

## **Background Information**

**(extracts from published evidence base)**

**LPSA 647 Land north of A683, Quernmore**

**LPSA 648 Land south of A683, Quernmore**

Site known as 'UE2' in earlier public consultations (Issues and Options, 2015)

Site represented at EIP by Cushman and Wakefield (Rep ID 85)

### **Contents:**

Location plan

SHELAA assessment (Ho\_SHELAA\_03\_SHELAA Report)

Site constraints

Landscape (BLS\_UE02\_Landscape)

Heritage (LP13.102)

Ecology (LP13.102)





7. Land North of A683 and Land South of A683, Quernmore



0 0.05 0.1 0.2 0.3 0.4 Kilometers

**Legend**

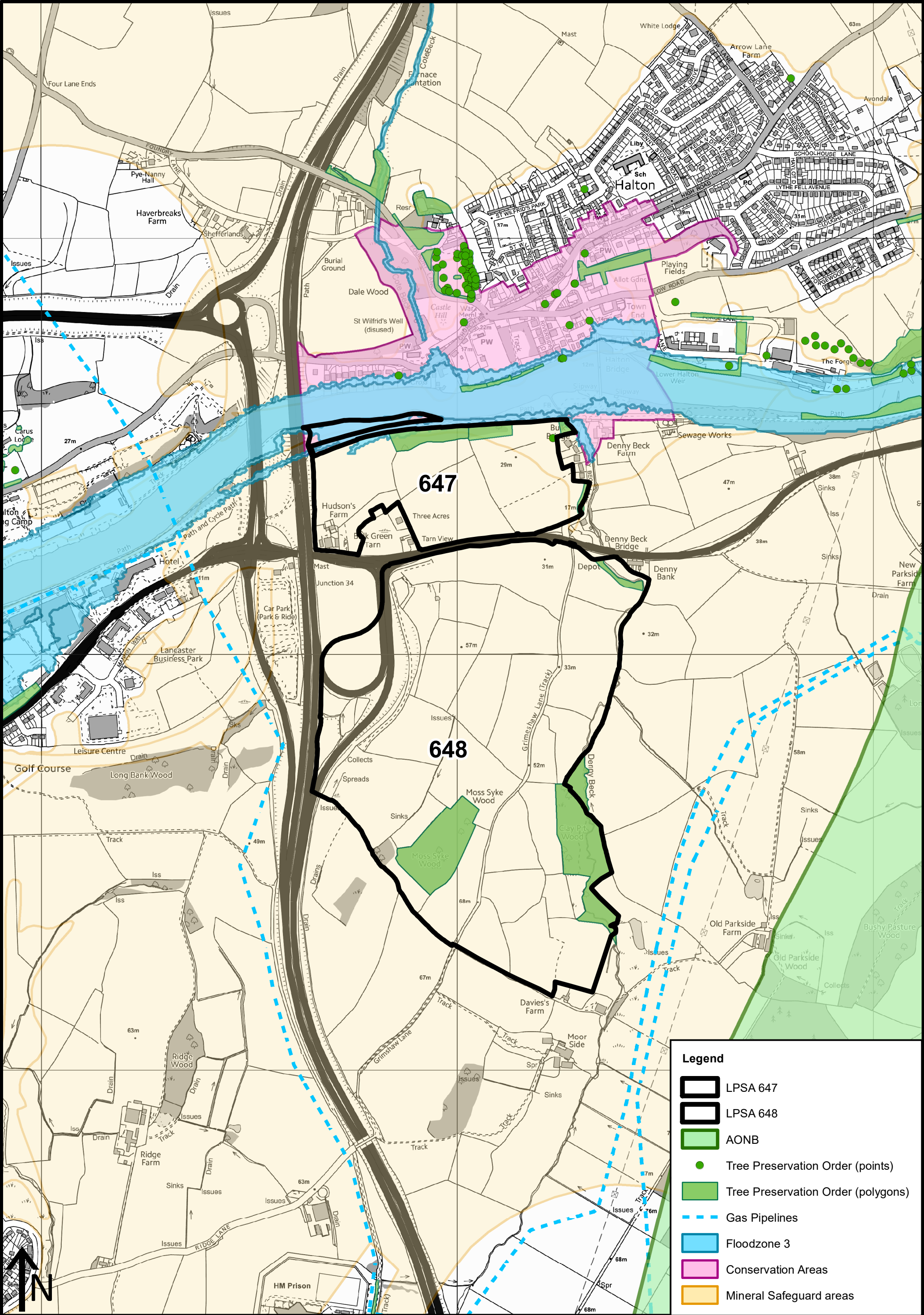
 LPSA 648

 LPSA 647



SHELAA Extract - LPSA 647 and LPSA 648 Land north and south of A683, Quernmore

LPSA	SETTLEMENT	ADDRESS	Area	Brownfield	Conclusion Summ	Desc	DevelopmentAssessment	Suitability	Achievability	Availability	SuitabilityTL	AchievabilityTL	AvailabilityTL
647	Quernmore	Land north of A683	16.52	Greenfield	Undeliverable	The site lies to the west of Halton on land of the A683. It is currently in agricultural use and contains a farmstead in the SW corner of the site. The site also contains an area of woodland and the River Lune Millenium Park cycle path which runs west to east. Denny Beck Lane lies to the east and the M6 motorway to the west.	The site is considered to be available. The site is not considered to be suitable based on its isolated location and the limited potential of creating a sustainable urban extension. The site's isolated location is also likely to effect its viability in terms of delivering the necessary infrastructure (utilities, community facilities etc). Await further information.	The site is physically isolated from the existing urban area, in particular, other residential areas and community facilities in Lancaster. This is exacerbated by the location of the motorway which limits opportunities for the site to form a sustainable urban extension to Lancaster. Halton village is located to the north but separated by a narrow bridge. The site is likely to generate significant car journeys which in turn may have impacts on the local network and city centre AQMA. The site is located just outside the Forest of Bowland AONB and any development will be restricted in order to avoid significant landscape impacts. The site was found to be an unsustainable location within the Council's Publication Sustainability Appraisal Report (January 2017).	