

## **Background Information**

**(extracts from published evidence base)**

### **LPSA 704 Land north of Manor Lane, Slyne-with-Hest**

Site forms part of site known as 'GB4' in earlier public consultations (Issues and Options, 2015). NB. Northern portion of GB4 is under separate ownership and identified in SHELAA as LPSA 711.

LPSA 704 represented at EIP by Barton Willmore (Rep ID 106)

#### **Contents:**

Location plan

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

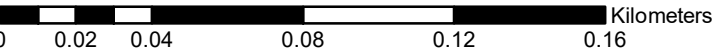
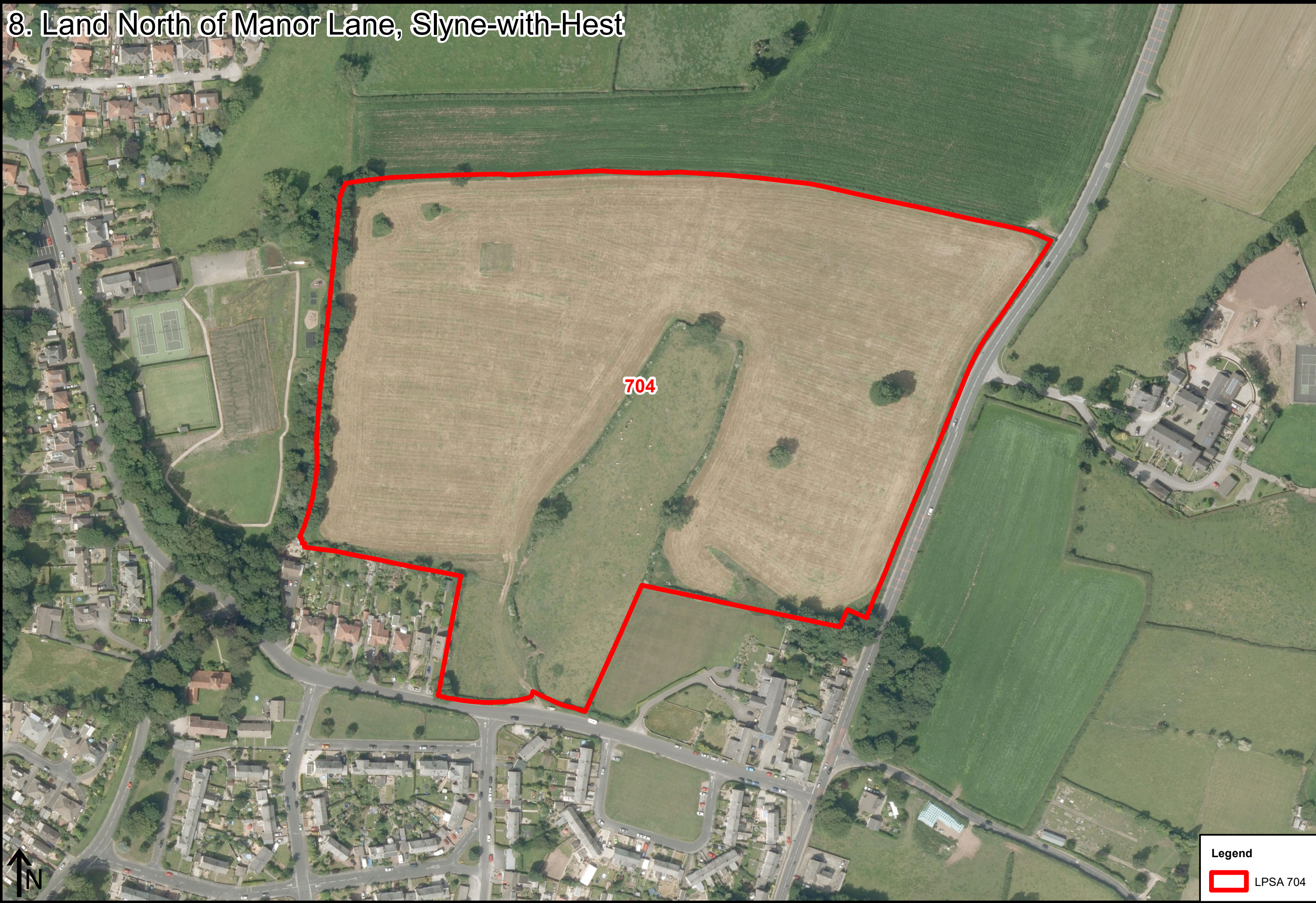
Site constraints

