

# STRIDE TREGLOWN



## Environmental Statement: Chapter 6 – Landscape and Visual Impacts

Ellel Holiday Village, Lancaster

*Ellel*

Ellel Holiday Village LLP

## 6. Landscape and Visual Impacts

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### 6.1. Introduction

6.1.1 This Landscape and Visual Impact Assessment (LVIA) chapter has been prepared by Randall Thorpe and will identify and assess the anticipated effects resulting from the proposed development on the character and features of the landscape and on people's views and visual amenity. It will describe:

- The policy and legislative context relevant to this chapter;
- the assessment methodology;
- the baseline conditions of the Site and its surroundings;
- the specific elements of the proposed development relevant to landscape and visual considerations;
- the potential likely effects in relation to construction and operational phases;
- the evaluation and assessment of the significance of effects identified (including positive effects);
- the mitigation measures adopted to prevent, reduce or offset any significant adverse effects; and
- the likely residual effects when the scheme is operational.

### 6.2. Methodology

#### Guidance

6.2.1 The LVIA has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment. These guidelines explain that it is necessary to tailor LVIA's to the specific nature of the proposals, and that a prescriptive approach should not be applied.

#### Approach

6.2.2 The principle objectives of the LVIA are:

- To describe and evaluate the existing landscape character and components likely to be affected by the proposed development (baseline description);
- To identify visual receptors with views of the proposed development (baseline description);
- To identify and describe the potential effects of the proposed development on the landscape character and its components, and on the visual receptors;
- To assess the significance of the residual effects, considering the measures proposed to mitigate any of the effects identified.

## Scope of the Assessment

- 6.2.3 A formal scoping opinion was sought from Lancaster City Council (LCC) to establish the scope of the study area and identify the potential landscape and visual receptors to be assessed within the LVIA. As a result of this process, the visual receptors identified were agreed with three additional visual receptors requested by LCC. These have been included within the assessment. LCC also requested a Zone of Theoretical Visibility (ZTV) and photomontages. The viewpoint locations for the photomontages have been agreed with the landscape officer at LCC

## Baseline Studies

- 6.2.4 The baseline study identifies the landscape character and components of the Site and surrounding landscape, and visual receptors with potential views of the proposed development within the study area shown on Figure 6.1 (see Appendix 6.1). The study area covers the extent of land where the Site could either be partially or fully seen based on topography. Vegetation and built elements will prevent views of the Site from a number of locations within the study area.
- 6.2.5 Baseline information on the landscape has been gathered through a combination of desk studies and field surveys.
- 6.2.6 The following documents have been reviewed as part of the desk study:
- National Planning Policy Framework (Feb 2019)
  - A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
  - A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD (Main Modifications Version Aug 2019/Adopted Version Dec 2014)
  - Lancaster District Local Plan (Strike-through Edition Sept 2008)
  - Core Strategy (2003-21) Adopted July 2008
  - Wyre Council Adopted Local Plan (February 2019) Landscape Institute and the Institute of Environmental Management and Assessment – Guidelines for Landscape and visual Impact Assessment (GLVIA), Third Edition (2013)
  - Landscape Institute Advice Note 06/19 – Photography and Photomontages in Landscape and Visual Impact Assessment (June 2019)
  - Natural England National Character Area – 31 Morecambe Coast and Lune Estuary
  - A Landscape Strategy for Lancashire - Lancashire County Council Landscape Character Assessment (December 2000)
- 6.2.7 Initial field work was undertaken in September 2017 with further survey carried out in April 2018, April 2020 and June 2020. The field work establishes an understanding of the landscape within and around the Site, its component parts and subdivisions, as well as the contribution currently made by different areas in terms of landscape quality and character, value, green infrastructure functions and accessibility. It also establishes the visual baseline to identify the range of views of the Site, and whether there are any public viewpoints, which are important in terms of appreciating the character of the Site.
- 6.2.8 Viewpoints considered representative of potentially sensitive receptors situated within the study area are at varying distances and directions have been identified. Views from public viewpoints, such as Public Rights of Way (PROWs) and roads in the vicinity of the Site have been considered.

- 6.2.9 The Arboricultural Survey prepared by Urban Green has been relied upon with regard to the quality of the existing trees within the Site.

