

URBAN SETTING LANDSCAPE DESIGNATIONS

For

Lancaster North and Lancaster East

Prepared for

Lancaster City Council

Prepared by

Galpin Landscape Architecture

December 2018

Report Issue:

GLA Urban Setting Landscape Report FINAL_Rev1 171218



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1 INTRODUCTION

The Purpose of this Report

- 1.1 This report sets out to check, collate and contribute to the landscape assessments and defining characteristics for Urban Setting Landscape Designated Areas for the proposed North Lancaster and East Lancaster Strategic Site Allocations. The report seeks to build on the council's existing landscape evidence base which was used to inform the identification and allocation of sites and use this to shape the potential development proposals emerging from the allocations.
- 1.2 This report brings together the salient descriptions and provides further evidence of the Urban Setting Landscape Areas building on the evidence and understanding from previous reports.¹
- 1.3 Each subdivision has been numbered and includes a description, reference to the Urban Setting Landscape definition and reasons for the boundary.

Definition of the Urban Setting Landscape Designation

- 1.4 The definition of the Urban Setting Landscape Designation is:
 - Key Urban Landscapes are complemented by a number of large areas of open land on the edge of the main urban areas of the district. These are peripheral to the built form located on the edge of the main urban area. These are identified because they 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 either within the landscape or surrounding it.
 - These range from the elevated land to the east and open countryside to the north of Lancaster and land surrounding Morecambe and Carnforth. Together these areas provide an important role in maintaining a distinction between the town and the country and in providing a rural backdrop and setting to the urban area.²
- 1.5 In summary the Urban Setting Landscape includes:
 - Edge of Urban Area
 - Visual Frame

¹ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018 & Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012

² A Local Plan for Lancaster District 2011-2031, Lancaster City Council; Policy EN7: Local Landscape Designations

- Setting of Development
- Significant Context
- Legibility of Features

Methodology

- 1.6 The methodology for the preparation of this report has included a review of the existing documentation and evidence, site surveys and photographs, site analysis, desktop research, preparation of site plans and the preparation of the report.
- 1.7 The key objectives are to comment in detail on the appropriateness of the USL boundaries, provide guidance and identify suggestions for any further amendments. This includes a view on the appropriateness of boundaries in order to ensure landscapes of local importance are protected. This in turn will be used to further define the strategic allocations and the supporting development briefs.

2 LANCASTER NORTH

Introduction

- 2.1 The whole area of the Urban Setting Landscape Designations for Lancaster North has been further sub-divided to better understand the characteristics, the reasoning for the allocated designation and the boundaries. Each of the subdivisions have been created along the edge of roads, paths, edge of existing developments, landforms and field boundaries.
- 2.2 The Lancaster North area consists of 5 areas:
- 1 Land South of A683, North of Endsleigh Grove and North of Barley Cop Lane
 - 2 North of Hammerton Hall Lane and West of Lancaster Canal
 - 3 Land South of A683 and between Lancaster Canal to the West and Slyne Road (A6) to the East
 - 4 Land South of A683 between Slyne Road (A6) in the West and Green Lane (PRoW) in the East
 - 5 Land South of A683 between Green Lane and Kellet Lane
- 2.3 Figure 20 '*Plan of Lancaster North Subdivisions of Urban Setting Landscape*' illustrates the Urban Setting Landscape designated area and the subdivisions used to describe areas in this report.

1 Land South of A683, North of Endsleigh Grove and North of Barley Cop Lane

Description

- 2.4 This area is bound to the north by the Bay Gateway Bypass (A683) which has affected and altered the landform.
- 2.5 To the south the area is bound by Barley Cop Lane which runs parallel to the A683. To the east the West Coast Main Line (WCML) forms the eastern boundary.
- 2.6 At the west, on the B5321, Torrisholme Road, the boundary links between the A683 and the residential area Endsleigh Grove which also forms part of the southern boundary up to the Torrisholme Cricket ground on the east.
- 2.7 The area is sloped and rises up towards the Bay Gateway Bypass (A683) and consists of narrow, rectilinear fields. One of these contains a new pond, likely created as a drainage feature for the new Bypass. To the south mature hedgerow trees are located either side of Barley Cop lane. Also, Lancaster & Morecambe Crematorium is situated south of Barley Cop with mature trees forming an edge to the contrast of the open fields and embankment of this area.
- 2.8 This area forms a section of land south of the A683 and can be described as '*gently rolling and improved pasture with mature landscape features creating an important green band between the settlement and the northern fringe of Lancaster, providing context to the adjacent neighbourhood.*'³

³ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018



Figure 1 View south towards Endsleigh Grove



Figure 2 View south across the A683 towards the Crematorium

Urban Setting Landscape Definition

- 2.9 In relation to the area north of Endsleigh Grove, *'The site provides important amenity to the residential properties on Endsleigh Grove and acts as an important visual buffer between Lancaster's urban edge and the Bay Gateway Bypass.'*³
- 2.10 The site is also an important landscape setting for the existing development positioned on the crest of the rising landform and helps to provide a strong distinction between the northern edge of Lancaster and the countryside to the north. This is despite the new Bypass being a strong influence on this Urban Setting Landscape which does in part detract from a sense of the countryside beyond.
- 2.11 The field opposite the Crematorium but south of the Gateway Bypass remains as an intact ancient field despite the close proximity of the new road. It is occasionally visible in glimpses from the Bypass and it forms an important visual framework, creating a setting for the managed landscape of the crematorium. Similarly, when travelling along Barley Cop Lane, it provides significant context for the landscape of the crematorium.

