pinewood Close. It is likely these properties, would experience a high nature of change, resulting in a major adverse significance of effect due to the loss of open farmland features and urban encroachment in the view.
Area of Separation	The proposed area of separation would maintain a green space between the extension of Lancaster and Galgate to the south and as such would be maintained and enhanced as open countryside as part of the development. The area currently identified is considered sufficient to minimise the effects of development at Burrow Heights on the quality of the view from receptors within the undulating wooded landscape within LCA 5i to the east.
	Glimpses of urban development may still be possible from properties at the north edge of Galgate, as well as those located within the area of separation along Leach Lane. It is considered that these

Site & RVP reference	Effect on visual amenity
	properties would experience low to negligible nature of change, resulting in a negligible to neutral significance of effect.
Forest Hills	Development at the Forest Hills site would have a clearly evident change in the quality of the view for a number of rural residential receptors and isolated PRoW located at to the east of this area. Given the rural setting and an increase in built form, it is likely these receptors would experience a high nature of change, resulting in a moderate to major significance of effect.
Site	Views to and from receptors within the remote, elevated parts of the LCAs to the east including elevated views out of the Forest of Bowland AONB, would experience an increase in built form to the south of Lancaster City, resulting in a likely medium nature of change and a minor to moderate significance of effect.

# **Recommendations**

#### Acceptability of the site for development

Overall, it is considered that development should be possible across this strategic site with careful consideration for key views and the protection of key landscape features to ensure effects on landscape character and visual amenity are minimised as far as possible.

Any development within the Forest Hills site should be kept to a minimum to avoid significant effects on views out of the AONB and its immediate setting.

#### **Opportunities for Mitigation**

The potential impact of the development on existing landscape character would be dependent on the scale and nature of the final proposals. It is therefore recommended that the development areas should be set out in smaller blocks, separated by green infrastructure, open countryside and woodland blocks to retain the important landscape features within the site, and to ensure the new built form is integrated with them. The new built form should be laid out so that the development areas are separated by green space with good design reflecting the local vernacular and meeting or existing current standards. Mitigation planting and locally well-designed land modelling should be used for both screening and integration to help reduce the overall scale and appearance of the new built form on the wider landscape and visual amenity.

Development should, therefore, be planned in small well designed, integrated pockets, and separated by retained agricultural land and green space. Important features within the landscape which are visible throughout the site and from a distance, including views from the Forest of Bowland AONB, should be protected from development. These include Burrow Heights and the undulating ridgeline which runs south to Galgate. Key views should be maintained including views from Burrows Lane and Burrows Farm south west towards the Lune Estuary and the coastline.

The Land east of Ashton Lane forms a separate area, screened from the wider landscape by the Lancaster Canal corridor and provides an opportunity for urban development with minimal impact on the wider landscape and views. Development in this area is also considered to have the least impact on the overall landscape character of LCA 12a and would not be perceptible from the AONB.

Any development proposed within the Forest Hills site should be very carefully considered due to potential likely significant effects this could have on the landscape character of LCA 5i, as well as the potential for significant effect on the quality of the views out from the AONB and its setting to the east.

# Appendix A

Site 01 Location and Zone of Theoretical Visibility

# Appendix B

Site 01: Representative Viewpoints



RVP 01: View North west towards Whinney Carr from PRoW leading from Bailrigg village to Scotforth



RVP 02: View East towards Forest of Bowland AONB from Burrow Heights



RVP 03: View north towards Lancaster form Burrow Heights



RVP 04: View East towards Coastline from Burrow Heights



RVP 05: View south towards Galgate and University of Lancaster from Burrow Heights



RVP 06: View north from cottages located on Tarnwater Lane



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.2: Site 02 – Land at Cuckoo Farm / Ridge Lane

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

# Part 2.2: Site 02 – Land at Cuckoo Farm / Ridge Lane

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Report No	UA001453-02.2 - LCC_ISA
Date	JULY 2018

# **Version control**

Version	Date	Author	Changes
01	13 <sup>th</sup> April 2018	B. Pope	1 <sup>st</sup> Issue
02	04 <sup>th</sup> May 2018	B. Pope	Final issue following Client review
03	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed
04	18 <sup>th</sup> July 2018	B. Pope	Final Issue

This report dated 18 July 2018 has been prepared for Lancaster City Council (the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017 (the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.



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# Part 2.2: Site 02 – Land at Cuckoo Farm / Ridge Lane

## **Summary of Assessment**

- The study area takes in five local landscape character areas four identified within the Lancaster City Council Landscape Character Assessment for Lancashire, and one identified within the Forest of Bowland AONB assessment
- Development could potentially result in significant effects on three LCAs including one which forms the setting to the AONB
- Potential significant effects on westerly views out of the Forest of Bowland AONB.
- Potential significant effects on views from high sensitivity residential properties at the urban edge of Lancaster and the Lancaster Canal and aqueduct crossing the River Lune
- Recommendation that development within the strategic site should be considered in smaller blocks separated by a network of green space, including blocks of native species woodland
- Recommendation to protect key views, including views out of the AONB to the south east and the Lancaster Canal aqueduct

# **Existing Site**

Located to the north east of Lancaster, the site has an elevated position falling east, north and west from a central ridge. The site is bound by the M6 motorway to the east, the northern extents of Lansil Golf Course to the north, Caton Road and the residential area of Ridge to the west, and HMP Lancaster Farm, Ridge Lea Hospital, Lancaster cemetery and a new residential development at Quernmore Park to the south.

The site is generally elevated, with steep slopes, which form the southern slopes of the Lune Valley, and fall sharply towards the Lancaster canal located at the north west and north edge of the site. The central, east and southern sections of the site have a gentler rolling profile. Currently the site consists of pasture land to the centre and south, with the western and north edge forming part of Lansil Golf Course.

## **Development Proposals**

The development to be assessed for this strategic site is based on an illustrative development framework which was previously developed by the Landscape Agency and was referred to as Site UE3: Cuckoo Farm. This identified development of the site being focused on the west side, located on the sloping hillside falling north and west towards the Lancaster canal. Smaller parcels of development of varying densities were also identified along the south edge of the site backing onto HMP Lancaster Farm. The majority of the east edge of the site adjacent to the M6 were proposed as retained open space, partially replacing the area of golf course which would be lost to development to the west. The development parcels were indicated generally running north to south to follow the local topography, and broken up by groups of existing and proposed vegetation in the form of woodland and screening planting.

## **Previous Assessments**

The following assessments have previously been carried out for this site;

- Site UE3: Cuckoo Farm, Lancaster Landscape Summary RP1055 001 Rev A, (2017), The Landscape Agency
- LCC SHLAA Allocation site assessments (sheet 041) UE03 East Lancaster land to the west of the M6 / Residential site 682, (2015), Arcadis

# **Baseline Description**

This document considers the local landscape character of the strategic site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Area (NCA) 31, as described in Part 1. Situated on a prominent ridge line at the north edge of Lancaster, the site creates an important undeveloped slope along the south side of the Lune valley between the urban edge of Lancaster and the M6 corridor. Beyond the M6 is open countryside which extends towards the Forest of Bowland AONB, located approximately 1km to the east.

With reference to Figure UA001453-02 in Appendix A, the identified site is located within LCC LCAs 12a and 13c as well as the Forest of Bowland AONB LCA N1. Due to the sites proximity to the Forest of Bowland AONB (within 1km) the study area has been extended to a 3km radius. As such, the study area also extends across LCC LCAs 7c and Suburban Landscape Types. The extent of the intervisibility of the strategic site within the five LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-003.

The characteristics of the three LCAs within which the strategic site falls, and the landscape condition, value and importance of them are summarised in Table 2.2.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 7c	Good condition, partially interrupted in views out by the M6 corridor to the west	Medium	Protect views out from LCA towards coastline through improvements to existing vegetation blocks
LCA 12a	Site contains key features of the landscape character type and forms a distinctive element within the wider setting of Lancaster.	High	Retain distinctive ridgeline and enhance local features including blocks of woodland to retain elements of existing character
LCA 13c	The landscape is atypical of the LCA due to the managed landscape of Lansil Golf Course. However, it still forms a distinctive open edge and greenspace, in particular when viewed from the Lune valley.	Medium	Retain screening and protect views to and from Lune valley
LCC Suburban	Medium condition – mix of Victorian and post-war residential areas	Medium	Retain vegetation cover to protect views from LCA towards site
N1	The site is fragmented from the wider LCA by the M6 corridor running north to south along the eastern edge, however contains several features typical of the LCA.	Medium	Strengthen connection with wider LCA across the M6 corridor

Table 2.2.1: Identified Site 02 - Summary of Landscape Character

### Landscape Designations

Whilst the landscape within this strategic site is not protected by a national landscape designation, the northern and eastern edges of the site is designated as one of Lancaster City Council's emerging Urban Setting Landscapes (USL). The landscape is described as high-quality farmland and exemplar drumlin landscape, containing Biological Heritage Sites and large areas of woodland which combine to create an important setting to the City of Lancaster. In addition, the eastern part of the site forms part of the setting of the Forest of Bowland AONB, between its boundary and the built form of Lancaster.

### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the strategic site and where development within it could have a susceptible to change on the quality of the view. These high sensitivity receptors are identified in Table 2.2.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the strategic site.

Receptor Type	Description	Existing View
Properties on Quernmore Road, (RVP 05)	2 storey properties facing north west	Elevated views across the M6 corridor towards Lancaster, taking in the Ashton Memorial to the west and the coastline in the far distance.
Stanley Farm, Quernmore Road	2 storey farm property facing west	Elevated views across the M6 corridor, on a slight embankment towards Lancaster, and filtered by mature vegetation in the foreground. The Ashton Memorial forms a prominent feature to the south. HMP Lancaster Farm is visible in front of a backdrop of mature woodland.
Moor Side, Old Parkside Farm & Davies's Farm, Grimeshaw Lane	2 storey farm properties with views south east and north	Partial views west over rolling farmland across the M6 corridor in cutting towards the site and Lancaster beyond, filtered by mature vegetation along the M6 and in the foreground.
Residential Properties on Lune Valley Estate, off Caton Road (RVP 03)	2 storey residential properties, generally facing north,	Rearward views across the lower edge of the Lansil Golf Course. Further views are blocked by the rising topography and mature woodland block running east to west across the hillside.
Properties on Ambleside Road & Honistor Road, Ridge	1 & 2 storey residential properties, generally facing east and north along the western edge of the site	Views out across the undulating upper slopes of the site.
Properties and users of the PRoW on Crag Road, Ridge (RVP 01)	1 storey and 2 storey dormer residential properties facing east and north. Recreational users of the footpath following the road	Views east and north across the local ridgeline of the site, filtered by mature vegetation in the foreground and to the north, with the rising hillside visible beyond. Partial views of traffic movement along the M6 corridor in the distance with the hillsides rising beyond.
Residential properties along Halton Road, Whalley Road, Tan Hill Drive, Alderley	2 storey residential properties, generally facing east and west along terraced streets in Beaumont, to the west of the River Lune valley	Filtered upper floor views east across the River Lune valley to the Lansil Golf Course and beyond to the Forest of Bowland AONB in the far distance.