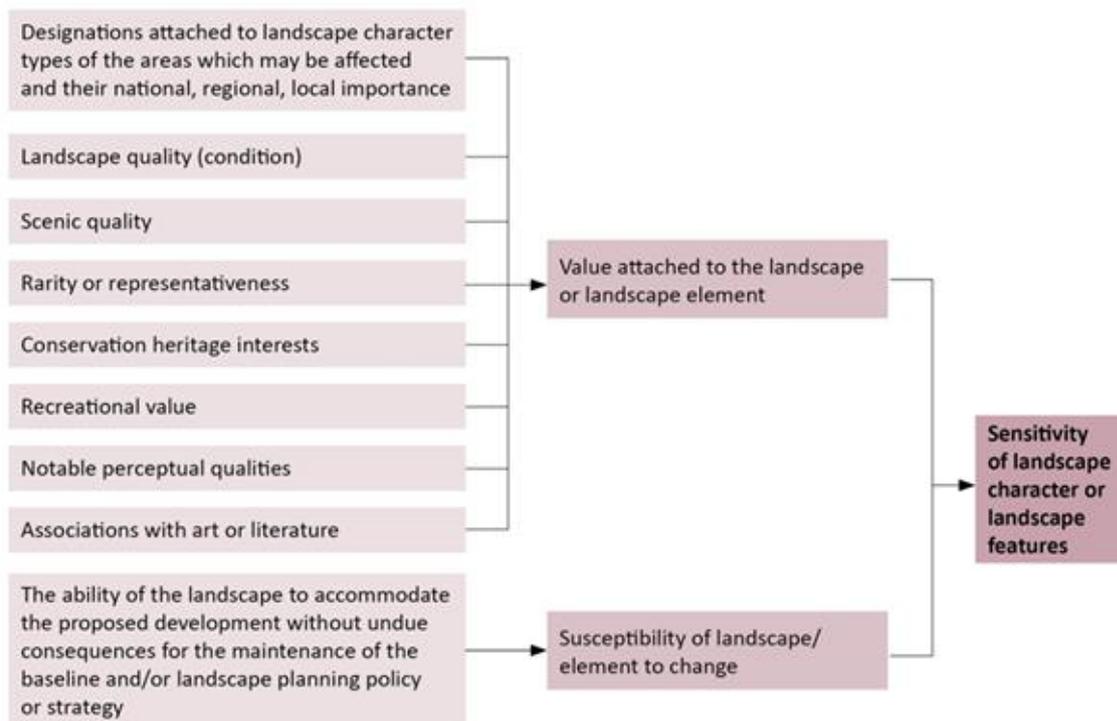
#### Photography Methodology

- 6.2.10 Photographs have been taken from publicly accessible locations with a digital SLR camera (Nikon D3300) with a 35mm fixed lens. This produces individual photographs with an approximate horizontal field of view of 40 degrees which are similar to those taken with a standard 35mm film camera and a 50mm fixed focal length lens. These are then joined as panoramas to obtain fields of view which are as representative as possible of the views obtained from the particular viewpoint. Technical Guidance set out within the Landscape Institute Technical Guidance Note 06/19 (2019) - Visual Representation of development proposals, has been followed in respect of Type 1, Annotated Viewpoint Photographs.