Boundary

- 2.12 The suggested boundary fulfils the definition of the Urban Setting Landscape and does not require any changes.

2 North of Hammerton Hall Lane and West of Lancaster Canal

Description

- 2.13 A large, smooth, gently undulating field which slopes and faces southwards. The A683 bounds it to the north, the Lancaster Canal to the east, the West Coast Main Line (WCML) to the west and Hammerton Hall Lane to the south.
- 2.14 *'To the west of the site, the residential properties on Shakespeare Road have direct views across the site which lies to the north of Hammerton Hall Lane.'*⁴
- 2.15 A newly planted hedgerow cuts across the field. The area is exposed and forms a natural buffer between the countryside and built development.



Figure 3 View looking eastwards from north of Hammerton Hall Lane and south of the A683

⁴ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018

Urban Setting Landscape Definition

- 2.16 The site provides an important link between the urban development at the north of Lancaster and the wider countryside further north. It also provides separation between the Bypass and forms a setting for the existing development.
- 2.17 From the viewpoint at the Bypass layby (looking south), the open, sloping field and the mature hedgerows either side of Hammerton Hall Lane give a strong visual frame for the rather stark-looking built form just south of Hammerton Hall Lane.

Boundary

- 2.18 The Urban Setting Landscape boundary fulfils the definition of the Urban Setting Landscape and does not require any changes.

3 Land South of A683 and between Lancaster Canal to the West and Slyne Road (A6) to the East

Description

- 2.19 This area is bounded to the north by the A683 and to the west by the Lancaster Canal. To the east, the A6 provides the boundary and to the south, the area is partly bounded by Hammerton Hall and the ground of Beaumont College.
- 2.20 The fields to the west of the ridge of the drumlin, those surrounding Hammerton Hall, are medium sized and irregular in shape. They are semi-improved pasture fields on gently rolling land which faces west. In the north western corner, the land slopes down to the Lancaster Canal and the bridge carrying the new Bypass (A683) which passes over the canal. The ridge of the drumlin is wooded and trees along the line of the canal make this area characteristics of trees and rural countryside.
- 2.21 On the eastern slopes of the drumlin, facing the A6, the fields are smooth and rectilinear with well-maintained hedgerows as field boundaries. New tree planting which is associated with the new Gateway Bypass (A683) is immature and not yet established. Once this is grown up, the area would become more enclosed and views from the A6 westwards would be largely screened. The grounds of the Beaumont College on the southern boundary of the site are already well wooded.
- 2.22 *'Linear woodland strips delineate the Lancaster Canal and the WCML, and mature estate woodland around Beaumont College connects into the landscape of the surrounding field trees and ridge lines.'*
- 2.23 *'Hammerton Hall lies to the south of the site and the main hall forms a prominent building on the ridge of land north of Hammerton Hall Lane. Hammerton Hall Lane and Kellet Lane to the southern edge are both lined along large parts of their length by well-established hedgerows.'*
- 2.24 *'The landscape also provides the context to a network of cycle lanes and Public Rights of Way (PRoW), including the national cycle route 6 (NCR6) which passes along Hammerton Hall Lane and passes under the Bay Gateway Bypass'⁵*

⁵ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018



Figure 4 Land north of Hammerton Hall Lane along the Lancaster Canal, looking north



Figure 5 View to the west from Slyne Road (A6)

Urban Setting Landscape Definition

- 2.25 The existing area of the Urban Setting Landscape extends along the southern region of the A683 with an undefined boundary.
- 2.26 The Lancaster Canal is a key landscape feature along the western boundary of this area providing amenity value and landscape value as a recreational green corridor, and for part of the stretch bounding area 3.1, the canal is tree-lined. The land to the east of the canal and up to the western boundary of Hammerton Hall is important in providing a significant landscape setting to both the key feature of the canal itself and also in retaining a visual frame for the edge of existing and possible future development, particularly when viewed from the north (at the bypass layby viewpoint/footpath) and from Hammerton Hall Lane.
- 2.27 The crest of the drumlin ridge to the north and east of Hammerton Hall can be seen in views from both the east and the west and it is important to retain the open nature of the crest of the drumlin.
- 2.28 On the eastern side of the ridge, the boundary of the Urban Setting Landscape would include the steeply sloping, northern part of the drumlin. This would ensure that the legibility of the drumlin and the setting as a landscape feature would remain intact. Having the upper portion of the drumlin clear would also ensure that the future development edge would have the backdrop and visual frame of the open field which would be an important link and distinction between the future urban edge and the countryside.
- 2.29 The eastern part of the ridge is visible (not in a direct line of travel but would be seen for long glimpses) when travelling south on the Slyne Road / A6 across the bridge over the Bypass. If the Urban Setting Landscape covers the area of the top of the drumlin, then visually there would be a much better connection between the future urban edge and the countryside when viewed from this entry into Lancaster.