This is a greenfield site located to the east of Lancaster. However there are a number of constraints affecting the site, most notably landscape impacts and the lack of infrastructure and services to serve the site. The feasibility and costs of providing the necessary connections to utilities and the provision of community facilities required to establish a sustainable location raise significant issues over the sites viability. Await further information from the Council's consultants.	The site is being actively promoted and is considered to be available.	RED	RED	GREEN
648	Quernmore	Land south of A683		Greenfield	Undeliverable	This is a large greenfield site extending to over 50 hectares in size, located to the east of Lancaster and to the south of the A683. It is an undulating drumlin landscape bounded by the M6 motorway to the west and Denny Beck to the east with a ridge running north to south. There are significant areas of woodland within the site and a bridleway runs north to south through the site. The boundary of the Forest of Bowland AONB lies just to the east of the site.	The site is considered to be available. The site is not considered to be suitable based on its isolated location and the limited potential of creating a sustainable urban extension. The site's isolated location is also likely to effect its viability in terms of delivering the necessary infrastructure (utilities, community facilities etc). Await further information.	The site is physically isolated from the existing urban area, in particular, other residential areas and community facilities. This is exacerbated by the location of the motorway which limits opportunities for the site to form a sustainable urban extension to Lancaster. The site is likely to generate significant car journeys which in turn may have impacts on the local network and city centre AQMA. The site is located just outside (300m) the Forest of Bowland AONB and any development will be restricted in order to avoid significant landscape impacts. The site was found to be an unsustainable location within the Council's Publication Sustainability Appraisal Report (January 2017).	This is a greenfield site located to the east of Lancaster. However there are a number of constraints affecting the site, most notably its isolated location. The feasibility and costs of providing the necessary connections to utilities and the provision of community facilities required to establish a sustainable location raise significant issues over the sites viability. Await further information from the Council's consultants.	The site is being promoted by a developer and is assumed to be available. Await further information.	RED	RED	GREEN