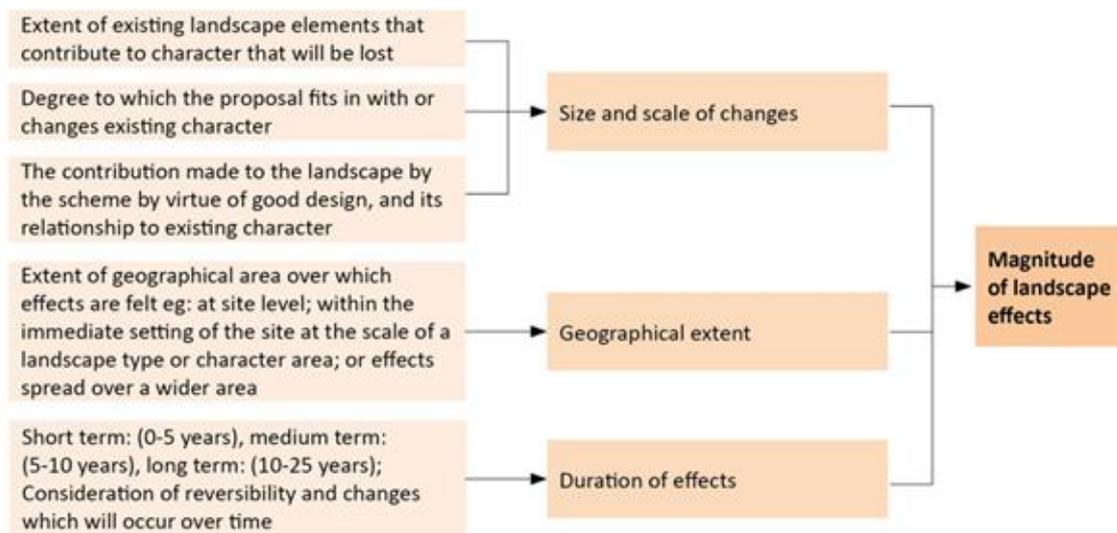
#### Assessment of Effects

- 6.2.11 In line with GLVIA3, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – a Market Place and holiday homes/ lodges) and on the magnitude of effect likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on people's visual amenity.
- 6.2.12 For each landscape and visual receptor, a wide range of considerations are drawn together as indicated by **Diagrams 1 and 2**.

Diagram 1: Considerations contributing to establishing the significance of landscape effects



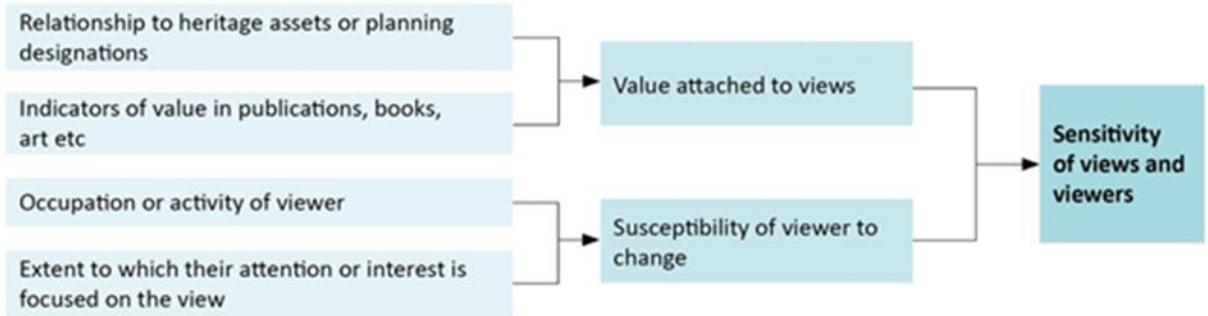
**A** Overall Judgement in respect of sensitivity: Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances



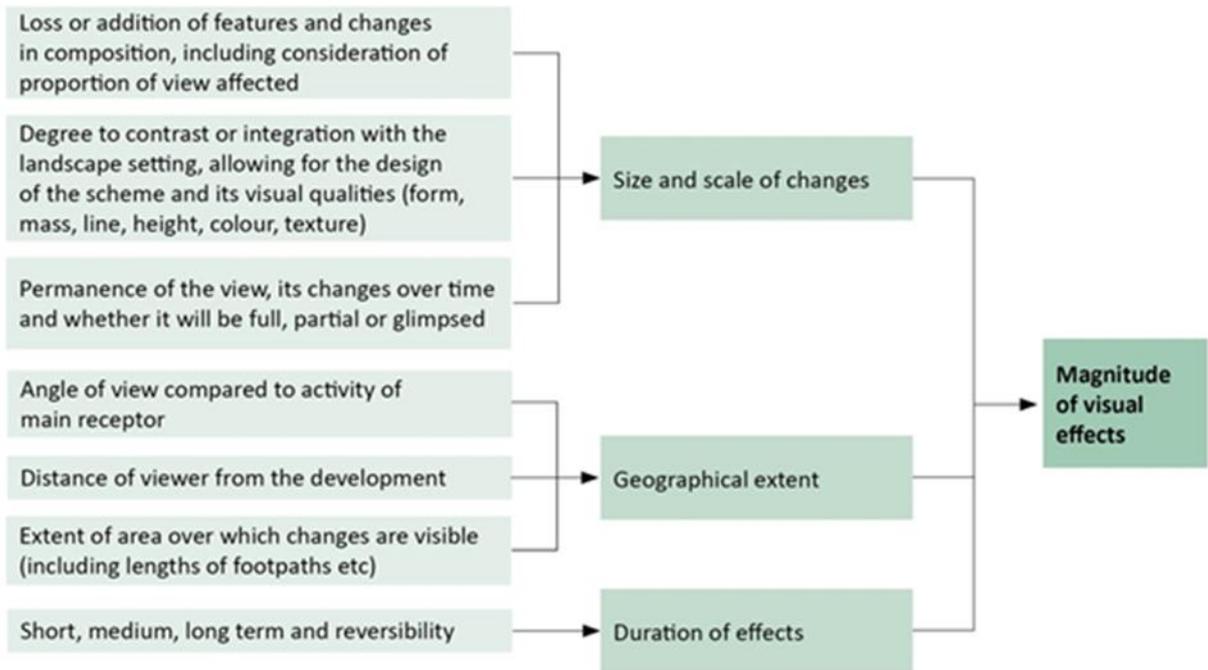
**B** Overall judgement in respect of magnitude of landscape effects: Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