Boundary

- 2.30 The boundary would remain along the northern boundary to the A683 and would change to include areas 3.1 and 3.2.
- 2.31 Including the boundary around Area 3.1, would ensure that:
- The area immediately west of the lane up to Hammerton Hall would provide a landscape setting for both the Lancaster Canal, the existing and any future development which may occur east of the Hall.

- This would also provide a visual frame for the edge of existing and possible future development.

2.32 Including the boundary around Area 3.2, would ensure that:

- The upper slopes and the ridge of the northern part of the drumlin would maintain a visual frame south of the Bypass for existing and potential future development of north Lancaster.
- This area would provide a landscape setting and context which would aid the legibility of both the drumlin and the urban to countryside edge.

2.33 A small portion of the boundary would be removed at Area 3.3, this is because:

- It would strengthen the boundary by aligning it with the existing field boundary.
- The upper slopes of the drumlin to the west and the tree-planted area to the north of this area would provide a visual frame and landscape setting for any future development.

4 Land South of A683 between Slyne Road (A6) in the West and Green Lane (PRoW) in the East

Description

- 2.34 The landscape here is enclosed to a degree on either side by the drumlins which roll gently upwards. The medium sized, improved pasture fields are irregular in shape and are bounded by both hedgerows and fences. There are occasional mature hedgerow trees but the main vertical elements here are the large pylons, the presence of which are an incongruous vertical element and are particularly noticeable in this area.
- 2.35 *'The landscape is often punctuated by infrastructure such as pylons, lighting columns, mobile masts and telegraph poles.'*⁶



Figure 6 Embankment east of Slyne Road (A6), looking south

⁶ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018



Figure 7 The view southwards from land south of A683 and west of Green Lane (PRoW)

Urban Setting Landscape Definition

- 2.36 From the A6 travelling south, the high ground to the east (the top of the drumlin) is a key landscape feature which also helps to provide a distinction between the town and country by being a screening feature, dividing visually the countryside to the north and the town over the crest of the drumlin. From the right of way on the eastern side of the drumlin, the retention of the top of the drumlin as Urban Setting Landscape would provide a visual frame and a landscape setting to the future edge of development as Lancaster extends northwards.
- 2.37 Furthermore, retaining the clear, open top of this drumlin north of Beaumont Hall would define the drumlin outline. This drumlin would become illegible as a feature were it to be developed.
- 2.38 Also, when travelling westwards along the A683 Bypass, this drumlin is visible for a short period. The retention of this visual frame would ensure that the future northern edge of Lancaster would not be visible (or obvious) from the Bypass. Furthermore, this would maintain a separation and reinforce the distinction between the urban area and the countryside.

Boundary

- 2.39 The boundary to the north along the A683 would remain and the southern boundary would change to include area 4.1.
- 2.40 Including the boundary around Area 4.1, would ensure that:
- The unique landscape characteristics of the drumlin feature and a visual framework is retained where this boundary extends southwards, skirting around the lower slopes of the drumlin.

- The western side of the ridge, that is the area extending south-westwards towards the A6, would be included in the Urban Setting Landscape boundary. This would ensure that the landscape feature of the drumlin would be protected from further development encroachment. This side of the drumlin here has already been affected by the new Bypass road and the subsequent moving of the A6 and the new embankment.

5 Land South of A683 between Green Lane and Kellet Lane

Description

- 2.41 This area is within the Urban Setting Landscape area assessed by the Arcadis review and described as: *'The field pattern is typically rectilinear with rounded crests of varying size... typically defined by blocks of trees and managed native hedgerows.'*
- 2.42 *'The line of the Bay Gateway Bypass and its traffic is a clearly defined feature in the landscape where it is on embankment and new bridges, but not yet hidden by the new mitigation planting.'* There are occasional glimpsed views of the Bay Gateway Bypass (A683).
- 2.43 *'Kellet Lane to the southern edge are both lined along large parts of their length by well-established hedgerows.'*⁷



Figure 8 View southwest from Kellet Lane opposite entrance to Littledale Mews

Urban Setting Landscape Definition

- 2.44 This area continues the wide swathe of land south of the Bay Gateway Bypass (A683) forming a clear edge and visual frame for future development to the south.
- 2.45 Retaining the open nature of the top of the rounded drumlin would provide significant context for the edge of future development. Using the built form at Carus House as an existing landmark to mark the edge of development would provide a distinction between town and country.

⁷ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018

Boundary

2.46 The boundary to the north along the A683 would remain and the southern boundary would extend to include area 5.1.

By including the boundary around Area 5.1, would ensure that:

- The boundary, particularly at the eastern edge, adjacent to Carus House would define an edge between the urban and rural landscape.
- Encompassing the higher land of the drumlin would retain the open character and the visual framework of the drumlin which is a key landscape feature.
- There are strong existing hedgerows in places here, particularly west of Carus House which would be protected, continuing to provide a visual reference to the ancient enclosure pattern evident in the area.