## Landscape, Townscape and Visual Field Survey Sheet

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

**Receptor Ref:** Broad Location Site – UE02: East Lancaster on the land east of the M6

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 030

Assessment Type – Landscape

2014 SHLAA Map Ref. 22

### Lancaster City Council - Local Character Type:

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

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

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

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**View west from A683 Parking Layby toward site UE02 in distance**



**View south from south side of River Lune footpath / cycleway, showing intimate landscape character**



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## Key Landscape Elements

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

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Assessment Type – Landscape

2014 SHLAA Map Ref. 22

### Key Townscape Elements

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



## Landscape, Townscape and Visual Field Survey Sheet

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### Landscape Visual Characteristics

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

### Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description		Tranquility interrupted by road noise	River (wooded) corridor and rolling farmland, isolated properties & green lanes		Cycle routes, footpaths

# Landscape, Townscape and Visual Field Survey Sheet

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**Receptor Ref:** Broad Location Site – UE02: East Lancaster on the land east of the M6

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 030

Assessment Type – Landscape

2014 SHLAA Map Ref. 22

## Summary Comment

The site straddles the A683, reaching from the southern edge of the River Lune to AONB boundary near Old Parkside Farm. The landscape is rolling here and land parcel south of the A683 is also influenced by the M6 motorway corridor to the immediate west. At this location there is a local rise creating a north facing aspect toward Halton from where development would be visible. There is, however, with sensitive design, the potential for the landscape to accommodate some small scale low density development. The area adjoining the AONB boundary is lower lying and could, therefore, potentially be developed in the same way though this will certainly have an impact on view from the AONB and its local setting. The landform of Knotts Wood within the AONB would, however, help to limit impact of the adjoining development and change in the skyline.

The site north of the A683 up to the River Lune is an intimate rolling landscape, influenced by low pylons and sparse detached properties. The riparian corridor offers good vegetation cover and this part of the site could be suitable for small scale development, though access option will likely be limited to the recreational current car park entrance.

In summary this is a sensitive and complex site, the development of which at any substantial scale is likely to cause a negative impact to both landscape and visual amenity. However, small scale and fragmented development across the site may be accommodated if mitigated correctly, sensitive the landform and setting.

## Summary of Site Assessments

Site reference	Mitigate Impacts Yes / No	Harm Landscape / Townscape Character Negative / Positive / Neutral	Harm Visual Amenity Negative / Positive / Neutral	Cumulative Impact Negative / Positive / Neutral
UE02	Yes	Negative	Negative	Negative



# SITE NAME: LAND TO THE EAST OF JUNCTION 34 (UE2)

LPSA REF: 648 & 647

## SITE ALLOCATION HERITAGE IMPACT ASSESSMENT

Methodology for Impact Assessments on Heritage Assets:

- Identification of the asset(s)
- Identification of the asset's importance and contribution of the site to the significance
- Identification of potential impact of allocation on significance
- Considerations for maximising enhancements and mitigating harm