**A + B = C** Judgement of effects: Combines sensitivity and magnitude in a considered way and will be described as *Major, Moderate, Minor, Negligible, and as Beneficial, Adverse or Neutral* depending on the circumstances

Diagram 2: Considerations contributing to establishing the significance of visual effects



**A** Overall Judgement in respect of sensitivity: Combines these considerations which are explained in the text. It will be described as *High, Medium or Low* depending on the combination of circumstances

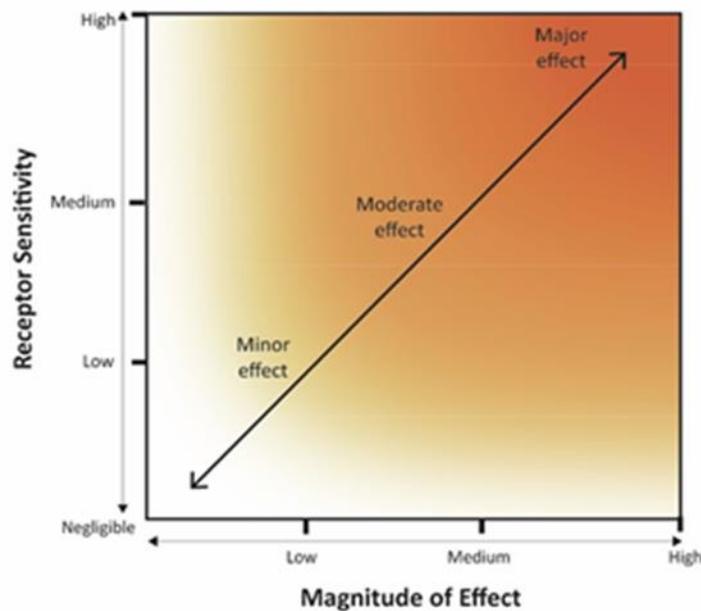


**B** Overall judgement in respect of magnitude of visual effects: combines these considerations which are explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

**A + B = C** Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible*, and as either *Beneficial, Adverse or Neutral* depending on the circumstances

- 6.2.13 The effects of the proposed development on the landscape and visual receptors identified above will be described as being Major, Moderate, Minor, Negligible or Neutral and either Adverse or Beneficial. The scale at which the effect will be felt will be identified (i.e. at site level, within the immediate setting of the site, at the scale of a landscape character type or character area, effects spread over a wider area). Depending on the visual qualities of the proposed development and its setting, Major or Moderate changes in the landscape or to views will not always be judged to be significant. Minor or Negligible effects will not be considered significant at any scale.
- 6.2.14 In broad terms there is a relationship between the sensitivity of a receptor and the magnitude of effects felt which is represented by **Diagram 3** below. There will, however, generally be a number of considerations which may modify the outcome and the final assessment will necessarily be a professional judgement. Modifying considerations will be explained in text.

**Diagram 3 - Indicative relationship of sensitivity and magnitude of effect**



### 6.3. Mitigation

- 6.3.1 Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. Landscape mitigation was part of an iterative process of project planning.
- 6.3.2 Avoidance of impact through site planning and design has been the preferred and primary mitigation strategy for the avoidance of adverse landscape and visual effects.
- 6.3.3 Where landscape features cannot be avoided and will be lost, compensation in the form of replacement or creation of other appropriate substitute features are proposed as deemed appropriate.