3 LANCASTER EAST

Introduction

- 3.1 The East Lancaster Urban Setting Landscape Areas have been previously described with suggested boundaries in previous reports. ⁸
- 3.2 The whole area of the Urban Setting Landscape Designations for Lancaster East has been further sub-divided to better understand the characteristics, the reasoning for the allocated designation and the boundaries. Each of the subdivisions have been created along the edge of roads, paths, edge of existing developments, landforms and field boundaries.
- 3.3 The Lancaster East area consists of 5 areas:
- 1 Land at Long Bank Wood
 - 2 Land north of Cuckoo Farm and east of Ridge Farm
 - 3 Land East of Lancaster Moor
 - 4 Land East of Grab Lane
 - 5 Land South of Wyresdale Road
- 2.47 Figure 21 '*Plan of Lancaster East Subdivisions of Urban Setting Landscape*' illustrates the Urban Setting Landscape designated area and the subdivisions used to describes areas in this report.

⁸ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018 & Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012

1 Land at Long Bank Wood

Description

- 3.4 This area is the northern-most section referred to as KUL number 11 in the Woolerton Dodwell Assessment Report ⁹ and Arcadis KUL review ¹⁰ and described as having *'two County Biological Heritage sites on the land - ... Long Bank Wood which forms part of Lansil Golf Club, an ancient and semi natural woodland.'* ¹¹
- 3.5 A large ancient woodland, 'Long Bank Wood', forms the backbone of this area running east-west along the steep north-facing bank. To the east of this area there are further patches of woodland which give the area a wooded feel.
- 3.6 The exposure and openness of the site varies from the enclosed, lower part of the slopes to the northern edge, adjacent to the Lancaster Business Park and edged with a mature tree boundary, to an open aspect to the south at the top of the steep bank and the open golf course.
- 3.7 The noise of the M6 motorway becomes particularly prominent in the eastern part of the area.
- 3.8 The area is important in creating separation between the urban edge at the Lancaster Business Park and the new motorway slip road to the east.

⁹ *Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012*

¹⁰ *Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018 & Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012*

¹¹ *Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012*



Figure 9 View northeast from eastern edge of 3-1-5 Health Club (Lancaster Business Park) car park



Figure 10 View westward of land at Lansil Golf Club (and western edge of Long Bank Wood) from the southern edge of the 3-1-5 Health Club car park



Figure 11 From Grimeshaw Lane looking northwest. Distant views to the southern edge of Area 1

Urban Setting Landscape Definition

- 3.9 This area provides an important edge and setting to the existing development at the Lancaster Business Park and setting for future development to the south.
- 3.10 When viewed from the new slip road from the M6 motorway, this area provides a visual frame to the edge of existing development at the edge of Lancaster by the screening of woodland and the underlying embankment.
- 3.11 This area also represents significant context surrounding the key landscape feature of the ancient woodland of Long Bank Wood on the northern facing slopes within the existing site of the Lansil Golf Club.

Boundary

- 3.12 The northern boundary extends up to the Lancaster Business Park and the southern boundary is the edge of the golf course.
- 3.13 The southern boundary is defined by the fence line of the golf course land and also the existing track (which links to the edge of the M6 motorway).
- 3.14 The area provides a strong rural, wooded edge to Lancaster which is important in maintaining the distinction between the town and country.
- 3.15 Therefore, the Urban Setting Landscape boundary fulfils the definition of the Urban Setting Landscape and does not require any changes.

2 Land north of Cuckoo Farm and east of Ridge Farm

Description

- 3.16 Area west of the M6 motorway and east of the large drumlin which has Ridge Farm and Ridge Wood at its uppermost limits. A natural boundary to this area is the bridleway to the south and the adjacent Cuckoo Farm.
- 3.17 *This area consists of 'high quality farmland and exemplar drumlin landscape with Biological heritage sites and large areas of woodland creates an important setting to Lancaster.'*¹²
- 3.18 *'This area of land is characterised by a rolling landscape of drumlins that have a distinctive north-south orientation. In the northern part of the area low, coastal drumlins form minor hills that rise from approximately 25m to 45m AOD, while to the south the drumlins are larger in scale, reaching 80m at Ridge Lea. Minor valleys between the drumlins are drained by a network of watercourses that feed in to Newton Beck. Most of the area is farmland, predominantly large fields of permanent pasture with belts and blocks of mixed broadleaf woodland, including long established Long Bank Wood and Ridge Wood.'*
- 3.19 *'The area is crossed by Ridge Lane, a farm track and public bridleway which runs eastward to provide access over the M6 motorway. Farmsteads at Ridge Farm and Lancaster Farm (HMYOI) are located off Ridge Lane, together with a pair of farm cottages (Farm View). The land is overlooked from the east by the M6, from the north by Lancaster Business Park, from the west by the Ridge housing estate and adjacent Central Lancaster High School, and from the south by HMYOI Lancaster Farms, the Lancaster Moor Hospital and Lancaster Cemetery.'*¹³

¹² Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018

¹³ Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012



Figure 12 Panoramic view facing west from PRoW at south eastern corner of area 2



Figure 13 Panoramic view from Grimeshaw Lane looking northwest. Distant views to the southern edge of Area 1

Urban Setting Landscape Definition

3.20 This Urban Setting Landscape would form an edge between countryside and any future development of this site. The area to the northern edge of this Urban Setting Landscape slopes down steeply towards the east of the M6 motorway (which forms

the area's eastern boundary) and although the landform does not provide screening, it does form a setting for future development.