IDENTIFICATION OF HERITAGE ASSET(S)		
Heritage Asset	Total	Description of Asset(s)
Listed Building		Workshop at Croskell's Farm approx. 2 metres west of farmhouse – Grade II (listing ref: <a href="#">1164513</a> ) North Lodge - Grade II (listing ref: <a href="#">1164502</a> )
Scheduled Monument		N/A
Conservation Area		Halton Conservation Area
Registered Parks and Gardens		N/A
Non-designated		2-7 Denny Bank
SITE CONTRIBUTION TO THE SIGNIFICANCE OF THE ASSET(S)		
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated heritage asset(s):</b>		
Workshop at Croskell's Farm approx. 2metres west of farmhouse – Grade II	Formerly a farmhouse from late 17 <sup>th</sup> century. The building is constructed in watershot sandstone rubble with slate roof. The significance of the building derives from its vernacular appearance and retention of historic material.  The setting of the building has been substantially altered with the development of the M6 Motorway which runs immediately behind the asset and the recent developments for the Bay Gateway.	Historically, the land provided the wider rural landscape to the building but has since been intersected and eroded through the development of the M6 motorway and Bay Gateway link. The site does not make a contribution to the significance of the asset.
North Lodge – Grade II	Lodge house to Quernmore Park. The building was possibly designed by Thomas Harrison in c.1800. The building is constructed in sandstone ashlar with a slate roof. The significance of the building derives from its historic association with Quernmore Park, Neo-Classical architectural influence and possible association with notable architect Thomas Harrison.  The setting of the building is provided by the hilly district of the Lune valley and Quernmore Park which make a positive contribution to the significance of the asset.	The site is situated south east of the asset and, due to the rising topography of the site, it is visible from the entrance to the asset. It contributes to the wider rural setting of the building which makes a positive contribution to the significance of the building.
Halton Conservation Area	Halton Conservation Area encompasses the historic core of the settlement which relates to its former agricultural and industrial settlement. The significance of the Conservation Area derives from the earthwork remains of an 11 <sup>th</sup> century castle, medieval linear settlement plan, remains of 16 <sup>th</sup> century church, retention of 17 <sup>th</sup> to 19 <sup>th</sup> century buildings and historic agricultural and later	The site is the surrounding Lune valley landscape to the south of Halton Conservation Area, which makes a positive contribution to the rural setting of the village and its significance. The site is visible within the Conservation Area, particularly from elevated positions such as along High Road.

	industrial associations of the settlement. The setting of the Conservation Area is provided by the Lune valley and extensive rural views of surrounding land, which makes a positive contribution to the character of the area and is highly visible within the Conservation Area.	
<b>Non-designated heritage asset(s):</b>		
2-7 Denny Bank Terrace	Two terraces of different style constructed in the late-19 <sup>th</sup> century. Two datestones are noted – ‘Denny Bank Cottage 1877’ and ‘West Cliff Denny Bank 1887’. The buildings were possibly associated with Halton Mills or the development of the railway (now disused). The buildings are constructed in sandstone with hipped slate roof.  The buildings face onto the main road running to Caton and the setting is provided by surrounding rural landscape which rises to the south of the terraces.	The site provides the rural setting of the terraces, which makes a positive contribution to the experience and significance of the assets.

### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

	Description of Impact	
Name of asset	<ul style="list-style-type: none"> <li>Location and siting (e.g. proximity, extent, topography, key views)</li> <li>Form and appearance (e.g. prominence, massing, scale and materials)</li> <li>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</li> </ul>	
Workshop at Croskell's Farm approx. 2metres west of farmhouse – Grade II	Development of the site will be situated north and east of the asset, however due to the motorway intersecting the land there are very limited views from the asset and the site does not contribute to how the asset is experienced. The potential impact of the allocation will be low on the significance of the asset.	
North Lodge – Grade II	Development of the site will be situated south east of the asset and will be visible in wider rural views from the asset. It will be particularly prominent where the land rises. The potential impact of the allocation will be moderate on the significance of the asset.	
Halton Conservation Area	Development of the site will subsume the Conservation Area and potentially lead to an amalgamation with the city of Lancaster, consequently diminishing its unique historic and architectural interest. Development of the site will impact key views of the surrounding rural agricultural land along High Road. The potential impact of the allocation on the significance of the asset will be major/moderate.	
2-7 Denny Bank Terrace	Development of the site will encompass the buildings and subsume the rural landscape which surrounds the terrace. The potential impact of the allocation on the significance of the asset will be major/moderate.	

### ENHANCEMENTS AND MITIGATING HARM

**Maximising Enhancement** (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)

- There are unlikely to be any enhancements on the historic environment achieved through allocation of the site.