Table 2.2.2: Identified Site 02 - Summary of Visual Receptors

Receptor Type	Description	Existing View
Drive, Wensley Drive, Newby Drive, Ashbourne Road & Ashbourne Drive, Skerton		
Ridge Farm, Cuckoo Lane	2 storey residential property located to the top of the ridgeline in the centre of the site	Elevated views east and south, and partial views north, filtered by screening vegetation along the western and northern boundaries.
New Residential properties being constructed at Quernmore Park, off Quernmore Road	2 and three storey residential properties under construction stepping down the sloping hillside	Generally angled views north from upper storey windows, framed by the rising topography to the west and the mature woodland to the east.
Users of The Lancaster Canal & Towpath (RVP 02)	Recreational users of the canal and towpath, including crossing the Lune aqueduct	Heavily filtered views east across the canal through the adjacent mature vegetation to the rising slopes of Lansil Golf Course. From the aqueduct there are views east and north taking in the site rising steeply in the midground, with the vegetation along the canal edge screening the lower slopes.
Users of the PRoW along Cuckoo Lane, Ridge	Recreational users of the footpath crossing the site along the southern boundary	Open views north across the ridgeline and Ridge Farm, the M6 motorway corridor and the countryside beyond, views east over the motorway corridor to the rising hillsides beyond.
Users of the PRoW and bridleway running along the western edge of the M6 from Cuckoo Lane to Lancaster Cemetery (RVP 04)	Recreational users of the footpath	Views west across the site towards Ridge, partially framed by mature woodland along the southern edge of the site and filtered by hedgerows and mature trees scattered across the site.

## **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.1.2 above, five key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the five representative viewpoints are shown in Appendix A - Drawing UA001453-03. The five RVPs are as follows:

- RVP 01: View east from Crag Road
- RVP 02: View south east from Lancaster Canal Aqueduct over the River Lune
- RVP 03: View south from Lune Valley Estate
- RVP 04: View West from Bridleway adjacent to M6 corridor
- RVP 05: View north west from properties at Quernmore Road

# Assessment

### Overview

This section undertakes a high-level assessment to indicate if the development at strategic site 02 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

### Effects on Landscape character

With reference to Figure UA001453-03 in Appendix A development of the strategic site as set out in the illustrative development framework would potentially result in a significant effect on the Landscape Character of LCA 12a. This is due to the increase in built form and extension of the urban edge across the existing ridge line and encroachment into the south side slopes of the Lune Valley.

From within the study area, the development would also potentially result in significant effects on LCAs 7c and N1 due to the likely change in the setting to these two LCAs. The potential effects of this development on the five local landscape character areas are summarised in Table 2.2.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 7c	Medium	Low – Development would result in a slight change in the setting of the LCA with increased built form on views out to the west across the M6 corridor in particular to the southern corner adjacent to HMP Lancaster Farm	No
LCA 12a	High	High – development would form a significant change in the appearance and character of the local landscape	Yes
LCA 13c	Medium	Medium – development would result in a significant effect on LCA13c due to the increase in built form and change of use along the lower edges of the hillside, on the local landscape surrounding the Lancaster Canal.	Yes
LCC Suburban	Medium	Low – development would result in a slight change in the setting of the LCA in wider views and from limited views out towards the site	No
N1	Medium	Medium – Development would result in a significant change in appearance and character of the western edge of the LCA, in particular to the south adjacent toe HMP Lancaster Farm, however this would be restricted by the M6 corridor forming a visual edge to the built form	Yes

Table 2.2.3: Identified Site 02 - Landscape Character Effects

## Effects on Visual amenity

The potential visual effects of the development on typical views within the strategic site study area are set out in Table 2.2.4, below, and based on the identified five representative viewpoints:

Table 2.2.4: Identified Site 02 Summary of Visual effects

Site & RVP reference	Effect on visual amenity
RVP 01	From this location development would likely result in a major change in view for residential properties located along Crag Road due to the appearance of built form around Ridge farm. This would be partially screened by existing mature vegetation in the foreground reduced in winter months due to loss of leaf cover. This would have a high nature of change and result in a moderate to major adverse significance of effect depending on mitigation measures included within any detailed design.
RVP 02	From this location development of the western edge of the site would be noticeable in the introduction of built form and loss of green space amongst the mature woodland that surrounds Lansil Golf Course. This increase in built form and change in appearance of the landscape would have a medium change in existing view and result in a moderate adverse significance of effect.
RVP 03	From this position development of the northern edge of the site would be prominent beyond the existing residential properties in the form of new built form across the existing green space amongst the mature woodland that forms Lansil Golf Course, along with a change to the ridge line beyond. This would have a high visual change and result in a major adverse significance of effect.
RVP 04	From this location development of the northern and eastern parts of the site would result in significant additional built form on the landscape in the near ground, obscuring views across the ridge line and surrounding Ridge Farm. The development of the southern corner of the site adjacent to HMP Lancaster Farm would be prominent immediately to the south of this position in the form of new built form along with the proposed access road running south to connect to Quernmore Road. This would have a high nature of change and result in a major adverse significance of effect for users of the bridleway.
RVP 05	Development of the site would result in a small change in view for residential properties looking north and west from this location because of increased built form on the ridge line to the north of HMP Lancaster Farm. This would have a low nature of change and result in a minor adverse significance of effect.

# **Recommendations**

### Acceptability of the site for development

The development of this site would potentially result in a significant change in local landscape character which forms the setting to the Lune valley to the north west and the Forest of Bowland AONB to the east, as well as impacting on views from the local and wider area. Partial development or development of the site in parcels as proposed by the illustrative development framework would likely result in a reduced impact due to the breaking up of built form along the west and northern sides of the site.

Views of the proposed development from the west, in particular from the Lancaster Canal Aqueduct would result in a moderate adverse effect as per the current proposals, within increased built form rising up the hillside partially filtered by existing and new vegetation

Development of the south eastern corner of the site, including the provision of an access route along the existing bridleway adjacent to HMP Lancaster Farm, would be visible from the M6 corridor and the rising hillsides to the east in the form of increased built form adjacent to the infrastructure of the prison, but this would be partially filtered by mature vegetation located along the motorway corridor, resulting in a slight adverse effect from high sensitivity receptors.

## **Opportunities for Mitigation**

Overall, although it is considered that the existing character of the strategic site is sensitive and development as a whole would have a significant nature of change on the existing landscape, it is considered that partial development of the site could be possible with suitable breaks in the development blocks. In particular the north and west sections of the site, through a combination of retaining and extending the woodland blocks and protecting the prominent River Lune valley slopes from development would help to reduce further urban encroachment in to the River Lune valley and in views from the Lancaster Canal Aqueduct.

Improved screening along the eastern boundary of the site would serve to reduce the impact of the M6 corridor on the new residential development, whilst reducing the effect on views from the eastern side of the site we received from LCA's 7C & N1. In particular screening along new development to the south east corner of the site, and the proposed access route running along the line of the existing Bridleway adjacent to HMP Lancaster, would reduce the impact on wider views to the east towards the Forest of Bowland AONB.

Elsewhere the implementation of appropriate planting in the form of small woodland blocks and linear features would help to reduce the impact of development and help to integrate it into the wider landscape and the setting to the AONB.

Development should be planned with good design reflecting the local vernacular and meeting or existing current standards.

# Appendix A

Site 02 Location and Zone of Theoretical Visibility

# Appendix B

Site 02: Representative Viewpoints



RVP 01: View east from Crag Road



RVP 02: View south east from Lancaster Canal Aqueduct over the River Lune



RVP 03: View south from Lune Valley Estate



RVP 04: View West from Bridleway adjacent to M6 corridor



RVP 05: View north west from properties at Quernmore Road

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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.3: Sites 03 & 04 – Land at Hammerton Hall & Beaumont Hall, North Lancaster

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

Part 2.3: Sites 03 & 04 – Land at Hammerton Hall & Beaumont Hall, north Lancaster

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03	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed

This report dated 13 March 2018 has been prepared for Lancaster City Council(the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017(the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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# Part 2.3: Land at Hammerton Hall & Land at Beaumont Hall, North Lancaster

# **Summary of Assessment**

- The study area takes in four local character areas.
- Potential significant effect on the character of one locally valued landscape character area
- Potential significant effects on views from surrounding high sensitivity receptors, including residential properties and PRoW, including the Lancaster canal.
- Recommendation that any development be focussed on the more contained southern and western sections of the site
- Protection of key views and buffers to edges of development should be included in any designs put forwards
- Recommendation to retain and incorporate important landscape features within the development such as native hedgerows, stone walls and boundary trees

# **Existing Site**

The two sites are located along the northern edge of Lancaster, tightly bound to the north by the new A683 (Bay Gateway) which runs west from the M6 junction 34 to Heysham. The sites are separated by the A6 running north to south into Lancaster from Slyne, with Hammerton Hall west of the A6, and Beaumont Hall to the east. The area to the east of Beaumont Hall located between Kellet Lane and the M6 is included within the site designation as an area of separation.

#### Hammerton Hall

The site covers an area of pasture farmland split in half by the Lancaster Canal, bound by the A683 to the north and falling south towards Hammerton Hall Lane. The western boundary is bound by Barley Cop Lane and Folly Lane – recently redirected as part of the by-pass construction. The eastern edge is bound by the A6 to the north, and Beaumont College to the south east, with mature woodland planting along the boundary.

The western portion of the site has recently been returned to farmland following temporary use for construction of the bypass and the new overbridges crossing the west coast main line railway and The Lancaster Canal. A significant area of mitigation planting has been developed along the northern boundary of the by-pass and along the western side to form screening to residential properties adjacent to the south western and southern boundaries.

#### **Beaumont Hall**

The site is bound by the A6 to the west and the residential properties along Green Lane, the Lancaster canal and Halton Road with residential properties facing the site along the southern boundary. The eastern boundary is defined by Kellet Lane running north towards Nether Kellet, with the northern boundary defined by the new A683 by-pass.

The site is split into large regular fields separated by mature native hedgerows generally running north to south following the fall in topography.

### **Development Proposals**

No proposals have been prepared for the above sites at present. It is assumed that any development would be primarily residential and mostly housing units, with some supporting use and infrastructure.

### **Previous Assessments**

The following assessments have previously been carried out for these areas;

- LCC SHLAA Allocation site assessments (sheet 043) Broad Location Site GB01: North Lancaster Greenbelt, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 105) Residential Site 683 Land north of Hammerton Hall, Lancaster, (2015), Arcadis

# **Baseline Description**

This document considers the local landscape character of the identified site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31: Morecambe Coast and Lune Estuary, as described in Part 1.

With reference to Figure UA001453-04 in Appendix A these identified sites fall within LCA 12a. The overall assessment study area has been defined as a buffer of 1km around the site, which also takes in parts of the LCA suburban, LCA Historic Core and LCA Industrial Age. A summary of the LCAs is provided in part 1 of this report. The extent of the intervisbility of the identified site within the five LCAs is indicated on the ZTV mapping in Appendix B – Drawing UA001453-002.

The characteristics of the LCA 12a in which this identified site falls, and the landscape condition, value and importance of them are summarised in Table 2.1.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 12a	Partially disturbed along northern boundary and separated from wider LCA by the Bay Gateway	Medium	Enhance native hedgerow field boundaries and enhance screening to by-pass
LCA Suburban	Good condition – mix of residential Victorian and post-war properties within localised business and retail centres typical of the LCA	Medium	Protect and enhance boundary vegetation – in particular along the Lancaster Canal
LCA Historic Core	Good condition – centre of Lancaster	Low	-
LCA Industrial Age	Good condition – typical of LCA	Low	-

Table 2.3.1: Identified Sites 03 & 04 – Summary of Landscape Character

### Landscape Designations

The landscape within this site is included in the following designations under the emerging Lancaster City Council Local Plan;

 Part of Site 03, The land south of the Bay Gateway, Lancaster (AS-01) has been designated as an Urban Setting Landscape - A high-quality landscape with a strong pattern and mature well managed features containing recreational routes and Lancaster canal. An important urban fringe amenity and setting to the adjacent urban area The area of separation to the east of the site, Land north of Endsleigh Grove, Lancaster (AS-02) is identified as Urban Setting Landscape, providing a setting for historic infrastructure and strong cultural heritage features with prominent mature well managed landscape features.