- 3.21 This area is particularly exposed from the M6 motorway and from Grimeshaw Lane (from the east) and the visual frame would reinforce the setting of the site as defined in the Urban Setting Landscape definition in this location.
- 3.22 Furthermore, *'the rolling landform and woodland cover within this well-managed farmland gives the area a degree of scenic quality which is enhanced by the backdrop provided to the south by Williamson Park and the Ashton Memorial.'*¹⁴

Boundary

- 3.23 The existing boundary would provide an edge to future development maintaining a buffer of land that is a clearly defined distinction between the town and countryside. This area links to the west and the areas of woodland on the lower eastern slopes of the drumlin.
- 3.24 Furthermore, the current designated area would be strengthened by the inclusion of the additional area 2.1 (see figure 21).
- 3.25 Including the boundary around Area 2.1 would ensure that:
- This area would extend the area westwards up to the base of the drumlin and the existing woodland edge.
 - Provide further visual framework to the area.
 - Extend the visible area of the Urban Setting Landscape, particularly when viewed from the east.
- 3.26 Therefore, the boundary would be strengthened and changed with the addition of area 2.1.

¹⁴ Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012

3 Land East of Lancaster Moor

Description

- 3.27 From the bridleway in the north near Cuckoo Farm, hugging the west of the M6 down to Quernmore Road in the south. To the west it extends to the developed edge of the prison in the north and the edge of the new housing development at Lancaster Moor in the south.
- 3.28 Low lying, gently sloping pasture land sandwiched between the eastern edge of Lancaster and the M6 motorway. This area lies closely to the Forest of Bowland Boundary on the eastern side of the M6 motorway. There is a direct visual relationship between the edge of the existing development and the M6 motorway across this area. In the area east of Cuckoo Farm, there would also be a visual relationship between the edge of any future development and the M6 motorway.



Figure 14 View northwest from PRoW on land east of Cuckoo Farm



Figure 15 Facing eastwards from PRow adjacent to Prison



Figure 16 View south from land east of housing development east of Lancaster Moor

Urban Setting Landscape Definition

- 3.29 The open character of the fields provides a visual frame for the newly built development and also significantly enhances the setting for the Lancaster Moor building in those areas where it is visible such as Quernmore Road.
- 3.30 Despite being very narrow in some parts, between the edge of development and the M6 motorway, this Urban Setting Landscape is important as it provide the distinction between the edge of the town and the countryside beyond.

Boundary

- 3.31 In the southern part of this area, the boundary is strongly formed by tree lined boundary walls which run along a former municipal boundary and Quernmore Road.
- 3.32 In the northern part, the boundary extends along the line of the PRow, northwards past the prison to where the Bridleway meets the M6 motorway. This section of the boundary is less clearly defined but would provide context for future development and a distinction between future development and the countryside beyond the M6 motorway.
- 3.33 Furthermore, the addition of area 3.1, immediately east of Cuckoo Farm would strengthen the boundary of the designation.
- 3.34 The reasons for including the boundary of Area 3.1 are:
- It would provide a stronger landscape setting for the eastern edge of Lancaster, particularly when seen from the Bridleway along Ridge Lane and also the Bridleway which runs past the eastern edge of the prison.
 - This area lies on high ground and its inclusion as part of the Urban Setting Landscape designated area would link to the Urban Setting Landscape north of the bridleway and would form a more clearly defined urban edge at Cuckoo Farm.
- 3.35 Therefore, the boundaries remain with the addition of area 3.1 which would extend the area west up to the eastern edge of Cuckoo Farm.

4 Land East of Grab Lane

Description

- 3.36 This area of land is between Grab Lane and the M6 motorway, bounded in the north by Quernmore Road and in the south by Wyresdale Road.
- 3.37 *'The Grab Lane site is located on the eastern edge of Lancaster and comprises approximately 32 hectares of farmland. It lies immediately to the west of the M6 motorway and extends westward to a minor watercourse, Burrow Beck. Quernmore Road and existing residential development define the northern extent of the site and Wyresdale Road forms its southern boundary. Grab Lane subdivides the site, separating a flat low-lying area to the west from land that generally rises eastward towards the M6 motorway. This minor road runs NE – SW between Quernmore Road and Wyresdale Road, Apart from the adopted roads, there is no public access to the site. A farmstead, 'Oatlands' lies within the site, adjacent to and east of Grab Lane. It comprises a traditional stone farmhouse with a range of outbuildings including a large modern agricultural shed.'*¹⁵
- 3.38 *'The landscape has a strong historic pattern and mature features forming a significant open space in keeping with the open landscape of the Forest of Bowland AONB to the east of the M6 corridor. This area comprises a key gateway setting into Lancaster and for long range amenity from the Forest of Bowland AONB.'*¹⁶
- 3.39 *'Open character, variations in landform, the textures of Fenham Carr woodland and the historic pattern of field walls within the area combine to confer intrinsic scenic quality which is significantly enhanced in some views by the backdrop provided by the wooded ridge within Williamson Park and the iconic Ashton Memorial.'*¹⁷