**Mitigating Harm** (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

- The restriction of development on elevated positions could mitigate some of the views across the site from elevated positions within Halton Conservation Area which would reduce some of the visual dominance on the surrounding rural landscape.
- Restriction of housing to 2 storeys and low density would reduce some of the urban visual character of development of the site.

### CONCLUSIONS AND RECOMMENDATIONS

Development of the site would erode the rural setting between Halton and Lancaster, thus diminishing the distinctive townscape character and historic settlement form of these two historic settlements. Development of the site would impact the extensive setting of two designated heritage assets including Halton (Conservation Area) and North Lodge (Grade II), and Denny Beck terrace (Non-designated).

The restriction of development on elevated positions and the restriction of heights above 2 storeys could help to reduce some of the visual dominance within the landscape. However, the overall development of the site would irreversibly alter the



open rural setting of these assets and these mitigation measures will have a limited effect on the overall impact on the setting and significance of these heritage assets. The allocation will likely lead to a level of harm, potentially substantial on the significance of Halton Conservation Area as it would subsume the settlement.

## Preliminary Ecology Appraisal

### East Lancaster (east of the M6)

LPSA Site Reference	648, 647
SHLAA Site Reference	659, 658
Site Name	East Lancaster east of the M6, Strategic Site UE2
NGR (Centre of Site)	350080 463920
Area of Site (ha)	71
Survey Dates	June 2017
Surveyors	Derek Richardson & Suzanne Waymont

### Location Map and Extent of Survey Area



### Overall Site Description

The proposed site in East Lancaster (East of M6) is primarily agriculturally improved pastures, with pockets of woodland and gorse scrub. There is a network of hedgerow and wall forming field



boundaries. Mature broadleaved trees are also found across the site. Denny Beck forms the eastern boundary of the site. The results of the survey can be found in Figure 3. The topography of the land is undulating, with steep gradients in places.

The area adjacent to the River Lune is flat and showed signs of flooding. The river bank is lined with mature trees including sycamore, oak and alder.

The area of land between the A683 and the Lancaster to Caton cycle route rises steeply from the River Lune. While it is largely agriculturally improved pasture with hedgerows, there is an area of woodland and gorse scrub. The woodland supports species such as oak, beech, hazel and holly. Ground flora species observed include pendulous sedge and broad buckler fern.

Two broadleaved woodlands occur in the area to the south of the A683 that appeared to be semi-natural: Moss Syke Wood and Clay Pit Wood. Species recorded include oak, silver birch, holly and hawthorn.

Grimeshaw Lane, an unmade track, runs through the southern part of the site. The Lane supports a network of hedgerows, trees and walls. The hedgerows vary in structure along the lane but support species including ash (*Fraxinus excelsior*), holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*), oak (*Quercus robur*), sycamore and Norway Maple (*Acer* sp.). The ground flora in places, particularly the middle section of the track, was relatively species rich. Scaly male fern, herb Robert, wavy hair-grass, foxglove, red campion, wood sorrel, dog's mercury, hart's tongue, polypody and wood-rush were recorded.

Moss Syke Wood, within the southern part of the site, is a broadleaved plantation woodland, dominated by oak with frequent birch and some ash. The understorey include frequent hazel and holly with a relatively sparse ground flora which included bluebell, bramble bracken and broad buckler fern. Roe deer have been recorded associated with this woodland.

Clay Pit Wood is a broadleaved woodland with a mix of alder, rowan, sessile oak sycamore and downy birch. Ground flora species recorded included lady fern, broad buckler fern, remote sedge, herb Robert, tufted hair-grass, foxglove and climbing corydalis.

Denny Beck forms the eastern boundary of the proposed site. A network of trees, woodland and semi-natural grassland occur along its banks. Branched bur-reed, water mint, water forget-me-not, white willow and goat willow were recorded here. Also present were woodland species including lady-fern, remote sedge, primrose and enchanter's nightshade.

### **Designated Sites**

The River Lune BHS forms the northern boundary of the site, although there are no protected sites within the site boundaries.