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the identified site and where development within it could have a susceptible to change on the quality of the view. These high sensitivity receptors are identified in Table 2.3.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the identified site.

Receptor	Description	Existing View
Residential properties located along Kellet Lane (RVP 01)	2 storey residential properties facing east onto Kellet Lane	Views east across the rolling mixed agricultural landscape, heavily filtered by a native species hedgerow running along the western side of Kellet Lane, which is in average to poor condition with significant breaks as a result of construction works for the Bay Gateway.
Residential properties located along Carus Park	2 storey residential properties facing north and west along the southern side of Carus Park	Views of the rising agricultural pasture land, separated by native species hedgerows of generally poor condition with numerous breaks in line. Overhead power lines running north east to south west across the ridge line interrupt the view of generally undisturbed farmland.
Residential properties located along Woodlands road, Pollard Place & Moss Place	2 storey residential properties facing north, south east and west within a small residential development on the southern side of the Lancaster Canal	Rearward, angled side views and filtered forward facing views north across the canal to the gently rising agricultural pasture land criss-crossed with mature native species hedgerows of generally good condition. Views are filtered by mature deciduous trees located along the edge of the canal corridor in the foreground.
Properties located along Green lane and Aysgarth Drive	2 storey residential properties generally facing south along the northern edge of Green Lane	Rearward view of the gently rising agricultural pasture land criss-crossed with mature native species hedgerows of generally good condition. Views are partially screened and framed by mature deciduous woodland.
Properties located along Lancaster Road	2 storey residential properties and farmsteads located along the original line of Slyne Road	Rearward views of the rising agricultural pasture land interspersed with native species hedgerows in good condition, forward views of the re-profiled Lancaster Road and embankment with the retained agricultural pasture land visible along the new ridgeline, angled views of the new Lancaster road overbridge crossing the Bay Gateway to the north.

Table 2.3.2: Identified Sites 03 & 04 - Summary of Visual Receptors

Receptor	Description	Existing View
Residential properties located along Tebay Close, Hammerton Hall Lane, Hammerton Close Shakespeare Road & Barley Cop Lane (RVP 03)	2 storey residential properties generally facing east, west and north.	Views north across gently rising agricultural pasture land heavily filtered by mature, slightly overgrown boundary hedgerows along Hammerton Hall Lane, with overhead pylons crossing the skyline beyond.
Hammerton Hall Farm,	3 storey farmstead property, facing south	Rearward views north and angled side views west take in the rising agricultural pasture land with the Lancaster canal cutting through the centre. The Bay Gateway is visible to the north on embankment and crossing the Lancaster canal and West Coast Main line (WCML) on overbridge with overhead pylons crossing the skyline beyond.
Users of the Green Lane & Bridleway running south from Bottomdale Road to The Lancaster Canal	Bridleway along Greenland running south through agricultural pasture land towards Lancaster, crossing the Bay Gateway on an overbridge	Views south across the rolling agricultural land, largely framed by the over-mature native species hedgerows to each side. The Bay Gateway is clearly prominent in cutting in the foreground, with Lancaster rising beyond the new ridgeline to the top of cutting. Overbridges across the bypass are prominent new features with overhead pylons crossing above.
Users of the PRoW running south from Slyne to The Lancaster Canal (RVP 04)	Users of the PRoW rising across the local hillside running south from Slyne, crossing the Bay Gateway on overbridge	Open views from an elevated position across the Bay Gateway in cutting with Lancaster clearly visible rising beyond the Lune Valley in the mid-distance. Clear views of the Ashton Memorial to the south and open views east towards the Forest of Bowland AONB.
Users of The Lancaster Canal and Towpath (RVP 02)	Users of the PRoW running north across the Lune aqueduct and onwards along the canal	From the aqueduct there are open views north of the rising agricultural pasture land beyond the dense deciduous woodland blocks along the edge of the Lune. Overhead pylons ae visible in the distance crossing the skyline. Further along the towpath, the rising agricultural land to each side frames views northwards with the Bay Gateway prominent crossing overhead on an overbridge.

# **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.3.2 above, four key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the
existing visual amenity of the local area. The location of the four representative viewpoints are shown in Appendix A - Drawing UA001453-04. The four RVPs are as follows:

- RVP 01: View west from Kellet Lane
- RVP 02: View north from Lancaster Canal Aqueduct over the River Lune
- RVP 03: View east from Barley Cop Lane
- RVP 04: View south from PRoW leading from Slyne to Beaumont

# Assessment

#### **Overview**

This section undertakes a high-level assessment to indicate if the development at identified sites 03 and 04 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

#### Effects on Landscape character

The potential effects of this development on the local landscape character areas are summarised in Table 2.3.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 12a	High	High – Development of the identified site would result in a change in landscape character which would have some effect on the wider landscape, this is in part reduced by the separation of the site to the wider landscape as a result of the Bay Gateway.	Yes
LCA Suburban	Medium	Medium – development of the site would result in a change in views from parts of the LCA and a change in the setting of the LCA, in particular for residential areas adjacent to the site.	Yes
LCA Historic Core	High	Negligible – development of the site would not be noticeable from the LCA	No
LCA Industrial Age	High	Low – development would result in a very minor change in setting of the LCA	No

Table 2.3.3: Identified Sites 03 & 04 - Landscape Character Effects

Although the sites contribution to local landscape character is considered to be moderate as a result of the interruption caused by the Bay Gateway, development of the identified site would be considered to have a significant effect, in particular as perceived when viewed from the wide LCA to the south. Should development of the site take place, the resulting change in character would result in the sites appearance being more in keeping with LCA Suburban as present immediately south of the site.

#### **Effects on Visual amenity**

The potential visual effects of the development within the identified site study area are set out in Table 2.3.4, below, based on the identified representative viewpoints:

Table 2.3.4: Identified Sites 03 & 04 Summary of Visual effects	

Site & RVP reference	Effect on visual amenity	
RVP 01	From this location, to the east of the site, development of the identified site would be highly visible through the introduction of built form within the view blocking more distant views and changing the overall appearance of the site. This would result in a high nature of change and a major adverse significance of effect.	
RVP 02	Development of the site would result in the introduction of new built form in views experienced by users of the PRoW and canal would visible amongst the existing vegetation and rising up beyond.	

Site & RVP reference	Effect on visual amenity
	As such this would result in a medium nature of change and a moderate adverse significance of effect.
RVP 03	The development of the site would result in new built form visible within the landscape located between the Bay Gateway to the north and the existing urban edge of Lancaster filtered by the mature deciduous woodland. Existing views would experience a medium nature of change resulting in a moderate adverse significance of effect.
RVP 04	From this location development of the identified site would result in new built form present beyond the false ridgeline of the Bay Gateway cutting with development of upper slopes and rooftops visible, partially blocking the wider views towards Lancaster. As a result, views would experience a low nature of change, resulting in a minor adverse significance of effect.

### Recommendations

#### Acceptability of the site for development

It is considered that the development of the entire identified site would result in a high nature of change on local landscape character and form a significant new feature in the wider landscape in views form surrounding high sensitivity receptors. It is therefore considered that development of the whole site would not be appropriate.

#### **Opportunities for Mitigation**

Due to the localised topography of the site, the eastern and northern edges of the site are most prominent and visible from distance with the lower slopes to the south screened from wider views. As such with careful planning to minimise the effects on key views and inclusion of suitable buffers along the northern and eastern edges, development of the site along the south and western could be accommodated with a greatly reduced significance of effect, in particular on the overall landscape character area and on visual receptors to the north and west.

Development for this part of the site should be considered at a similar density and style to the existing surrounding residential areas, and suitable screening should be provided for key features within and around the site, in particular along the Lancaster Canal corridor.

Where possible, existing hedgerow boundaries and vegetation should be retained and improved, along with suitable buffers to existing residential areas and PROW's crossing the site.

# Appendix A

Sites 03 & 04 Location and Zone of Theoretical Visibility

# Appendix B

Sites 03 & 04 Representative Viewpoints



RVP 01: View south west from Kellet Lane



RVP 02: View north from Lancaster Canal Aqueduct over the River Lune



RVP 03: View east from Barley Cop Lane



RVP 04: View south from PRoW leading from Slyne to Beaumont



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.4: Sites 05 & 06 – Land at Lundsfield Quarry & Land south of Windermere Road, South Carnforth

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

Part 2.4: Sites 05 & 06 – Land at Lundsfield Quarry & Land south of Windermere Road, South Carnforth

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03	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed
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This report dated 18 July 2018 has been prepared for Lancaster City Council (the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017 (the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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# Part 2.4: Land at Lundsfield Quarry & Land south of Windermere Road, South Carnforth

## **Summary of Assessment**

- The study area takes in two local character areas.
- Potential significant effect on one locally valued landscape character area
- Potential significant effects on views from the Lancaster Canal and properties immediately adjacent to the canal corridor
- Potential significant effects on views from high sensitivity residential properties to the east of the site as well as users of PRoW to the south of the site.
- Recommendation to focus development on Lundsfield Quarry, for new residential area with good connections to the existing urban area.
- Recommendation to focus low density development on land south of Windermere Road, within the north, lower section of the site.
- Recommendation to ensure development incorporates good design reflecting the style and appearance of development along the canal corridor edge

# **Existing Site**

The two sites are located to the south of Carnforth stretching from the Lancaster Canal, between existing residential areas, and Back Lane to the east.

#### Lundsfield Quarry

The site is bound by the Lancaster Canal to the north and west and the residential area comprising Windermere Road and Highfield Road. To the south the site is bound by agricultural pasture land rising up to the south. It is a disused former quarry, and so levels are generally flat with localised rises to the south, screened by young mature vegetation.

#### Land South of Windermere Road

The site stretches across the south of Carnforth across the agricultural land between Back Lane to the east and the Lancaster Canal to the west. The southern boundary is defined by the network of green lanes running east to west across the countryside. The northern boundary is defined by the residential properties located along Windermere Road and Lundsfield Quarry.

For the purposes of this assessment the two areas have been considered as a single site.

#### **Development Proposals**

No proposals have been prepared for the above sites at present. It is assumed that any development would be primarily residential and mostly housing units, with some supporting use and infrastructure.

#### **Previous Assessments**

The following assessments have previously been carried out on this area;

- LCC SHLAA Allocation site assessments (sheet 09) Residential Site 61 Lundsfield quarry, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 08) Residential Site 83 Windermere Road Garages, Carnforth, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 07) Broad Location Site GB3, South Carnforth Green belt, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 23) Regeneration Priority Area 01, (2015), Arcadis

# **Baseline Description**

This document considers the local landscape character of the identified site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31: Morecambe Coast and Lune Estuary.

With reference to Figure UA001453-05 in Appendix A these identified sites fall within LCA 12a. The overall assessment study area has been defined as a buffer of 1km around the site, which also takes in part of LCA 13c. The extent of the intervisibility of the identified site within the two LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-005.