Landscape (BLS\_GB04\_Landscape)


Heritage (LP13.180)



8. Land North of Manor Lane, Slyne-with-Hest



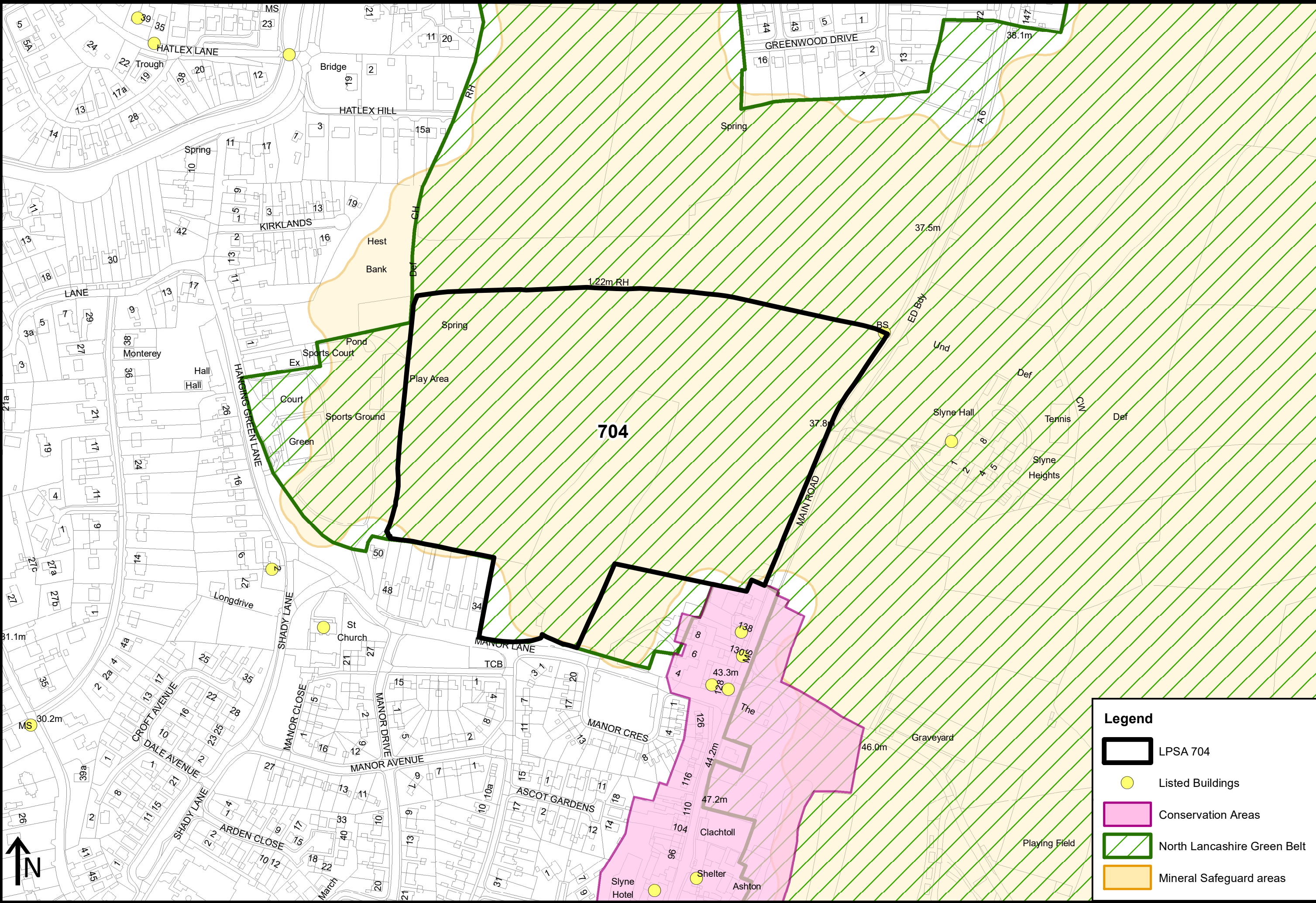
Legend

 LPSA 704



SHELAA Extract - LPSA 704 Land north of Manor Lane, Slyne-with-Hest

LPSA	SETTLEMENT	ADDRESS	Area	Brownfield	Conclusion Summ	Dev Est	Desc	DevelopmentAssessment	Suitability	Achievability	Availability	SuitabilityTL	AchievabilityTL	AvailabilityTL
704	Slyne	Land north of manor Lane	10.22	Greenfield	Developable (beyond 5 Years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	20	This is greenfield site located to the north of Manor Lane, Slyne consisting of large open undulating fields separated by hedgerows. The sites eastern boundary runs along the A6 and its western boundary backs onto sports ground located on Hanging Green Lane. The sites frontage (approx 100m) on to Manor Lane is set between residential properties.	Notwithstanding Greenbelt policy, landscape impacts are considered to be a significant constraint limiting the extent of development. There are also likely to be impacts on local services, highways, etc if development is at a significant scale, particularly if the site to the north is also considered. The site is considered suitable therefore for limited development. The site is considered to be available and there are no known abnormal costs. Development at a greater scale would need to be considered as part of a coordinated approach alongside the site to the north.	The site is located on the edge of an identified sustainable settlement. Given the size of the site and potential for large scale development there are likely to be significant impacts on infrastructure and services. Given the semi-rural nature of the site there will be landscape impacts on views from the east and mitigation will be required. The existing trees along the western boundary and SE corner of the site should be retained and impacts on the Conservation Area minimised. The site is considered suitable for limited development located to the southern part of the site.	This is a greenfield site located within a popular residential area with no known abnormal costs. Viability is not considered to be an issue.	The site is being promoted by a developer and considered to be available.	AMBER	GREEN	GREEN