### **Notable Species**

A relatively high number of bat species have been recorded as associated with the site (LERN desktop data). Brown Hare has been recorded to the east of the site, although it was not recorded in 2017 surveys. There are otter records associated with the River Lune corridor adjacent to the northern 'land parcel'.

The site is suitable for Badgers.

Roe deer are associated with woodland to the south.

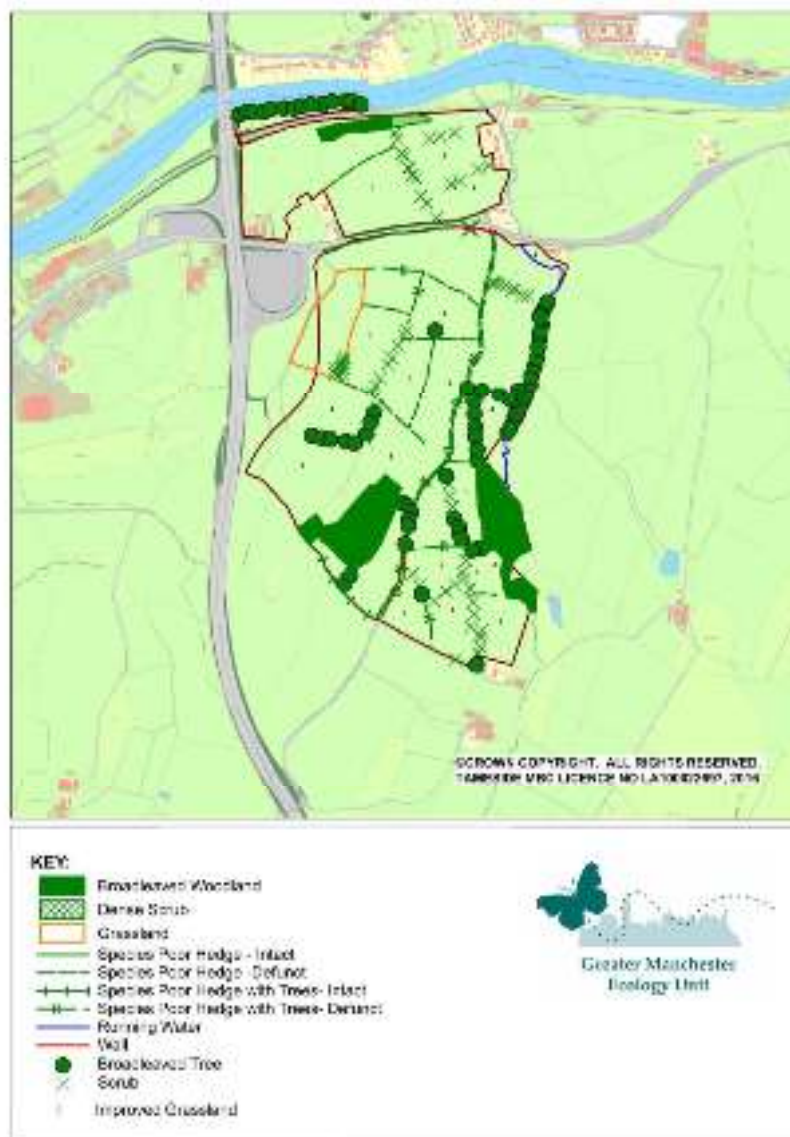
There are no records of amphibians from the site.

### Overall Site Evaluation and Recommendation

A site with reasonable structure, less 'improved' agricultural land overall than many of the other sites assessed. Ecological interest is present in blocks of woodland, hedge lines, water courses, stands of gorse scattered trees and in areas of less improved (semi-improved?) grassland.

It would be possible to develop parts of the site without causing substantive ecological harm, although development would need to avoid and buffer valuable habitats and features.

Enhancement should prioritise the creation of new broadleaved woodland and hedge lines.





## Summary of Site Ecological Constraints



Aerial photograph (2014)