### Assumptions and Limitations

- 6.3.4 It is assumed that the scheme will be developed in accordance with the Parameters Plan (Appendix 3) and will largely be development in line with the Indicative Site Layout (See submitted Drawing No. 150968\_STL\_A\_004) and Design Principles. The Design and Access Statement ensures that a high quality, well landscaped new residential area is achieved.
- 6.3.5 Views from PRoW's and roads within an approximate 2km radius have been considered. Effects on residential receptors outside of public areas are not included in the assessment as in planning terms, private individuals do not have a right to a view and impacts on living conditions are generally considered through a separate residential amenity assessment.
- 6.3.6 The assessment of conservation interest in relation to heritage assets has relied on the findings of the Heritage Statement produced by Townscape in July 2020.
- 6.3.7 The assessment is based on the Indicative Site Layout produced by Stride Treglown (See submitted Drawing No. 150968\_STL\_A\_004).
- 6.3.8 The assessment only considers daytime effects because the principal viewpoints are PRoWs used in daylight hours.
- 6.3.9 The assessment will consider effects during construction, upon completion and at 15 years post completion i.e. when landscape treatments have matured. The 15-year post completion assessment represents the residual effects.
- 6.3.10 A computer-generated Zone of Theoretical Visibility has been prepared (Appendix 6.2). The ZTV accounts for the existing vegetation within the site and the setting, as well as existing built form. Due to the location of the Site within an undulating landscape and the screening properties of the surrounding vegetation and built form, a manual approach to understanding visibility has also been adopted in accordance with the recommendations of GLVIA3 (2013). Visual analysis has relied upon both the ZTV and study of the existing topographical baseline and site observation taking in to account the existing terrain, vegetation and intervening development.

## 6.4. Planning Policy and Legislative Context

- 6.4.1 National and local planning policy is reviewed in detail within the Planning Policy Context chapter of this Environmental Statement. The review below highlights the key elements of national and local policy, which provide the landscape and design framework for the proposed development and which have provided the context for the LVIA chapter.

### National Planning Policy

- 6.4.2 The National Planning Policy Framework (Feb 2019) broadly promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).
- 6.4.3 Section 12 of the NPPF, Achieving Well-Designed Places, states (paragraph 124) that "good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities". Paragraph 127 states, "Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”

6.4.4 Section 15 of the NPPF, Conserving and Enhancing the Natural Environment, (paragraph 170) sets out how planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of best and most versatile agricultural land, and of trees and woodland;

6.4.5 Paragraph 172 sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

#### **National Designations**

6.4.6 There are no national statutory landscape designations within the site boundary or within the immediate setting of the site. The boundary of the Forest of Bowland AONB is located approximately 4km to the east of the site.

#### **Local Planning Policy**

6.4.7 The majority of the study area falls under the control of Lancaster City Council with the southern part of the Study Area falling within the Wyre Council Borough, the boundary of which is defined by the River Cocker.

6.4.8 The relevant adopted policies from Lancaster City Council’s Development Plan Documents (some of which are adopted, and some of which are emerging) and the Wyre Council Local Plan relating to the Site and Study Area that are relevant to this LVIA chapter are identified below.

6.4.9 The adopted policies relevant to the Site and Study Area include;

- Protection and enhancement of biodiversity: Ellet Grange Woods and Lancaster Canal Biological Heritage Sites – Policy DM27 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (adopted Version Dec 2014).
- Policy SC8 of the Core Strategy 2003-21 (adopted July 2008), and Policy DM25 of the Development Management DPD, (adopted Version Dec 2014).
- The setting of designated heritage assets – Policy DM32 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (adopted Version Dec 2014)
- Development and landscape impact – Policy DM28 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (adopted Version Dec 2014)

6.4.10 The emerging Lancaster City Council Local Plan policies relating to the Site and Study Area that are relevant to this LVIA chapter are identified below. Some policies are effectively the same as the currently adopted policies, but with different policy numbers. These are in the same order as their adopted counterparts in the previous list.

- Open Countryside - Policy EN3 of A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
- Environmentally Important Areas: Ellel Grange Woods and Lancaster Canal Biological Heritage Sites – Policy EN7 of A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
- Green Space Network: Lancaster Canal - Policy SC4 of A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
- Open Space, Recreation and Leisure: Lancaster Canal rural stretch - A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
- Green Infrastructure – Policy DM43 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, Main Modifications Version (Aug 2019).
- Protection and enhancement of biodiversity - Policy DM44 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, Main Modifications Version (Aug 2019).
- The setting of designated heritage assets – Policy DM39 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (Main Modifications Version Aug 2019)
- Development and landscape impact – Policy DM46 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (Main Modifications Version Aug 2019)
- Economy, Employment and Regeneration - Policy EC2/EC3 of A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019);
- Transport, Accessibility and Connectivity – Policy SG1/SG3 J33 reconfiguration of A Local Plan for Lancaster District 2011-2031: Part One: Strategic Policies and Land Allocations DPD (Main Modifications Version Aug 2019)