The characteristics of LCA 12a in relation to these identified sites, and the landscape condition, value and importance of it are summarised in Table 2.4.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 12a	Medium - Land south of Windermere road is typical of the LCA, although there is significant interruption resulting from overhead power lines, phone masts and visibility of a wind turbine to the east at Back Lane Quarry. Lundsfield Quarry land comprises former quarry workings with significant young mature established vegetation	Medium - Both sites are of value but are not typical of the LCA	Integration of former quarry site into wider landscape. Improvement of existing field boundary hedgerows

Table 2.4.1: Identified Sites 05 & 06 - Summary of Landscape Character

#### Landscape Designations

The site is not covered by any landscape designations, however the land south of Windermere Road - Site 06, forms part of the south Carnforth Green Belt

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the identified site and where development within it could have a susceptible change on the quality of the view. These high sensitivity receptors are identified in Table 2.4.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the identified site.

Table 2.4.2: Identified Sites 05 & 06 – Summary of Visual Receptors

Receptor	Description	Existing View
Properties located along Longmere Crescent, Longfield Drive & St Austell Place	2 storey modern residential properties located to the west of the Lancaster Canal	East facing front, rearward and side views from ground and upper floors towards the site, heavily filtered by mature trees and planting along property boundaries and along the edge of the canal corridor in the foreground.

Receptor	Description	Existing View
Users of the Lancaster Canal and Towpath (RVP 01)	Users of the canal and towpath running north – south along the western edge of the site	Views of the rising topography of the land south of Windermere Road rising beyond the canal filtered by mature trees along the canal corridor.
Residential properties located along Lancaster Road	2 storey Victorian terraced properties facing east and west along the Lancaster Road (A6) corridor.	Front facing and rearward views across the road and canal corridor to the site on slight elevation to the east, filtered by mature trees along the canal corridor
Users of Lancaster Marina	Residential and temporary moorings and users of the canal towpath running north – south along the eastern edge of the site.	Views across Lancaster Marina to Lundsfield Quarry site and existing young mature vegetation
Properties located along Alexandra Road & Towpath Walk	2 storey residential properties facing east and north to the immediate north of the site	Rearward views south across the canal corridor towards Lundsfield Quarry, beyond Carnforth Rangers Football Club, filtered by mature trees along the canal corridor
Properties located along Queens Drive, Kings Drive & Dunkirk Avenue	2 storey post-war semi-detached properties facing east and north	Rearward views south and west across the site, elevated to the west and rising to the south, filtered by dense deciduous boundary vegetation
Properties located along Windermere Road (RVP 05)	2 storey post-war semi-detached properties facing west, east and north	Rearward and side views south across the rising agricultural land interspersed by gappy native species hedgerows, and fences. Occasional mature field trees, overhead power lines and phone mast are prominent on the skyline
Users of the PRoW running south from Windermere Road (RVP's 02 & 03)	PRoW running south from Windermere Road across the site to Thwaite house Farm	Open views south and west across the rolling agricultural land, broken up by gappy native species hedgerows, and fences. Occasional mature field trees, overhead power lines and phone mast are prominent on the skyline
Users of the PRoW running east from Back Lane to The Lancaster Canal, and connected footpaths (RVP 04)	Network of green lanes and PRoW running east to west between the canal corridor and Back Lane	Elevated views north across the rolling agricultural pasture land interrupted by broken native species hedgerows

## **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.4.2 above, five key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the five representative viewpoints are shown in Appendix A - Drawing UA001453-05. The five RVPs are as follows:

- RVP 01: View west from Lancaster Canal

- RVP 02: View north from Green Lane to the west of Windermere Road
- RVP 03: View South from Green Lane to the west of Windermere Road
- RVP 04: View north from PROW which runs from Back Lane to the Lancaster Canal
- RVP 05: View south from properties off Windermere Road

# Assessment

#### Overview

This section undertakes a high-level assessment to indicate if the development at identified sites 05 & 06 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

#### Effects on Landscape character

The potential effects of this development on the local landscape character area is summarised in Table 2.4.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 12a	Medium	Development at Lundsfield Quarry would constitute an increase in built form on the edge of the existing urban area, resulting in a medium nature of change and a minor adverse significance of effect Development on Land south of Windermere Road would be result in a significant increase in built form and an extension of the urban edge of Carnforth, resulting in a high nature of change and a moderate adverse significance of effect.	Moderate Adverse

Table 2.4.3: Identified Sites 05 & 06 - Landscape Character Effects

Overall it is considered that the site is of medium value. Development of the whole area would result in a noticeable change in overall appearance and character of the local landscape to the south of Carnforth.

#### Effects on Visual amenity

The potential visual effects of the development within the identified site study area are set out in Table 2.4.4, below, based on the identified representative viewpoints;

Site & RVP Effect on visual amenity reference Users of the Lancaster Canal towpath would experience a medium nature of change as a result of development, with new built form to the western side of the site visible to the east of the canal rising **RVP 01** up the hillside, however existing mature vegetation along the canal corridor would provide a level of screening to development resulting in a moderate adverse significance of effect From this position users of the PRoW and nearby residential properties would experience a medium nature of change as a result of new built form located at a lower level in front of the existing urban **RVP 02** form of South Carnforth along the A6 corridor and beyond, partially screened by existing mature vegetation along the edge of the route and to the rear gardens of properties. As a result, users would experience a minor adverse significance of effect. From this position users of the PRoW and nearby residential properties would experience a high **RVP 03** nature of change as a result of significant new built form present on the hillside rising to the south, screening the existing horizon line and resulting in a major adverse significance of effect.

Table 2.4.4: Identified Sites 05 & 06 Summary of Visual effects

Site & RVP reference	Effect on visual amenity
RVP 04	From this location users of the PRoW would experience a high nature of change as a result of significant new built form located in front of the existing urban settlement, resulting in a major adverse significance of effect.
RVP 05	From this position residential properties would experience a high nature of change as a result of significant new built form present on the hillside rising to the south, screening the existing horizon line and resulting in a major adverse significance of effect.

### **Recommendations**

#### Acceptability of the site for development

It is considered that the development of Lundsfield Quarry would have limited impact on wider views and local landscape character, resulting in a noticeable increase in built form within an already urban area.

The development of the Land south of Windermere Road would have a more significant impact on visibility and landscape character as a result of its increased elevation, increasing the prominence of development and significantly extending the urban edge of south Carnforth.

As such development should be focussed on Lundsfield Quarry to provide a new residential area with good connections to the existing urban area. The land south of Windermere Road is considered to be capable of containing lower density development, focussed on the northern, lower section of the site.

#### **Opportunities for Mitigation**

Retention of existing vegetation with the site, in particular to the site boundaries around Windermere Road, Queens Drive, Kings Drive and Dunkirk Avenue to the east and along the canal corridor to the west would limit the impact of development on local visual receptors

Protection of the visibility of the existing ridge line and reduced development along the southern portion of the land south of Windermere Road would reduce the impact of development on wider views and limit the level of perceived change form more distant views.

New built form should be laid out so that the development areas are separated by green space with good design reflecting the local vernacular, in particular along the edge of the canal corridor.

Mitigation planting and locally well-designed land modelling should be used for both screening and integration to help reduce the overall scale and appearance of the new built form on the wider landscape and visual amenity.

# Appendix A

Sites 05 & 06 Location and Zone of Theoretical Visibility

# Appendix B

Sites 05 & 06 Representative Viewpoints



RVP 01: View west from Lancaster Canal



RVP 02: View north from Green lane to the west of Windermere Road



RVP 03: View South from Green lane to the west of Windermere Road



RVP 04: View north from PROW which runs from Back Lane to the Lancaster Canal



RVP 05: View south from properties off Windermere Road



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.5: Site 07 – Heysham Gateway

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

### Part 2.5: Site 07 – Heysham Gateway

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01	13 <sup>th</sup> April 2018	B. Pope	1 <sup>st</sup> Issue
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04	18 <sup>th</sup> July 2018	B. Pope	Final Issue

This report dated 18 July 2018 has been prepared for Lancaster City Council(the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017(the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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# Part 2.5: Heysham Gateway

### **Summary of Assessment**

- The study area takes in six local landscape character areas
- Potential significant effects on LCA 18d
- Potential significant effects on views from surrounding high sensitivity receptors, including residential properties and PRoW
- Recommendation that development retains and protects existing vegetation within and along the site perimeter
- Recommendation that development should incorporate screen bunding and planting to minimise impacts on surrounding high sensitivity visual receptors

# **Existing Site**

The proposed site is identified as a strategic site under the Lancaster City Council Local Plan, located on the west coast immediately south of Heysham covering Heysham Power Station, Heysham Golf course and the northern section of Ocean Edge Leisure Park.

The site is bound by the coastline to the west, Heysham port and the A683 to the north, the Heysham Rail line and Middleton Road to the east, and brownfield land associated with Middleton Industrial Estate to the south.

#### **Development Proposals**

No proposals have currently been developed for this site. it is included within the local plan under Energy for potential expansion of the Nuclear Power Plant – Heysham 3.

#### **Previous Assessments**

The following assessments have previously been carried out on this area;

- LCC SHLAA Allocation site assessments (sheet 75) Energy HEY2 Heysham 3 construction footprint, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 81) Energy HEY2 Heysham Power Station, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 83) HEY1 Heysham Energy Coast, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 84) Regeneration Priority Area 01 South Heysham, (2015), Arcadis
- LCC SHLAA Allocation site assessments (sheet 85) Nature Reserve 1 South Heysham Nature Reserve, (2015), Arcadis

## **Baseline Description**

This document considers the local landscape character of the strategic site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31: Morecambe Coast and Lune Estuary.

With reference to Figure UA001453-06 in Appendix A this strategic site falls within LCA 12a and LCA Suburban. The overall assessment study area has been defined as a buffer of 1km around the site, which

also takes in parts of LCA industrial age, LCA Historic Core and LCA 16f. A summary of the LCA's is provided in part 1 of this report. The extent of the intervisibility of the strategic site within the LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-06

The characteristics of the LCA's in relation to this strategic site, and the landscape condition, value and importance of them are summarised in Table 2.5.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 12c	Poor – a generally interrupted and fragmented landscape not typical of the LCT	Medium	Reinstate traditional features including hedgerows, improved screening to Heysham power station and infrastructure where possible
LCA 16f	Fair – Generally typical of the LCT, with some interruption from energy infrastructure	Low	Reinforce and improve traditional features
LCA 18d	Good – generally typical of the LCT	Low	Protect and enhance typical features
LCA Suburban	Fair – Contains some significant typical features of the LCT, however significant interruption from energy and transport infrastructure	Medium	-
LCA Historic Core	Good – contains key characteristics of the LCT	Medium	-

Table 2.5.1: Identified Site 07 – Summary of Landscape Character

#### Landscape Designations

There are no landscape designations covering this identified site

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the strategic site and where development within it could have a susceptible change on the quality of the view. These high sensitivity receptors are identified in Table 2.5.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the strategic site.