¹⁵ *Grab Lane Strategic Site Option: Landscape Assessment, Woolerton Dodwell, 2012*

¹⁶ *Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018*

¹⁷ *Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012*



Figure 17 View north from Wyresdale Road over land East of Grab Lane



Figure 18 Land East of Grab Lane viewed heading west on Wyresdale Road

Urban Setting Landscape Definition

- 3.40 This area provides part of a visual frame and wider landscape setting for the key features of the Williamson Park and the Ashton Memorial.
- 3.41 The area itself is of 'intrinsic scenic quality' and the landscape features of the Drumlin landscape including historic field boundaries; occasional groups of trees and some mature boundary trees.
- 3.42 The existing boundary which cuts across the middle of the existing field pattern would not preserve all of the qualities of the area. While development would be situated in the lower part of the site thus reducing potential visibility from east of the area, it would nevertheless detract from its existing role in providing a setting for key landscape features both on and off the site. The historic field pattern would be compromised and the legibility of the drumlin to the north of the area would be weakened, especially when viewed from the southern edge, along Wyresdale Road.
- 3.43 *'The low-lying fields of the site contrast visually with the wooded slope on the east side of the park, emphasising the Memorial's height, status and heritage value. The valley floors fields provide a foil or contrast to the wooded hill of the Park and are a key part of the setting for the Memorial, particularly in views from the east. The fields of the site make a positive contribution to the setting of the Park and the significance of the Memorial. The fields have an open, quiet, rural character, used for farming or grazing horses. They are not public access land but are edged by roads which provide public access and opportunities for viewing the park and Ashton Memorial. The fields also provide the countryside setting of the edge of the city. From Fenham Carr Lane and the edge of the Park there are open views across open countryside which contribute positively to the Park's setting.'*¹⁸

Boundary

- 3.44 The existing boundaries along Quernmore Road in the north, the M6 motorway in the east and Wyresdale Road in the south should remain.
- 3.45 The boundary on the western edge follows Grab Lane before cutting across the existing field pattern to Oatlands Farm. The boundary follows the lower slopes of the drumlin allowing it to remain as a legible key landscape feature and would

¹⁸ Grab Lane, Lancaster, Setting Study, Architectural History Practice, 2013

protect the upper portion of the drumlin. This would also provide a visual frame for any future development.

3.46 The boundary would change and include 4.1 (*see figure 21*).

3.47 The Area 4.1 has been added as described and included in the Woolerton Dodwell plan.¹⁹

3.48 The reasons for including Area 4.1 is because:

- It is a good example of a Drumlin landscape on the edge of Lancaster.
- It is significantly enhanced by and visually connected with the wooded eastern slopes of Williamson Park and the Ashton Memorial.
- When travelling west on Wyresdale Road, there is a strong sense of the open characteristics of the area and its importance in providing both a setting for the key landscape features of Williamson Park and the Ashton Memorial beyond but also as a rural backdrop to the eastern edge of Lancaster.
- The views across to the Ashton Memorial along Wyresdale Road are a key feature of the Urban Setting Landscape at this point and should be retained.
- The boundary location is along the line of Grab Lane which is a natural boundary. Both the western (Grab Lane) boundary and the eastern boundary is defined by the setting of the Williamson Park setting and at the edge of an area *that 'makes a positive contribution to settings and in views from the east'* leaving the area for H4 Housing within the area that *'makes a positive contribution to settings, but is not visible in most views from the east.'*²⁰

¹⁹ See *Potential for Mitigation*, page 14; *Landscape Assessment of Emerging Site Options. Grab Lane, Lancaster*

²⁰ See *Map1*, page 54; *Grab Lane, Lancaster, Setting Study, Architectural History Practice, 2013*

5 Land South of Wyresdale Road

Description

- 3.49 Land south of Wyresdale Road and west of Newlands Lane. Extends south to the housing development at Bowerham and Newlands. The western edge is currently just east of the Lancaster Leisure Park and the new housing development to the east of it.
- 3.50 *'Gently rolling and improved pasture with mature landscape features creates an important green band around the eastern edge of Lancaster, providing context to the urban edge.'*²¹
- 3.51 *'The land forms part of the side-slopes of a drumlin landform that rises locally to 93m AOD. To the south of Wyresdale Road is a broad tree-lined verge and several properties adjacent including the single detached property 'Oxendale', the premises of a marquee hire company, and Well House Farm, now a small boutique hotel (The Ashton). Much of the land is gently rolling or sloping improved pasture. In the north-western part, hedgerows have been lost and the land now has a parkland-like character, with groups and belts of mature broadleaf trees, while to the southeast hedgerows remain to subdivide the land into regular fields in a post-Medieval pattern of enclosure.'*²²