#### Summary of Planning Policy Context

6.4.11 In summary the planning policy context requires that the proposed development responds appropriately to the relevant adopted and emerging policies. The key policy considerations relevant to this LVIA are:

- The Site’s designation as a Countryside Area under Policies E4 and E5 of the Lancaster District Local Plan (Strike-through Edition Sept 2008)
- The protection of Ellel Grange Woods and Lancaster Canal Biological Heritage Sites under Policy DM27 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (adopted Version Dec 2014).
- The protection of the Lancaster Canal, which is a designated Green Corridor under Policy E30 of the Lancaster District Local Plan (Strike-through Edition Sept 2008) Policy SC8 of the Core Strategy 2003-21 (adopted July 2008), and Policy DM25 of the Development Management DPD, (adopted Version Dec 2014).

- The protection of the designated heritage assets, which include listed buildings and structures adjacent to the site boundaries, under Policy DM32 of A Local Plan for Lancaster District 2011-2031: Part Two: Review of the Development Management DPD, (adopted Version Dec 2014)

## 6.5. Baseline Landscape Conditions

### National Landscape Character Context

- 6.5.1 The site and surrounding area are identified by Natural England as falling within National Landscape Character Area (NCA) 31 - Morecambe Coast and Lune Estuary.
- 6.5.2 **Appendix 6.3** includes relevant extracts of the character area profile for NCA 31 Morecambe Coast and Lune Estuary.
- 6.5.3 The key characteristics of the character area are identified as comprising:
- “Broad and relatively flat lowlands enclosed by escarpments which open out dramatically into the undulating landscape of the coastal strip with substantial drumlin features.
  - The sheltered expanse of the Lune Estuary with its salt marshes and tidal channels overlooked by low ridges on the Heysham peninsula and around Lancaster.
  - Panoramic vistas across Morecambe Bay from Lancaster and higher ground, to backdrops of the Cumbrian Fells and across the Lune Estuary from Sunderland Point and the Heysham peninsula towards the Bowland Fells.
  - Range of coastal landscape features including extensive salt marshes backing extensive sand and mud flats, particularly around the Lune Estuary; reclaimed mosses and marshland; a small area of intact remnant mossland at Heysham; sand and shingle beaches north of the Lune Estuary; and Millstone Grit sandstone cliffs at Heysham.
  - Intensively managed pastoral landscape bounded by ditches in the lowest-lying reclaimed areas, hedges with mature trees in low-lying areas and grading into stone walls on drumlin fields and upland foot slopes with limited extent of semi-natural habitats away from the coastal strip.
  - Low woodland cover throughout with woodland largely restricted to the sides of the Lune Valley on the boundary of the NCA and small copses on farmland.
  - Presence of Heysham power station, which is a dominant feature on the visual profile of the coastal strip and is widely visible from adjacent NCAs, as well as the associated infrastructure such as power lines which are also widely visible.
  - The cathedral city of Lancaster, market town and former administrative capital of Lancashire. Mainly built from Millstone Grit sandstone, the city overlooks a former fording point at the head of the Lune Estuary with a castle, cathedral, neo-Georgian town hall, canal and Victorian parks.
  - Rural architecture, including farmsteads, that mostly results from rebuilding in brick and stone in the late 18th and 19th centuries, with fragments of earlier timber frame, sandstone, Millstone Grit and earth constructions, with fields subject to high levels of boundary change since the mid-19th century.

- Coastal developments that reflect a long history of a visitor economy and associated recreation, including the sea front facade at Morecambe with hotels, amusements and a promenade, and a range of caravan sites and golf courses along the more rural parts of the coastal strip from Heysham north to Carnforth.
- Traversed north–south by the west coast transport network including the M6, the West Coast Main Line railway and the Lancaster Canal, which pass between the Bowland Fells and Morecambe Bay”.

6.5.4 The NCA is a relatively small and low-lying character area. The intrinsic feature of landscape importance identified in this character area is the coastal zone and Lune Estuary (not including the site). The site sits inland from these coastal areas in a pastoral agricultural landscape south of Galgate. The National Character Areas provide a general overview of character and are not detailed enough to provide an accurate description of the character of the landscape within the context of the site.