Table 2.5.2: Identified Site 07 – Summary of Visual Receptors

Receptor	Description	Existing View
Residential properties located on McDonald Road, Connaught Road, Londonderry Road & Oakville Road (RVP 01)	2 storey residential properties facing north, east and west to the north of the site	Rearward views south across the site, partially screened by Heysham port rail corridor and heavily filtered by mature native species trees in the foreground

Receptor	Description	Existing View
Residential properties located on Combermere Crescent, Melville Road, Warren Grove,	2 storey post-war residential properties generally facing east and west	Slightly elevated views south and west, heavily filtered by mature native species tree cover and scrub in the foreground
Residential properties located on Mossgate Park, Viking way & Dunlin Avenue	2 & 3 storey modern residential properties generally facing east and west	Elevated views south and west towards the site, heavily filtered by mature native species vegetation following the Heysham port rail line and A683 corridor in the foreground
Properties located along Middleton Road (RVP 02)	1 & 2 storey residential properties generally facing north and west to the east of the site	Elevated view north and west towards the site, partially screened by Heysham business park in the middle distance and heavily filtered by young mature and mature vegetation surrounding the nature reserve
Residential properties located on Mill Hill Grove	2 storey post war residential properties generally facing east and west to the south east of the site	Views north and west across agricultural land in the foreground, heavily screened and filtered by blocks of mature woodland and boundary hedgerows and trees in the middle distance
Residential properties located on Lavender Way, Badger Wood & Natterjack Lane (RVP 03)	1 storey residential properties and 4 storey residential apartments facing south east and west	Elevated views north and west towards the site, taking in the nature reserve in the middle distance
Users of the PRoW's located at Half Moon Bay	Users of the PRoW running west to the coastline	Open views west and south filtered by young mature and mature vegetation surrounding the nature reserve
Users of the PRoW running west from Carr Lane to the coast	Users of the PRoW running west to the coastline along the northern edge of the caravan park	Views north and west towards the site, filtered by mature native species trees in the foreground

### **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.5.2 above, three key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the three representative viewpoints are shown in Appendix A - Drawing UA001453-05. The three RVPs are as follows:

- RVP 01: View south from A589
- RVP 02: View west from Heysham Golf Course
  RVP 03: View North from properties off Carr Lane (Middleton Towers)

# Assessment

#### Overview

This section undertakes a high-level assessment to indicate if the development at strategic site 07 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

#### Effects on Landscape character

The potential effects of this development on the local landscape character areas are summarised in Table 2.5.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 12a	Low	Medium – development of the site would result in a change on the setting of the LCA, but would not result in a major change as a result of existing infrastructure in the area	No
LCA 16f	Medium	Low – development would form a noticeable change however would not have a major impact on the setting of the LCA	No
LCA 18d	High	Medium – development would form a noticeable change in the setting of the LCA	Yes
LCA Suburban	Medium	Medium – development would likely form a noticeable change on the setting of the LCA but would not constitute a significant effect due to the	No
LCA Historic Core	Medium	Low – Development would likely result in a slight change in the setting of the LCA	No

Table 2.5.3: Identified Site 07 - Landscape Character Effects

Development of the strategic site to form a new power station would potentially be visible from a number of LCA's within the study area and may have some effect on their setting. However, due to the nature and scale of existing infrastructure in the area these effects are only considered to be potentially significant on one LCA.

#### Effects on Visual amenity

The potential visual effects of the development within the strategic site study area are set out in Table 2.5.4, below, based on the identified representative viewpoints;

Site & RVP reference	Effect on visual amenity
RVP 01	From this location development is likely to be noticeable in an increase in built form to the south adjacent to the existing power station, giving a Medium nature of change and a moderate adverse significance of effect
RVP 02	From this location the development would be noticeable in the form of increased built form and loss of landscape features in front of the existing power station, creating a high nature of change and resulting in a major adverse significance of effect

Site & RVP reference	Effect on visual amenity
RVP 03	From this location the development would be noticeable to visual receptors in the form of increased built development adjacent to the existing power station, creating a medium nature of change and a moderate adverse significance of effect.

## **Recommendations**

#### Acceptability of the site for development

Development of this site would be clearly evident and potentially result in slight effects on a number of landscape and visual receptors. The scale and type of development is however set against a backdrop of significant energy infrastructure and fair to poor quality landscape, reducing the overall effect of development.

As such with suitable mitigation it is considered that this site could be developed as proposed with limited impact on the surrounding landscape.

#### **Opportunities for Mitigation**

Where possible as much existing vegetation across the site should be retained and protected within the development, including the existing mitigation screening planting immediately east of the existing power station.

Screening bunding and planting should be incorporated to the eastern and southern extents of the site to minimise effects on surrounding visual receptors.

# Appendix A

Site 07 Location and Zone of Theoretical Visibility
# Appendix B

Site 07 Representative Viewpoints



RVP 01: View south from A589



RVP 02: View west from Heysham Golf Course



RVP 03: View North from properties off Carr Lane (Middleton Towers)



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.6: Site 08 – Land at Grab Lane, Lancaster

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

Part 2.6: Site 08 – Land at Grab Lane, Lancaster

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01	13 <sup>th</sup> April 2018	B. Pope	1 <sup>st</sup> Issue
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03	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed

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# Part 2.6: Land at Grab Lane, Lancaster

## **Summary of Assessment**

- The study area takes in five local character areas.
- Potential significant effect on the character of three LCA's including one within the Forest of Bowland AONB
- Potential significant effect on views from surrounding high sensitivity receptors, including residential properties and PRoW located east of the M6 motorway corridor towards the Forest of Bowland AONB.
- Recommendation that development should incorporate screen planting and mounding to minimise effects on the AONB

# **Existing Site**

The site consists of an area of pasture farmland located along Grab Lane, to the east of the City of Lancaster. The exact boundaries of the area have been defined through consultation with various statutory bodies and are not easily distinguishable on site. The western boundary of the site runs north and east from Wyresdale Road to meet Grab Lane at the edge of the existing residential development. The eastern boundary runs south from Grab lane along the back of Outlands Farm back to Wyresdale Road. The southern boundary follows Wyresdale Road, crossing the junction of Grab Lane and Wyresdale Road.

The site comprises entirely pasture and wet pasture land to the north and east, with Outlands Farm and associated outbuildings located on the south western part of the site.

### **Development Proposals**

No proposals have been prepared for the above sites at present. It is assumed that any development would be primarily residential and mostly housing units, with some supporting use and infrastructure.

## **Previous Assessments**

The following assessments have previously been carried out on this area;

 LCC SHLAA Allocation site assessments (sheet 126) Residential Site 328 – Grab Lane, (2015), Arcadis

# **Baseline Description**

This document considers the local landscape character of the identified site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31: Morecambe Coast and Lune Estuary.

With reference to Figure UA001453-07 in Appendix A this identified site falls within LCA 13c. The overall assessment study area has been defined as a buffer of 1km around the site, which also takes in part of the LCA suburban, LCA Industrial Age and LCA 7c, as well as the Forest of Bowland AONB LCA N1. The extent of the intervisibility of the identified site within these LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-07

The characteristics of LCA's in relation to this identified site, and the landscape condition, value and importance of them are summarised in Table 2.6.1 below.

Table 2.6.1: Identified Site 08 - Summary of Landscape Character

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 7c	Fair – the site is typical of the LCT however is interrupted by the M6 Corridor running along the western edge	Medium	Enhance screening to the M6 corridor to reduce impact on the LCA
LCA 13c	Fair – the site contains a number of key features of the LCT however is interrupted by the adjacent M6 corridor	High	Retain and enhance traditional features such as stone walls
LCA Suburban	Good – typical of the LCT	Medium	-
LCA Industrial age	Good – typical of the LCT	Low	-
LCA N1	Fair – typical of the LCT however interrupted by the M6 corridor running along the western edge	Medium	Enhance screening to the M6 corridor to reduce impact on the LCA

## Landscape Designations

The landscape within this identified site is not covered by any other designations under the revised Lancaster City Council Local Plan. However, the land surrounding the site is designated as the Grab Lane Preserved Setting Area, set out to ensure that the setting of Williamson Park and the Ashton Memorial to the east is maintained. In addition, the land to the west of the site is designated as a Key Urban Landscape, with the land to the east designated as Urban Landscape Setting.

## Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the identified site and where development within it could have a susceptible change on the quality of the view. These high sensitivity receptors are identified in Table 2.6.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the identified site.

Receptor	Description	Existing View
Residential properties located off Wyresdale Road (RVP 01)	2 storey residential properties facing north	Views north across Wyresdale Road to the sloping agricultural farmland including the development site, partially screened and filtered by stone boundary walls and mature vegetation to the edges of the highway in the foreground.
Well House, located on Wyresdale Road,	2 storey residential property	Views north across Wyresdale road towards the site, partially screened by stone boundary walls and mature native species trees in the foreground

Table 2.6.2: Identified Site 08 – Summary of Visual Receptors

Receptor	Description	Existing View
Users of Williamson Park and Ashton Memorial	Recreational users of the nearby park	Heavily screened views east across the site and surrounding landscape towards the M6 corridor and the Forest of Bowland AONB beyond.
Properties located on Fenham Carr Lane	2 and 3 storey residential properties facing east	Open views east across the site and surrounding farmland to the M6 corridor and the rising hillsides within Forest of Bowland AONB beyond
Properties on Parkgate Drive & Redwood Heights	2 & 3 storey modern residential properties generally facing east on rising hillside to the north west of the site	Elevated views out to the east across LCA13c towards the Forest of Bowland AONB, partially screened and filtered by built form and localised mature vegetation in the foreground
Properties on Gleneagles Drive (RVP 02)	Modern 2 storey residential properties facing north	Open rearward views south across the site, with occasional mature native species vegetation
Properties on Daisy Bank, west of the M6	2 storey post-war residential properties facing north	Slightly elevated rearward views south towards the site across LCT 13c taking in the rising hillsides of LCA's 7c & N1 to the east, partially filtered by gappy native species hedgerows and isolated hedgerow trees along field boundaries
Properties on Quernmore Road, east of the M6 (RVP 03)	2 storey residential properties facing north and west	Elevated views looking north and south west across LCA 13c towards Lancaster taking in the Ashton Memorial and the site below, partially interrupted by the M6 corridor in the mid-ground
Property located on Newlands Road	2 storey residential property facing north and west	Elevated views looking north and south west across LCA 13c towards Lancaster taking in the Ashton Memorial and the site below, partially interrupted by the M6 corridor in the mid-ground
Users of the PRoW running south from Langthwaite Road (RVP 04)	PRoW running south from Langthwaite road across LCA's 13c & N1 towards Westbourne House	Elevated views west across the localised ridgeline towards Williamson Park, the Ashton Memorial and Lancaster beyond, with the site partially visible below the wooded slopes of the park, screened by localised vegetation and boundary walls.
Oatlands farm	2 storey farmstead located to the eastern edge of the site off Grab Lane	Views west across the site to the wooded slopes of Williamson Park

# **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.6.2 above, four key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the four representative viewpoints are shown in Appendix A - Drawing UA001453-07. The four RVPs are as follows:

- RVP 01: View north from Wyresdale Road
- RVP 02: View south from Grab Lane
- RVP 03: View south west from properties at Quernmore Road
- RVP 04: View from PRoW off Langthwaite Road

## Assessment

#### Overview

This section undertakes a high-level assessment to indicate if the development at identified site 08 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

### Effects on Landscape character

The potential effects of this development on the local landscape character areas are summarised in Table 2.6.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 7c	High	Development of the site would likely result in a noticeable change in the setting of the LCA as a result of increased built form to the western edge resulting in a medium nature of change	Yes
LCA 13c	High	Development of the site would likely result in a noticeable change in the introduction of new built form within the open agricultural land located between Williamson Park and the M6 motorway resulting in high nature of change	Yes
LCA Suburban	High	Development of the site would result in a slight increase in built form which would be noticeable from localised points to the south and north of the site, resulting in a low nature of change	No
LCA Industrial age	High	Development of the site would not be noticeable from the LCA resulting in No change	No
LCA N1	High	Development of the site would likely result in a noticeable change in the setting of the LCA as a result of increased built form to the western edge resulting in a medium nature of change	Yes

Table 2.6.3: Identified Site 08 - Landscape Character Effects

Development of the identified site would result in new built form separate from the existing urban area and visible from LCA's to the north and west rising beyond the M6 corridor towards the Forest of Bowland AONB. As a result, development would likely have an impact on the setting of these LCA's and the edge of the AONB.