0 0.03 0.06 0.12 0.18 0.24 Kilometers

## Landscape, Townscape and Visual Field Survey Sheet

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

**Receptor Ref:** Broad Location Site – GB04: Central Area of Greenbelt

Date of Survey: 09/10/2015

Surveyor: B. Pope

Sheet No.: 045

Assessment Type – Landscape

2014 SHLAA Map Ref. 16 / 12 / 23

### Lancaster City Council - Local Character Type:

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

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

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



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**View north from Manor Lane**



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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		Arable		Campus		

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### 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			



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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	Sinuuous

### Key Site Qualities -

Key Quality	Relationship with the AONB	Tranquility (Views and Noise)	Landscape / Townscape / Seascape Character	History	Countryside Access
Description	N/A	A tranquil area of green space between residential developments	Pasture / grazing land / meadow	N/A	N/A

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## Summary Comment

A gently undulating site bounded to the north, south and west by residential developments. The site is formed of pasture land bounded by a mixture hedgerows and stone walls interspersed hedgerow trees and tree clumps. Rising landform to the east and the undulating topography combined with the surrounding residential areas limit wider views out from the area.

It is considered that this site could contain small, low density development without significantly affecting the wider landscape character. Some nearby views from the east would be affected, however this could be mitigated through careful planning and screening