#### Local landscape Character Context

A Landscape Strategy for Lancashire (December 2000)

6.5.5 A more detailed two-part assessment of the character of the Lancashire landscapes has been produced by Lancashire County Council. The document is titled “A Landscape Strategy for Lancashire” and is split into two documents: The Landscape Character Assessment and the Landscape Strategy. The site predominantly sits within the Low Coastal Drumlins Landscape Character Type (LCT) with the southern parts of the site within the Coastal Plain LCT. The land immediately east of the site sits within the Undulating Lowland Farmland LCT as shown on **Figure 6.3 (Appendix 6.1)**. The Landscape Character Assessment divides these LCTs into smaller Landscape Character Areas (LCAs), which are described in more detail below.

6.5.6 Due to the scale of mapping available within the Lancashire Landscape Character Assessment, the boundaries of the LCTs do not follow any physical landscape feature.

#### Low Coastal Drumlins

6.5.7 This Landscape Character Type is divided into three Landscape Character Areas. The site is identified as lying within LCA 12a – Carnforth-Galgate-Cockerham, which is described as follows:

*“The Low Coastal Drumlins, on or near which Lancaster and Morecambe 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.”*

- 6.5.8 The site is broadly representative of this LCA with the key transport corridors of the Lancaster Canal and Glasson Branch, West Coast Mainline, A6 and M6 all linear features within the landscape study area. The undulating topography and small woodlands associated with Ellel Grange and Home Farm create enclosure in places and allow open views across the wider landscape from others. Isolated farmsteads are scattered throughout the landscape with the field pattern generally irregular in form. The settlement of Galgate is located at the northern edge of the Study Area.

*Undulating Lowland Farmland*

- 6.5.9 This LCT is divided into eleven LCAs. The site lies adjacent to LCA 5i – West Bowland Fringes, which is described as follows:

*“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.”*

- 6.5.10 Within the study area this LCA broadly encompasses the agricultural land to the east of the M6, which broadly rises towards the edge of the Forest of Bowland AONB approximately 4km east of the M6. The site is not representative of this LCA although it does bare some similarities around Junction 33 of the M6 where the irregular field pattern and rising ground merges with the landscape of LCA 12a to the south of Galgate.

*Coastal Plain*

- 6.5.11 This LCT is divided into six LCAs. Part of the site is identified as lying within LCA 15e – Forston-Garstang-Catterall, which is described as follows:

*“This area of lowland farmland forms a transition between the fringes of the Bowland Fells and the lowland raised bog of Winmarleigh. A geological fault runs along the eastern boundary of the area and, although the motorway and railway broadly follow this line, the transition between the Millstone Grits to the east and the sandstones to the west is masked by glacial deposits and river alluvial fans which produce a gently undulating landscape. The area is a rural farmed landscape dominated by improved pasture and scattered with historic halls, farms and woodland. A network of lanes link the villages of Cockerham, Forton, Garstang and Catterall, although the A6 provides a fast route along the length of the character area. Garstang and Catterall have seen a particularly large amount of urban development and this area is affected by urban fringe activities such as golf courses, hotels and schools which have eroded the rural character of the landscape. The area forms a sudden edge with the mosslands at Winmarleigh; stone-built houses on this higher land overlook the moss.”*

- 6.5.12 Within the study area this LCA broadly encompasses the southern parts of the site and the landscape to the south of the site. This landscape is primarily agricultural in nature with Berries Head a prominent drumlin within the Study Area. The Lancaster Canal and A6 are linear features running along an approximate north – south orientation with small blocks of woodland giving the landscape a similar character to that of LCA 12a. The River Cocker also meanders through this LCA forming the administrative boundary between Lancaster and Wyre boroughs.

6.5.13 Key environmental strategies and recommendations for each LCT are provided within the Landscape Strategy document (2000). Those relevant to the Site are set out below and have been referred to throughout the design process, and where possible the proposed development complies with the recommendations.

#### **Landscape Strategy for the Low Coastal Drumlins**

##### *Conserve the inter-drumlin wetlands*

- *Site sand and gravel quarries away from sensitive wetland sites*
- *Avoid drainage of wetlands for built development or highway improvements*

##### *Conserve the pattern of discrete rural settlements*

- *avoid ribbon development which will lead to the amalgamation of adjacent dispersed settlements*
- *planting may help to delineate boundaries of settlements*

##### *Conserve the hedgerow and woodland network*

- *avoid further fragmentation of the hedgerow network, designing built development around the existing landscape structure and designing planting to enhance structure and wildlife habitats*
- *give priority to hedgerows which contribute to the characteristic hedgerow network and those adjacent to semi-natural grasslands*
- *avoid amalgamation of fields which will erode the strong landscape pattern*
- *conserve ancient semi-natural woodlands*