## Effects on Visual amenity

The potential visual effects of the development within the identified site study area are set out in Table 2.6.4, below, based on the identified representative viewpoints;

Table 2.6.4: Identified Site 08 Summary of Visual effects

Site & RVP reference	Effect on visual amenity
RVP 01	From this location the proposed development would form significant new built form immediately beyond Wyresdale Road, partially screened by the mature vegetation in the foreground and boundary walls along the road boundary, forming a high nature of visual change and resulting in a major adverse significance of effect.
RVP 02	From this location development would be visible to either side of Grab Lane forming significant new built form in the foreground and obscuring wider views to the south, creating a high nature of change and a major adverse significance of effect.
RVP 03	From this location the development would be visible as new built form located between existing residential areas sitting below Williamson Park. As such visual receptors in this location would experience a medium change in view resulting in a moderate adverse significance of effect.
RVP 04	From this location development would be partially visible as new built form sitting below Williamson Park, partially screened by mature boundary vegetation and stone boundary walls in the foreground. As a result, visual receptors would experience a low nature of change resulting in a minor adverse significance of effect.

# **Recommendations**

### Acceptability of the site for development

Development of this site would have a significant impact on three LCA's due to the increase in built form within an open area of agricultural land. Such development would result in significant effects on local visual receptors surrounding the site including high sensitivity residential receptors as well as the setting of Williamson Park and the Ashton Memorial as view from the east.

However, the effect of development on the wider study area would however be lower due to the relative containment of the site as a result of the rising wooded hillside of Williamson Park screening views from Lancaster to the west, existing residential areas to the north and rising topography to the east and south.

As such, with careful planning and integration of suitable mitigation measures it is considered that it this site would be suitable for development.

## **Opportunities for Mitigation**

Development is likely to have some impact on the setting of the Forest of Bowland AONB and efforts should be made to reduce this as far as possible through careful planning and setting out of the development and in the use of screening planting along the eastern edge.

New built form should follow good design practice reflecting the local vernacular and meeting or exceeding existing current standards. Mitigation planting and locally well-designed land modelling should be used for both screening and integration to help reduce the overall scale and appearance of the new built form on the wider landscape and visual amenity.

# Appendix A

Site 08 Location and Zone of Theoretical Visibility

# Appendix B

Site 08 Representative Viewpoints



RVP 01: View north from Wyresdale Road



RVP 02: View south from Grab lane



RVP 03: View south west from properties at Quernmore Road



RVP 04: View from PRoW off Wyresdale Road



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.7: Site 09 – Junction 33 Agri-Business Centre, South Galgate

JULY 2018







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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

# Part 2.7: Site 09 – Junction 33 Agri-Business Centre, South Galgate

Author	Ben Pope
Checker	Rob Kitch
Approver	David Hourd
Report No	UA001453-02.7 - LCC_ISA
Date	JULY 2018

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01	13 <sup>th</sup> April 2018	B. Pope	1 <sup>st</sup> Issue
02	04 <sup>th</sup> May 2018	B. Pope	Final issue following client review
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04	18 <sup>th</sup> July 2018	B. Pope	Final Issue

This report dated 18 July 2018 has been prepared for Lancaster City Council(the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017(the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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# Part 2.7: Junction 33 Agri-Business Centre, South Galgate

## **Summary of Assessment**

- The study area takes in three local character areas.
- It is anticipated there would be no significant landscape effects
- Potential significant effects on nearby high sensitivity visual receptors, including residential properties and PRoW, including the Lancaster Canal.
- Recommendation that development be in the same style and scale as local existing buildings with particular consideration given to the setting of the Lancaster Canal along the west edge of the site
- Recommendation that development should be focussed on the lower sections of the site and incorporate well designed landscape buffers to the perimeter of the site
- · Recommendation to protect key views into and out of the site

# **Existing Site**

The site is located to the south of Galgate between the A6 corridor to the east and the Lancaster Canal to the west. It consists of an undulating area of agricultural farmland, with strong enclosure created by mature vegetation along the field boundaries and the canal corridor. Most views in to and out of the site are filtered by this vegetation.

The northern edge of the site is bound by Galgate Marina and the Lancaster Canal which loops around the to the west edge of the site. The southern boundary is defined by a PRoW which follows a green lane between the A6 to the canal. Built development within the site is limited and comprises one farmstead, which is Lane House at the north east edge of the site.

#### **Development Proposals**

No proposals have been prepared for the above sites at present. It is assumed that any development would form a new industrial / business centre with supporting access and infrastructure facilities.

#### **Previous Assessments**

The following assessments have previously been carried out on this area;

 LCC SHLAA additional Site Assessments (sheet 280) Junction 33 Agri-Business Centre (2017), Arcadis

# **Baseline Description**

This document considers the local landscape character of the strategic site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Areas (NCA) 31: Morecambe Coast and Lune Estuary.

With reference to Figure UA001453-08 in Appendix A this strategic site falls within LCA 12a. The overall assessment study area has been defined as a buffer of 1km around the site, which also takes in parts of the LCA 5i and 15e. The extent of the intervisibility of the strategic site within the LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-08

The characteristics of the three LCA's in relation to this strategic site, and the landscape condition, value and importance of them are summarised in Table 2.7.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 5i	Good – contains a number of key features typical of the LCT	Medium	Retain and enhance site features including hedgerows and mature planting.
LCA 12a	Good – typical of the LCT	Medium	Retain and enhance site features including hedgerows and mature planting. Protect canal corridor to the west
LCA 15e	Good – high quality landscape typical of LCT	Medium	Retain and enhance site features including hedgerows and mature planting.

#### Table 2.7.1: Strategic Site 09 - Summary of Landscape Character

### Landscape Designations

The landscape within this identified site is not covered by any other designations under the revised Lancaster City Council Local Plan.

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the strategic site and where development within it could have a susceptible change on the quality of the view. These high sensitivity receptors are identified in Table 2.7.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the strategic site.

Table 2.7.2: Strategic Site 09 – Summary of Visual Receptors

Receptor	Description	Existing View
Lane House	2 storey farmstead property facing west and surrounded by outbuildings at the north east edge of the site	Framed views west and north across the north section of the site to the Lancaster Canal and the landscape beyond. Views south are obscured by existing farm buildings
Ellel Grange, Lakewood Cottages & Home Farm	2 storey Farmstead & holiday properties generally facing north east, located to the west of the site	Views across localised agriculture pasture land to the Lancaster Canal and with the site rising beyond. Views filtered by mature native species boundary hedgerows, hedgerow trees and blocks of woodland
Properties located at Crag Hall	2 storey residential property / farmstead facing north east, located to the south of the site	Heavily filtered views northwards screened by mature native species woodland in the foreground.
Properties located at Sellerley (RVP 03)	2 storey residential properties / farmstead facing south east, located to the north west of the site	Slightly elevated views south and east across the gently rolling agricultural pasture land towards the site. Views partially screened by associated farm outbuildings in the foreground and

Receptor	Description	Existing View
		elsewhere filtered by mature native species boundary hedgerows, hedgerow trees and blocks of woodland
Residential properties and Galgate Bridge and Marina (RVP 02)	2 storey residential properties facing south, located immediately east of the Lancaster Canal, to the north of Galgate Marina	Views south to the rising agricultural fields at the north end of the site. View, heavily filtered by mature native species trees and hedgerows along the canal corridor edge.
Users of the PRoW running west from the A6 RVP 01)	PRoW running west from the A6 along farm tracks to the Lancaster Canal	Views north across the site, which are filtered by over-mature native species hedgerows along the route edge. Views are contained by the rolling topography beyond
Users of the Lancaster Canal, Lancaster Canal Glasson Branch and associated towpaths	Canal towpaths, located on the western and northern banks of the canal, located to the east of the site	Views east are heavily filtered by mature native species trees and hedgerows along the canal corridor edge with the rolling topography of the site visible beyond.
Users of the PRoW running north along the western side of the Lancaster Canal to Galgate Bridge	PRoW running east and north from Weir Lock on the Lancaster Canal Glasson Branch to Galgate Marina to the north of the site	Slightly elevated views east are filtered by mature native species trees and hedgerows along the canal corridor edge with the rolling topography of the site visible beyond.
Users of the PRoW running north from J38 of the M6 to Galgate	PRoW running north across the rising agricultural field located between the WCML corridor and the M6 to the east of the site	Increasingly elevated views west across the road and rail corridors towards the site in the mid ground. Wider views to the coast beyond the site become available with increasing elevation. Views occasionally filtered by mature native species trees and hedgerows.

## **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.7.2 above, three key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the three representative viewpoints are shown in Appendix A - Drawing UA001453-08. The three RVPs are as follows:

- RVP 01: View north from Green Lane between A6 and the Lancaster Canal corridor
- RVP 02: View south from Galgate Marina
- RVP 03: View south east from Conder Green Road

# Assessment

### Overview

This section undertakes a high-level assessment to indicate if the development at strategic site 09 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

## Effects on Landscape character

The potential effects of this development on the local landscape character areas are summarised in Table 2.7.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 5i	High	Negligible – development of the site would potentially have a very minor change in the character of the western edge LCA beyond the M6 and WCML corridors.	No
LCA 12a	High	Low – development of the site would potentially result in new built form present to the south eastern edge of the LCA. However, the development would largely be screened from the wider LCA by localised topography and existing vegetation cover.	No
LCA 15e	High	Negligible – development of the site would be screened from the LCA by localised rising topography and existing vegetation cover to the immediate south of the site.	No

Table 2.7.3: Strategic Site 09 - Landscape Character Effects

The sites contribution to local landscape character is considered to be low and it is not considered that development would result in a significant landscape effect due to the localised rolling topography, existing vegetation cover and nearby existing infrastructure.

## Effects on Visual amenity

The potential visual effects of the development within the strategic site study area are set out in Table 2.7.4, below, based on the identified representative viewpoints;

Table 2.7.4: Strategic Site 09 Summary of Visual effects

Site & RVP reference	Effect on visual amenity
RVP 01	Development of the southern section of the site would have a noticeable change on the view due to the appearance of the new built form immediately adjacent to the receptor. Existing vegetation cover would help to soften the appearance of the new development. As a result, users would experience a medium nature of change and a moderate adverse significance of effect.
RVP 02	Development of the northern section of the site would have a noticeable change on the view due to the new built form located immediately adjacent Galgate Marina and rising up the hillside beyond. The new built form would be partially screened by the marina buildings and infrastructure and localised vegetation cover. The receptor would experience a medium nature of change resulting in a moderate adverse significance of effect.

Site & RVP reference	Effect on visual amenity
RVP 03	From this location development of the site would have a minor change on the view due to the introduction of the new built form in the wider landscape and visible beyond existing intervening fore-ground mature vegetation in the foreground. The receptor would experience a low nature of change resulting in a minor adverse significance of effect.

# **Recommendations**

## Acceptability of the site for development

It is considered that the development of this strategic site would not result in significant effects on localised landscape character. Significant effects are likely to be experienced by some localised visual receptors, although wider views are likely to be unaffected due to the presence of significant vegetation cover combined with localised rolling topography. It is considered that development of the site, with careful mitigation could be achieved with minimal effects on the wider landscape and visual amenity.

## **Opportunities for Mitigation**

Development of the site should be designed to reflect the local vernacular, scale and building heights. The layout of the site should be developed to keep built form to the lower sections of the site.