## 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
GB04	Yes	Neutral	Negative	Negative

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



# SITE NAME: LAND OFF MANOR ROAD, SLYNE-WITH-HEST

LPSA REF: 704

## 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		<p>Slyne Hall – Grade II (listing ref: <a href="#">1071856</a>)</p> <p>Manor House – Grade II* (listing ref: <a href="#">1071858</a>)</p> <p>136 Slyne Road – Grade II (listing ref: <a href="#">1166194</a>)</p> <p>Boundary Stone 100m north of the drive to Slyne Hall – Grade II (listing ref: <a href="#">1071857</a>)</p> <p>Church of St Luke – Grade II (listing ref: <a href="#">1071855</a>)</p> <p>2 and 4 Hanging Green Lane – Grade II (listing ref: <a href="#">1071852</a>)</p>
Scheduled Monument		N/A
Conservation Area		Slyne Conservation Area
Registered Parks and Gardens		N/A
Non-designated		N/A
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>		
Slyne Hall – Grade II	<p>Late 18<sup>th</sup> century house constructed in sandstone rubble with a pitched slate roof. The building is three storeys and three bays, the significance of the building derives from its retention of historic material and vernacular construction.</p> <p>The building is situated in its historic farmstead setting, however the outbuildings have been converted to residential use which has somewhat diminished the historic agricultural significance of the building.</p>	The site provides the wider rural setting to the building and given its historic association with agriculture, the site makes a positive contribution to the significance of the asset.
Manor House – Grade II*	<p>House dating from 1681. The building is constructed in cobbles with sandstone dressings and pitched slate roof. The building is a T-plan form with a central entry. The building is five bays with chamfered cross windows. There is a plaque with a date of '1681' above the door. The significance of the buildings relates to the well preserved 17<sup>th</sup> century plan form and historic detailing and its illustrative value as vernacular construction.</p> <p>The building is enclosed by a small boundary wall and is situated on the corner plot of the junction of Slyne Road and road leading to Hest Bank.</p>	The site provides the wider historic rural setting to Slyne, however the asset is experienced and appreciated from the main highway with some restricted views of the site attainable looking north. Therefore, the site makes a minor contribution to the significance of the asset.

136 Slyne Road – Grade II	<p>Early-18<sup>th</sup> century house which was altered c.1750. The building is constructed in slobbered cobbles with sandstone dressings and a pitched slate roof. The significance of the building derives from its retention of historic material, illustrative value as an early-18<sup>th</sup> century house and local vernacular style.</p> <p>The building is faces immediately onto Slyne Road and is enclosed in a low stone boundary wall.</p>	The site provides the wider historic rural setting to Slyne and is in close proximity to the asset, accentuating its vernacular form. The site makes a positive contribution to the significance of the asset.
Church of St Luke – Grade II	<p>Church, dating 1898-1900. The building is constructed in snecked sandstone rubble with a red tile roof. The building is designed in a free Gothic style. The significance of the building derives from its revival architectural style, development of Victorian and Edwardian churches and association with notable local architect Austin and Paley. The building is situated in an enclosed churchyard surrounded by mature trees. The wider setting of the church has been altered by the infill of modern 20<sup>th</sup> century housing between Hest Bank and Slyne.</p>	The site does provide the wider rural setting to the asset, but there is limited inter-visibility between the asset and the site due to the enclosure of Hanging Green Lane in mature trees. The site makes a minor contribution to the significance of the asset.
Boundary Stone 100m north of Drive to Slyne Hall – Grade II	<p>Early 19<sup>th</sup> century boundary stone in a triangular section, constructed in sandstone. The stone marks the boundary with the parish of Bolton-le-Sands and indicates direction of 'Slyne' and 'Bolton'. The significance derives from the association with infrastructure and road networks in the early-19<sup>th</sup> century in Britain and its local historic streetscape value.</p>	The site provides the rural backdrop to the boundary stone and makes a positive contribution to its historic significance.
2 and 4 Hanging Green Lane – Grade II	<p>Two cottages dating from the early-19<sup>th</sup> century. The cottages are constructed in roughcast render with sandstone dressing a hipped slate roof within overhanging eaves. The significance of the cottages derives from their modest Regency style. The buildings face onto Hanging Lane and are enclosed by vegetation. Historically, the cottages were situated in isolated rural location but have been subsumed in the 20<sup>th</sup> century with the development of modern housing between Hest Bank and Slyne.</p>	The site does provide the wider rural setting to the asset, but there is limited inter-visibility between the asset and the site due to the enclosure of Hanging Green Lane in mature trees. The site makes a minor contribution to the significance of the asset.
Slyne Conservation Area	<p>Slyne is a small historic settlement set inland from the shore of Morecambe Bay. The boundary of the Conservation Area covers the linear historic core of the settlement. The village has agricultural origins, but as is evident by the retention of inns and hotels, also catered for travellers from Lancaster to northern towns including Kendal and Carlisle. The significance of the Conservation Area derives from its linear settlement plan, retention of 17<sup>th</sup> to 19<sup>th</sup> century buildings, vernacular style of buildings and association with the road networks of 18<sup>th</sup> century prior to the development of the railway.</p> <p>The surrounding agricultural land has been substantially altered by the development of modern suburban houses which have amalgamated Hest Bank and Slyne in settlement plan form. There is a parcel of land to the north of the settlement which acts as a distinguishing buffer between Slyne and Bolton-le-Sands.</p>	The site provides the wider historic rural setting to Slyne and makes a positive contribution to the significance of the asset.