²¹ Lancaster City Council Key Urban Landscapes Review, Arcadis, 2018

²² Review of Key Urban Landscape Allocation in Lancaster District, Review Stage 1: Assessment of Key Urban Landscapes, Woolerton Dodwell, 2012



Figure 19 Facing south from Newlands Road

Urban Setting Landscape Definition

- 3.52 The area here provides a visual frame and setting for the eastern edge of existing development. Although views into the site are not common, the drumlin which rises up is a key landscape feature here and maintains a distinction between the edge of the settlement and the M6 motorway and the countryside beyond.
- 3.53 Alternative views into the site are not easily found and are mostly limited to short distance views due to the drumlin rising up from the boundary to its high-point near to the centre of this area.
- 3.54 This drumlin is a key landscape feature here and maintains a distinction between the edge of the settlement and the M6 motorway and the countryside beyond.

Boundary

- 3.55 The boundary to the west (area 5.1) would be removed and thus reducing the area of the Urban Setting Landscape boundary.
- 3.56 The reasons for removing area 5.1 and moving the boundary eastwards are:

- There is little visibility into the western part of the area at this point. Therefore, this part is not currently fulfilling many aspects of the Urban Setting Landscape definition.
- The lower slopes of the drumlin on the western side, even if developed, would not detract or take away from the key features of the Urban Setting Landscape.
- The tree lined edge to Wyresdale Road should be retained within area 5 as it provides the distinction between the town and country when travelling along Wyresdale Road.
- The treed embankment immediately west of the Evans Marquee Hire buildings forms a strong, natural boundary that will form the new boundary of the Urban Setting Landscape. This is reinforced by the buildings of Evans Marquee Hire which form a strong built form edge at the top of the banking.