Suitable landscape tree belts and hedgerows should be considered to the perimeter of the site to reduce the impact on nearby visual receptors and to integrate the development into the wider landscape. In particular, consideration should be given to the sites relationship with the Lancaster Canal to protect its setting and appearance.

# Appendix A

Site 09 Location and Zone of Theoretical Visibility

# Appendix B

Site 09 Representative Viewpoints



RVP 01: View north from green lane leading form A6 to Lancaster Canal corridor



RVP 02: View south from Galgate Marina



RVP 03: View south east from Conder Green Road



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# **LCC: IDENTIFIED SITES LANDSCAPE** & VISUAL ASSESSMENT

Part 2.8: Site 10 – Land off Fleet Lane/Melling Road, Hornby

JULY 2018






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# LCC: Identified Sites Landscape & Visual Assessment Landscape & Visual Assessment

Part 2.8: Site 10 – Land off Fleet Lane/Melling Road, Hornby

Author	Ben Pope
Checker	Rob Kitch
Approver	David Hourd
Report No	UA001453-02.8 - LCC_ISA
Date	JULY 2018

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01	13 <sup>th</sup> April 2018	B. Pope	1 <sup>st</sup> Issue
02	04 <sup>th</sup> May 2018	B. Pope	Final issue following client review
03	09 <sup>th</sup> July 2018	B. Pope	Client comments addressed

This report dated 04 May 2018 has been prepared for Lancaster City Council(the "Client") in accordance with the terms and conditions of appointment dated 23 June 2017(the "Appointment") between the Client and **Arcadis UK** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.



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# Part 2.8: Site 10 – Land off Fleet Lane/Melling Road, Hornby

#### **Summary of Assessment**

- Designated landscape within the Forest of Bowland AONB.
- The study area takes in eight local landscape character areas two of which are likely to be significantly affected by development.
- Potential significant effects on the character of two locally valued landscape character areas.
- It is considered that development at this site would result in a noticeable change in the quality of the views within the Lune Valley and from the wider Forest of Bowland AONB.
- Although screening measures could be put in place, they could, by their nature and scale
  result in an inappropriate feature in views north and east along the Lune Valley.
- Views out from the settlement of Hornby would be limited by the screening nature of the intervening existing mature vegetation along the north west edge.

# **Existing Site**

The site is located immediately north of the settlement of Hornby, positioned to the west of Melling Road (A683) and bounded by Fleet Road to the east. Hornby High School and playing fields lie to the south and open agricultural land falling gently down to the river Lune lie to the west and north.

The site sits with the rolling agricultural landscape of Lancaster City Council Landscape Character Area (LCA) 11d Lune Valley Floodplains and the Forest of Bowland AONB LCA J2. This landscape consists of arable land delineated by mature native species hedgerows of varying quality and condition and post and wire fences consistent with the wider setting. There are open views available to the south and east along the Lune Valley. The east edge is defined by an avenue of mature trees along Fleet Lane and restrict views out to the east.

#### **Development Proposals**

No development proposals have been prepared for the site at this stage. However an application for the construction of 80 residential properties has been proposed by a private developer (application ref 17/01142/FUL), with development located to the centre and east of the site and the western side of the site remaining open land.

#### **Previous Assessments**

The following assessments have previously been carried out on this area;

- LCC SHLAA Allocation site assessments (sheet 057) Residential Site 712, (2015), Arcadis

## **Baseline Description**

This document considers the local landscape character of the identified site. Further reference to the sites national and local character area context is provided in the methodology in Part 1 of this report.

#### Landscape character overview

The site is located within National Character Area (NCA) 33; Bowland Fringe & Pendle Hill.

With reference to Figure UA001453-09 in Appendix A this identified site is located within LCC LCA 11d, as well as Forest of Bowland AONB LCA J1. The study area also extends across LCC LCAs 5i, 13b &13c, and Forest of Bowland AONB LCAs F4 & K1. The extent of the intervisibility of the identified site and the eight LCAs is indicated on the ZTV mapping in Appendix A – Drawing UA001453-009.

The characteristics of the LCAs within which the identified site falls, and the landscape condition, value and importance of them are summarised in Table 2.8.1 below.

Receptor	Local Condition	Site Value to LCA	Opportunity
LCA 5i	Good – Typical of the LCT with significant features and characteristics	Medium	
LCA 11d	Good – Generally typical of the LCA, with the line of mature trees along Fleet Road forming an unusual feature within the wider landscape	High	
LCA 13b	Good – contains a number of significant features and aspects of the LCT	High	Reinforcement of
LCA 13c	Good – generally typical of the LCA	High	existing field boundaries
LCA F4	Good – generally typical of the LCA	Low	-
LCA K1	Good – generally typical of the LCA	Low	-
LCA J1 (Lune)	Good – Centrally located within the LCA and prominent in views along the Lune Valley	High	

Table 2.8.1: Identified Site 10 - Summary of Landscape Character

#### Landscape Designations

The landscape within this identified site is wholly within the Forest of Bowland AONB, identified as an area of barren gritstone fells, deep valleys and peat moorland, mostly in north-east Lancashire, England, designated as an Area of Outstanding Natural Beauty since 1964.

#### Visual amenity overview

This section considers the high sensitivity visual receptors which have a view to the identified site and where development within it could have a susceptible change on the quality of the view. These high sensitivity receptors are identified in Table 2.8.2. The Table provides a description of the receptor and the ability of the existing vegetation to screen or filter the view to the identified site.

Receptor Type	Description	Existing View
Cycle route following Fleet Lane from Gressingham to Hornby (RVP 01)	Local cycle route following the existing highway along Fleet Lane	Views south and west along the Lune Valley.
Priory Farm, Priory Lane	Two storey farm house with surrounding farmyard buildings	Open southerly views along the Lune valley within LCA 11d. Framed views to the north and east, partially blocked by adjacent farm buildings and rising topography.
Properties located along Royal Oak Meadow & Hornby Bank	Mix of two storey and two storey dormer properties rising gently up the slopes from Melling road, facing east and west.	Heavily filtered westerly views through the adjacent tree line along Fleet Lane to the Lune valley within LCA 11d and adjacent Hornby High School and grounds.
Huntsmans Cottage	Two storey cottage set into the hillside to the north east of Hornby	Elevated westerly views across the site to the north edge of Hornby and the River Lune with the rising valley side slopes beyond within LCA 11d.
Camp House, Lancaster Road,	Two storey farmhouse facing north east	Open north and easterly views across the low lying flood plain of the River Wenning to the west edge of Hornby and the rising valley side slopes beyond within LCA 11d.
The Old Toll House, Lancaster Road	Two storey cottage and converted barn located on the A683 Lancaster Road	Open westerly views across the undulating valley floor of the Lune Valley within LCA 11d.
Residential properties in Farleton (RVP 04)	Two storey properties located along Farleton Old Road rising up the hillside south from the A683	Mix of open or filtered westerly views across the Lune Valley within LCA 11d. Views are filtered by localised mature vegetation, but views become more open with elevation.
Eskrigge, Lea Lane	Two storey residential property located on the western edge of the Lune Valley	Mix of open or filtered easterly views out across the Lune Valley within LCA 11d, Views are filtered by mature blocks of woodland and lines of mature trees along intervening field boundaries.
Fleets Farm, Fleets Lane	Two storey farmhouse located to the north of the River Lune, surrounded by farm buildings, and single storey cottage set to the west of the main farm	Elevated framed easterly views along the Lune Valley within LCA 11d. View partially blocked by surrounding farm buildings.
Residential properties on Eskridge Lane, Gressingham (RVP 02)	Two storey cottages facing east across the Lune Valley	Elevated south easterly views across the Lune Valley within LCA 11d to Hornby beyond.
Lawnds Farm, Holme Head, Melling Road	Two storey house located off the A683 facing south down the Lune valley	Elevated southerly views along the Lune Valley within LCA 11d to Hornby and beyond. View partially filtered by rolling topography and intermittent field boundary trees.

Receptor Type	Description	Existing View
Users of the PRoW along the eastern bank of the River Lune and the northern bank of the River Wenning	PRoW running south to north along the eastern edge of the river Lune	Open sequential views out across the Lune valley within LCA 11d. Views occasionally obscured or filtered by rolling topography, blocks of mature woodland and native species field boundaries and trees.
Users of the Lune Valley Ramble along the western bank of the River Lune & Sandbeds residential property	National Trail running south to north along the western edge of the River Lune Two storey residential property facing west across the river Lune towards Hornby	Easterly sequential views across the River Lune valley floor within LCA 11d. View occasionally screened by rolling topography, blocks of mature woodland and native species field boundaries and trees.
Users of the PRoW running from Lancaster Road to the River Wenning	PRoW funning across open agricultural field located along the river valley floor	Open sequential views out across the Lune Valley within LCA 11d. View occasionally screened by native field boundary hedgerows and trees.
Users of the PRoW running west Melling Lane to Fleet Lane	PRoW running south west across the undulating upper valley to the river Lune	Southerly panoramic sequential views along the Lune Valley within LCA 11d, View partially filtered by intervening native species hedgerows.
Users of the PRoW running north east from The Snab to Eskrigge	PRoW located to the upper slopes on the western side of the Lune Valley	Open easterly elevated sequential views out across the Lune Valley within LCA 11d, Views occasionally screened by undulating topography and blocks of mature vegetation.
Aughton Barns, Aughton Brow (RVP 03)	Two storey residential property facing north east along the Lune Valley	Views along the narrowed valley, partially framed by mature deciduous woodland along the western edge, views partially filtered by mature boundary hedgerows between trees.

#### **Key Views**

In carrying out the assessment of effects on the visual receptors identified in Table 2.8.2 above, four key viewpoints have been identified. These are considered as being representative viewpoints (RVP) of the existing visual amenity of the local area. The location of the four representative viewpoints are shown in Appendix A - Drawing UA001453-09. The four RVPs are as follows:

- RVP 01: View south west from Fleet Lane
- RVP 02: View south east from cottages at Eskridge Lane
- RVP 03: View north east from Aughton Barn, and the Lune valley Ramble.
- RVP 04: View north from Farleton

# Assessment

#### Overview

This section undertakes a high-level assessment to indicate if the development at identified site 10 could result in potential significant effects on the landscape and on visual amenity. This section also provides recommendations on the important features/aspects of the site which should be retained and mitigation measures which could be incorporated in to any future development to help minimise effects on the landscape and views.

#### Effects on Landscape character

The previous SHLAA assessment for the site reported potential significant impacts should this site be taken forward for development as a whole. The reason stated is because the landscape character surrounding Hornby is of high quality. The site sits within a prominent elevated location at the settlement edge with an open aspect on to the Lune Valley. Development across the site would potentially result in urban encroachment within the Lune Valley landscape which forms part of the wider setting to the Forest of Bowland AONB.

With reference to Figure UA001453-09 in Appendix A, the potential impacts of developing the site, assuming the above, on the LCAs are summarised in Table 2.8.3, below:

Receptor	Landscape Sensitivity	Nature of Change	Significant Effect
LCA 5i	High	No Change – development would not affect the LCA	No
LCA 11d	High	High – development would result in a significant increase in built form to the northern edge of the existing settlement, partially separated by the adjacent school playing fields and increasing its prominence within the existing landscape	Yes
LCA 13b	High	Low – Development of the site may be perceived from the LCA but would not form a significant change in setting of the LCA	No
LCA 13c	High	Low – Development of the site may be perceived from the LCA but would not form a significant change in setting of the LCA	No
LCA F4	High	Low – Development of the site may be perceived from the LCA but would not form a significant change in setting of the LCA	No
LCA K1	High	Negligible – development would not result in any noticeable change on the setting of the LCA	No
LCA J1	High	High – as above the development of this site would result in a significant new feature within the existing landscape in the form of increased built form.	Yes

Table 2.8.3: Identified Site 10 - Landscape Character Effects

The development of this site would result in views to and out of two LCAs within the study area being significantly adversely affected as a result of development due to encroachment of the built form in to the high-quality Lune Valley.