## 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>	
Slyne Hall – Grade II	<p>Development of the site would be in close proximity to the asset and erode the remaining rural setting of the building, it also has the potential to erode the significance of the asset through design which would diminish its vernacular architectural qualities. It is considered the potential impact of allocation on the significance of the asset would be major.</p>	



Manor House – Grade II*	Development would be situated in the wider rural setting of the building, although views and inter-visibility between the asset are limited. There may some secondary effects such as increased traffic and noise resulting from development of the site. The potential impact of allocation on the significance of the asset would be moderate/minor.
136 Slyne Road – Grade II	Development of the site would be situated in relatively close proximity to the building and could erode the rural setting and diminish the architectural quality of the building. It is considered that the potential impact of the allocation on the significance of the asset would be major/moderate.
Church of St Luke – Grade II	Development of the site would not be visible from the site, but would erode the wider rural setting of the building. It is considered that the potential impact of the allocation on the significance of the asset would be minor.
Boundary Stone 100m north of Drive to Slyne Hall – Grade II	Development of the site would be in close proximity to the asset and erode the remaining rural setting of the structure. It is considered the potential impact of allocation on the significance of the asset would be major.
2 and 4 Hanging Green Lane – Grade II	Development of the site would not be visible from the site, but would erode the wider rural setting of the building. It is considered that the potential impact of the allocation on the significance of the asset would be minor.
Slyne Conservation Area	Development of the site would erode one of the remaining open rural spaces immediately adjacent to the Conservation Area, which makes a positive contribution to the character and appearance of the area. Development of the site would subsume the Conservation Area and has the potential to erode its distinguishing character as a separate settlement to Bolton-le-Sands. The potential impact of the allocation on the significance of the asset would be major.

## 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 limited enhancements to the historic environment which could be 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 restrictions of heights to 2 storeys would minimise visual dominance over the overriding vernacular character of the surrounding designated heritage assets

## CONCLUSIONS AND RECOMMENDATIONS

Development of the land would erode the rural buffer between Slyne and Bolton-le-Sands, which would diminish the distinctive townscape character of these settlements. Development of the site would impact the setting of several designated heritage assets, including Slyne (Conservation Area), Slyne Hall (Grade II), Boundary Stone (Grade II), 136 Slyne Road (Grade II) and Manor House (Grade II\*). The allocation of the site would substantially and irreversibly alter the character of the area and the setting of the surrounding designated heritage assets. It is considered this would cause substantial harm to the significance of Slyne Conservation Area, Slyne Hall (Grade II) and Boundary Stone (Grade II) as it would completely subsume their rural setting. The potential allocation would have a less than substantial impact on other designated heritage assets as it would erode the wider rural setting of Manor House (Grade II\*) and 136 Slyne Road (Grade II). It is considered there are limited measures which would mitigate the harm which would erode the rural buffer between the settlements and which would subsume the remaining vernacular character of the area, however the restriction of heights could mitigate some of the visual dominance and prominence that new development may have over the overriding vernacular character of the area.