APPENDICES

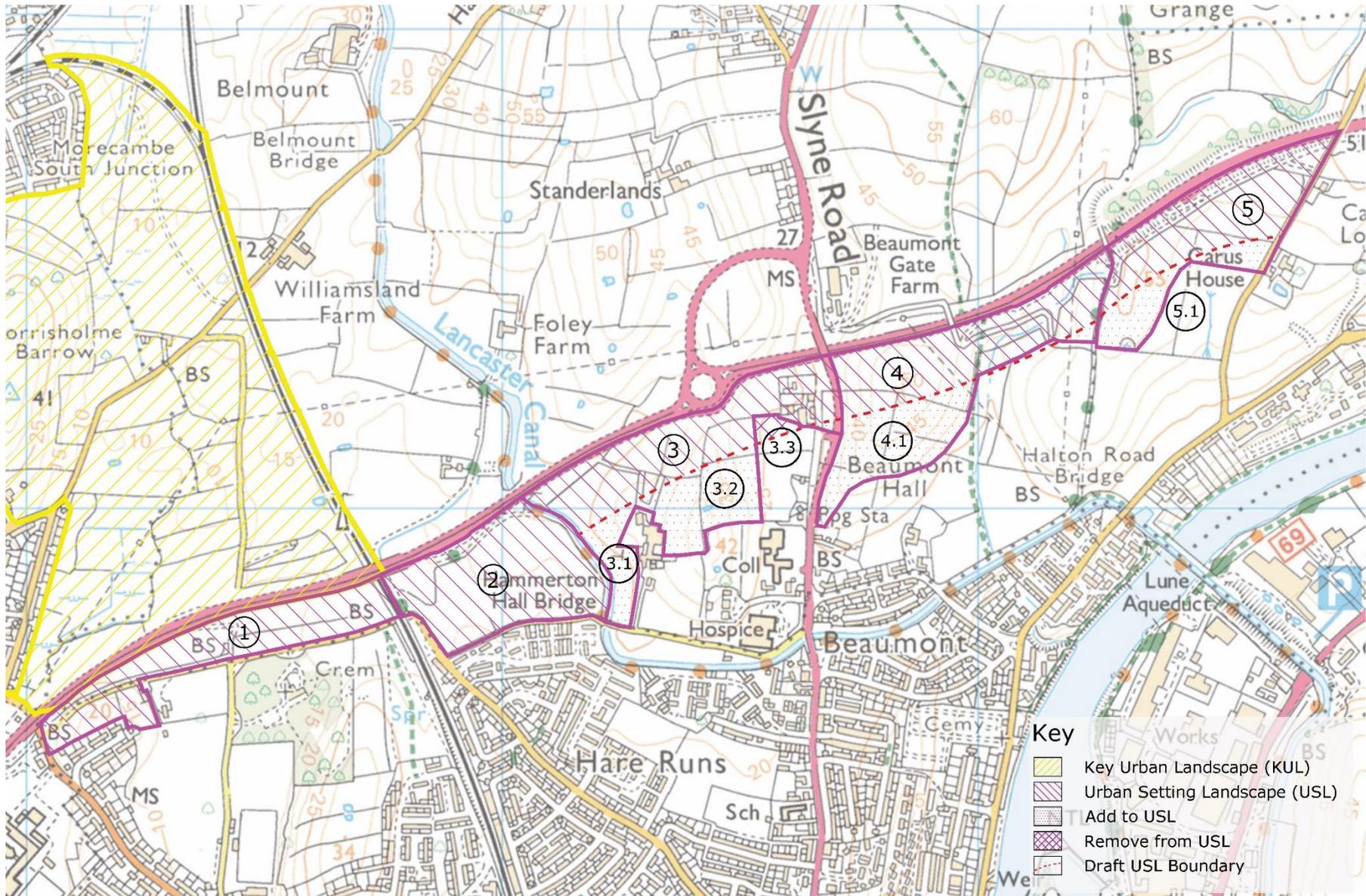


Figure 20 Plan of Lancaster North Subdivisions of Urban Setting Landscape

URBAN SETTING LANDSCAPE DESIGNATIONS Lancaster North and Lancaster East

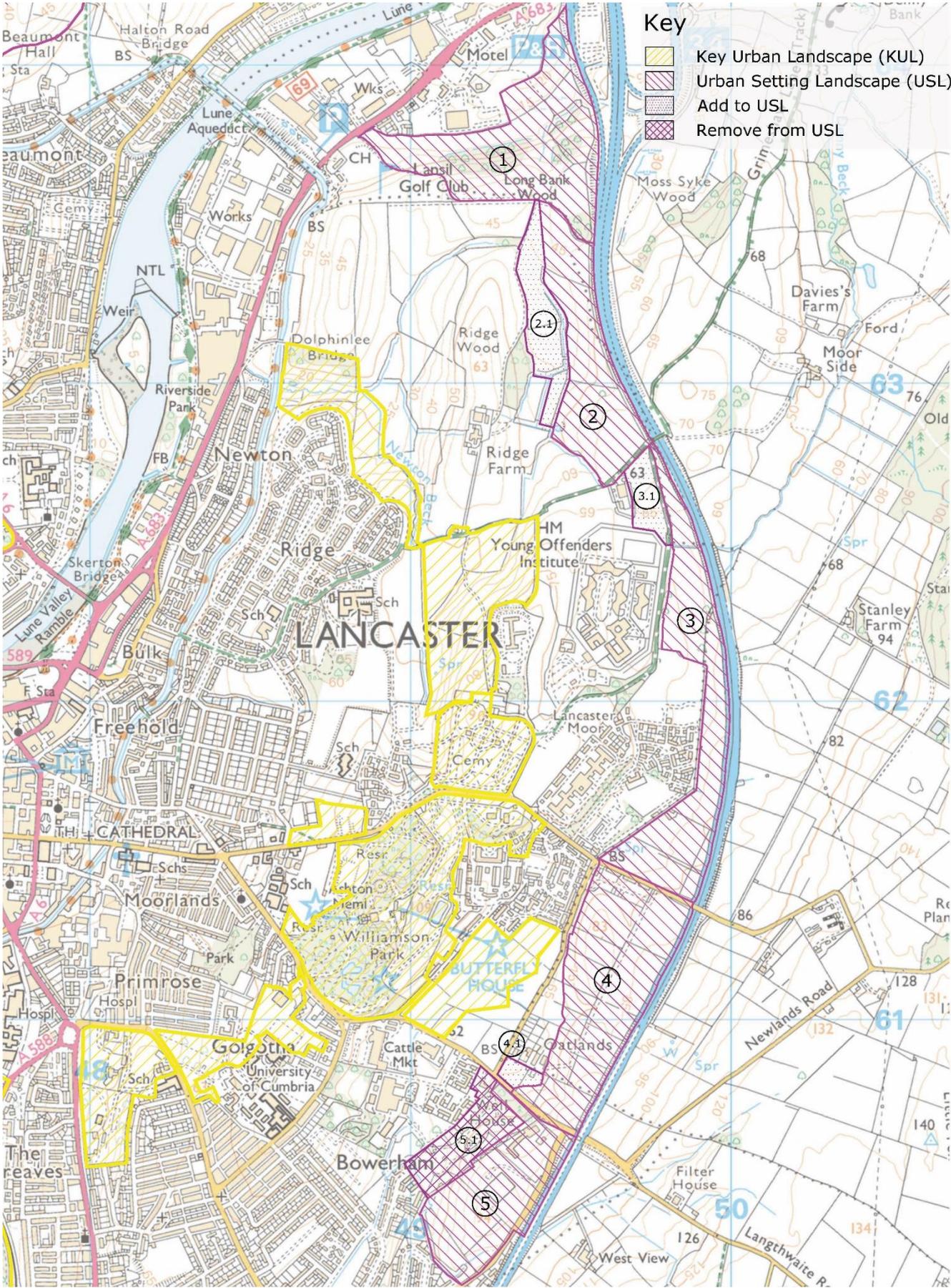


Figure 21 Plan of Lancaster East Subdivisions of Urban Setting Landscape