### Effects on Visual amenity

The potential visual effects of the development within the identified site study area are set out in Table 2.2.4, below, based on the identified representative viewpoints:

Table 2.8.4: Identified Site 10 Summary of Visual effects

Site & RVP reference	Effect on visual amenity
RVP 01	From this location it is considered that development would result in a major change in view for users of the cycle route following Fleet Lane as a result of the new built form in front of the existing urban residential area. The development would likely also obscure longer views south and west along the Lune Valley, resulting in a high change in existing view and major adverse significance of effect.
RVP 02	From this location it is considered that the development of the identified site would result in a noticeable new feature in the landscape as a result of the increased built form distinct from the existing settlement and located in front of existing landform features, resulting in a low visual change and a minor adverse significance of effect.
RVP 03	From this location it is considered that the proposed development would form a minor change in views in the result of slight increased form around the existing settlement – resulting in a negligible significance of effect.
RVP 04	From this location the development would result in a noticeable increase in the built form of the existing settlement to the north west. As a result development would result in a low visual change and a minor adverse significance of effect.

### Recommendations

#### Acceptability of the site for development

It is considered that development of the full site identified would result in significant adverse effects on both the local landscape character and visual receptors located around the Lune Valley. Whilst views to the site from residential properties located within the adjacent settlement of Hornby would largely be screened by the existing mature vegetation present along the east and south edges of the site. However, properties located in the environs of Royal Oak Meadow and Hornby Bank could experience filtered views of the development at the site during the winter months.

Visual receptors located in the Lune Valley to the north and west of the site including Eskridge and Gressingham would have a view to the new built form sitting in front of the tree line along the north and east edge of Hornby. The latter part of the development would intrude into views along the Lune Valley resulting in a potential significant change in the quality of the view.

Visual receptors within the Forest of Bowland AONB to the south of the site such as the Lune Valley Ramble PRoW, and residential properties located along Eskridge Lane could also potentially have a distant elevated view to the new built form located on the far side of Hornby, although it is anticipated the change is unlikely to be significant.

As a result of these effects it is considered that the whole site would not be acceptable for development, due to the likely significant adverse effects which would result.

#### **Opportunities for Mitigation**

The previous SHLAA assessment also identified that it may be possible to develop the east edge of this site, along Fleet Road resulting in reduced impacts on the Lune Valley landscape. The reason for this is because the east edge of the sites sits at the north edge of Hornby and is an area less exposed to the Lune Valley.

Any mitigation planting here would be seen in the context of the existing mature planting within the grounds of Hornby High School and the tree line along Fleet Road. However, development at this location would still require careful consideration in its layout, massing, density and appearance. Appropriate screening would also be required to minimise urban encroachment within the wider rural, high quality landscape, which forms the setting to the Forest of Bowland AONB. It is anticipated that a reduced level of development would avoid potential significant impacts on landscape character.

Additional mitigation measures could be introduced such as tree planting and new landform to screen the built form. Such measures would, in combination with a reduced development footprint, aid the reduction of the impact of development on the open, high quality Lune Valley landscape.

#### Recommendations

Development across this identified site should be limited to the east edge to minimise intrusion within the important, high quality landscape of the Lune Valley. The development would require appropriate screening to minimise the potential visual impacts on views across the Lune Valley to the west. The development should retain and enhance the existing field hedgerow pattern and add to this, along new boundaries where possible.

# Appendix A

Site 10 Location and Zone of Theoretical Visibility

# Appendix B

Site 10: Representative Viewpoints



RVP 01: View south west from Fleet Lane



RVP 02: View south east from cottages at Eskridge Lane, Gressingham



RVP 03: View north east from Aughton Barns and the Lune Valley Ramble PRoW.



RVP 04: View north from Farleton

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# LANCASTER CITY COUNCIL: IDENTIFIED SITES LANDSCAPE & VISUAL ASSESSMENT

Part 3: Assessment of Cumulative Effects

JULY 2018







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# Lancaster City Council: Identified Sites Landscape & Visual ASsessment Identified Sites Landscape & Visual Assessment

## Part 3: Assessment of Cumulative Effects

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# Part 3: Assessment of Cumulative Effects

### **Summary of Cumulative Assessment**

- The combined development of Sites 01 with 08, 02 with 03/04 and 02 with 08 would potentially result in a significant cumulative effect on five LCA's
- The combined development of sites 02 with 03/04 would potentially result in effect on views from residential properties adjacent to site 02, and users of the Lancaster Canal as it crosses the Lune Valley.

# **Cumulative Effects**

As described in Part 1 of this report a high level cumulative assessment has been undertaken for the sites where the receiving landscape or visual receptor may experience additional effects as a result of two or more developments. Potential receptors where cumulative effects could occur have been identified where the ZTV's for individual sites overlap, as shown on figure UA001453-01 attached to Part 1 of this report.

# **Cumulative Landscape Effects**

The identified potential cumulative landscape effects are set out in Table 3.1 below.

Table 3.1: Significance of Cumulative Landscape Effects

Combined Sites	Potential Receptor	Nature of effect	Cumulative Significance of Effect
Site 01 & site 08	LCA 7c	Development of the two sites would result in an increase in built form to the west of the LCA affecting its general setting	Moderate adverse
	LCA 13c	Development of the two sites whilst resulting in an increase in built form would be viewed in the context of the M6 corridor, and as such when considering views from the LCA effects would be minimal	Negligible adverse
	LCA N1	Development of the two sites (excluding the Forest Hills site) would result in an increase in built form to the west of the LCA affecting its general setting.	Moderate adverse
Site 02 & sites 03 / 04	LCA 12a	Development of the two sites would result in significant increased built from to the northern edges of Lancaster, upon impacting the open countryside of the LCA to the north of the city.	Moderate Adverse
	LCA 13c	Development of the two sites combined would result in increased built form, which would result in a minor change in the setting of the LCA	Slight adverse
	LCA Suburban	Development of the two sites would result in increased built form in the open countryside currently surrounding the LCA, impacting on its current setting	Slight adverse

Combined Sites	Potential Receptor	Nature of effect	Cumulative Significance of Effect
	LCA N1	Development of the two sites would result in a noticeable change on the setting of the LCA located to the east of Lancaster	Moderate adverse
Site 02 & Site 08	LCA 13c	Development of the two sites would form a noticeable increase in the built edge of Lancaster to the north and east of the city, impacting on the setting of the LCA	Moderate adverse
	LCA Suburban	Development would result in a minor change in the setting of the LCA, however there are few locations where both developments would be identifiable together.	Negligible adverse
	LCA N1	Development of the two sites would form a noticeable increase in the built edge of Lancaster to the north and east of the city, impacting on the setting of the LCA	Moderate adverse
Site 02, Sites 03 / 04 & site 08	LCA 13c	Development of the three sites would result in an increase in built form within the wider setting of the LCA, with alterations in wider views out to the west	Slight adverse
	LCA N1	Development of the three sites would result in an increase in built form within the wider setting of the LCA, with alterations in wider views out to the west	Slight adverse

# **Cumulative Visual Effects**

The identified potential cumulative Visual effects are set out in Table 3.2 below.

Table 3.2: Significance of Cumulative Visual Effects

Combined Sites	Potential Receptor	Nature of effect	Cumulative Significance of Effect
Site 01, Site 02 & Sites 03/04	Users of the Lancaster Canal & Towpath	Sequential and successive – users of the canal and towpath would experience a noticeable change in views due to the combination of potential canal side development and development within the wider Lune valley along the corridor visible from a series of viewpoints and from the same viewpoint but in a different view angle, resulting in a medium nature of change.	Moderate adverse
Site 01 & site 08	PRoW running south from Langthwaite Road	Sequential and successive – users of the PRoW would experience filtered views of both sites from a series of viewpoints, but in	Minor adverse

Combined Sites	Potential Receptor	Nature of effect	Cumulative Significance of Effect
Site 02 & sites 03 / 04		different view angles , resulting in a low nature of change	
	Users of the PRoW running south from Slyne to Lancaster Canal & Towpath	Sequential & combined – Users of the PRoW would experience encroachment of built form within rural views to the north and eastern edges of Lancaster resulting in a low nature of change	Moderate adverse
	Lancaster Canal crossing the River Lune on Aqueduct	Successive – Users of the canal and towpath crossing the River Lune would experience a clearly noticeable change due to the loss in the appearance of undeveloped valley side slopes and replaced with encroaching urban development resulting in a medium nature of change	Major adverse
	Residential properties located to the east of the River Lune in Beaumont & Hare Runs	Successive – residential receptors would potentially experience views of development at both sites resulting in a minor nature of change	Minor adverse
	Residential properties located along Honister Road, Ridge	Combined – residential properties may experience views of development at site 02 in the foreground with development at sites 03 & 04 in the distance, resulting in a high nature of change	Major adverse
	Stanley Farm, Quernmore Road	Combined – development at both sites would potentially have a noticeable increase in the appearance of the built form in distant views from this location resulting in a minor nature of change	Minor adverse
	Moor Side, Old Parkside Farm & Davies's Farm, Grimeshaw Lane	Combined – development at both sites would potentially have a noticeable increase in the appearance of the built form in distant views from this location resulting in a minor nature of change	Minor adverse
	Ridge Farm, Cuckoo Lane	Combined – development at sites 03 & 04 would potentially be visible in elevated views out to the north and west, which in combination with the development at site 02, surrounding the property, would result in a minor nature of change	Minor adverse
	Users of the PRoW along Cuckoo Lane, Ridge	Combined - development at sites 03 & 04 would potentially be visible in elevated views out to the north and west, which in combination with the development at site 02	Minor adverse

Combined Sites	Potential Receptor	Nature of effect	Cumulative Significance of Effect
		in the foreground resulting in a low nature of change	
	Users of the PRoW and bridleway running along the western edge of the M6 from Cuckoo Lane to Lancaster Cemetery	Combined - development of sites 03 & 04 would potentially be visible in elevated views out to the north and west, which in combination with the development of site 02 in the foreground resulting in a low nature of change	Minor adverse
Site 02, Sites 03 / 04 & site 08	Properties on Quernmore Road	Successive – the development of the three sites would potentially have a perceptible change due to encroachment of built form in the rural views to the north, west and south resulting in a minor nature of change	Minor adverse

### Summary of effects

As a result of multiple sites being taken forward for development, it is anticipated that development of the four sites 01, 02, 03 & 04 and 08, in combination would potentially result in moderate adverse cumulative landscape effects on five LCAs (LCA 7c, LCA N1, LCA 12a & LCA 13c).

Development at these five sites would also potentially have cumulative visual effects on receptors located to the east of the M6 corridor and to the edge of Lancaster, with views to the west across the local landscape taking in LCA's 7c, 13c, suburban, and industrial age, and the coastline beyond. Users of the Lancaster Canal and towpath would also experience moderate adverse cumulative visual effects due to the increase in canal side development and clearly noticeable rural development within the Lune valley.

As a result of this, any proposals to take forward the development of two or more sites should consider the cumulative effects as identified above in further detail, using a combined Zone of Theoretical visibility calculation based on more detailed development proposals. Mitigation which could reduce the visual connection of multiple developments where identified should be considered to reduce as far as possible the change in sequential and successive views.

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