##### *Enhance the number of rural landscape features*

- *planting hedgerow trees and managing hedgerows for wildlife will enhance their status as features*
- *new farm woodlands and copses should remain small in scale and enhance hill top copses as features of the landscape*
- *creation of small field ponds may add to the diversity of the landscape and enhance the nature conservation value of the landscape*

##### *Enhance settlements character of existing settlements*

- *new built development which responds to the local vernacular will enhance the character of existing settlements*
- *design cues which are taken from the historic core of settlements (rather than the enveloping new development) will be more beneficial to the settlement's overall character*
- *small scale planting may be used to screen unsightly developments and enhance visual amenity on urban fringes*

*Restore sand and gravel quarries*

- *former sand and gravel quarries should be restored to a mosaic of wetland habitats*

**Landscape Strategy for the Coastal Plain**

*Conserve distinctive field patterns and related landscape features and landforms*

- *encourage retention and enhancement of hedgerows and hedgerow trees especially in relation to hedgerows of visual, historic and wildlife importance*
- *initiate programmes of tree planting, particularly on the fringes of settlements and in locations where trees will help to screen infrastructure and other developments*
- *retain alignments of roads and tracks and restrict over-engineered alterations*
- *restrict further future landraising or other waste management developments in areas not previously affected by landfill to avoid damage to field patterns or interruptions to long views over the landscape*

*Conserve remnants of former agricultural habitat mosaics*

- *protect and conserve wet and other semi-natural agricultural grasslands*
- *encourage the conservation and restoration of arable field margins with traditional arable weeds*

*Conserve remaining field ponds*

- *restrict infilling of ponds and their loss as a result of development (through the development control process)*
- *ensure new development retains field ponds and promotes their conservation as landscape features*
- *wherever possible, create new field ponds*
- *develop buffers around field ponds designed to provide terrestrial habitat and visual diversity as well as to minimise the impacts of pollution/eutrophication from agricultural run-off*

*Enhance the distinctive character and landscape setting of rural settlements*

- *resist infill ribbon development along open lanes (particularly near Pilling)*
- *retain and enhance historic landscape features, including verges, hedgerows and open spaces within settlements*
- *encourage the use of local materials, particularly in older settlements*
- *encourage tree planting using native species (including black poplar of local provenance where appropriate) within and on the fringes of rural settlements to improve views and approaches to the built edge*
- *retain existing field boundaries and use as a framework for new development*

- *avoid introduction or proliferation of suburban building styles, materials and layouts*
- *consider the landscape setting of historic buildings and restrict inappropriate new development in such areas*

*Enhance the river corridor landscapes*

- *consider the landscape setting of historic buildings encourage habitat enhancement eg creation of wet fringes, riverside woodlands, pools, riffles and meanders*
- *protect water courses from the impacts of eutrophication by adopting best practices for the application of agricultural fertiliser and pesticides, creating buffer zones and encouraging programmes for nutrient removal*
- *minimise the number of pollution incidents caused by a variety of built developments by developing appropriate arrangements for water catchment and run-off*

*Enhance opportunities for informal recreation*

- *improve access to water courses for angling and walking (including disabled access)*
- *ensure development proposals protect and enhance on-site features and promote wider access to water courses*

*Enhance landscapes associated with major infrastructure developments retention such as the M6 and M55 corridors*

- *improve drainage arrangements to limit pollution and flood water*
- *consider tree planting in areas where it can integrate new development or infrastructure, but take care to avoid mass tree planting in characteristic open landscapes and avoid screening key views*

*Restore, retain, manage and replant hedgerows and hedgerow trees*

- *encourage hedgerow laying, replanting and gapping up, giving priority to those hedgerows which contribute to the overall hedgerow pattern and those which provide links between hedgerows and to semi-natural habitats*
- *encourage the use of headlands and field margins to arable fields to reduce damage by agricultural machinery*
- *where possible restore the historic structure and character of designed landscapes by encouraging parkland tree planting, boundary repair and the retention of designed features*

*Restore broadleaved woodlands particularly in the vicinity of watercourses*

- *encourage planting in riparian buffer zones wherever this will not conflict with access requirements for flood defence purposes or ecological interests*
- *manage grazing levels and introduce fencing to allow regeneration of existing woodlands*
- *conserve and restore ancient semi-natural woodland*

*Restore completed sand and gravel workings*

- *former sand and gravel workings should be restored to a mosaic of wetland habitats including appropriate informal recreation*

#### **Lancashire Historic Landscape (HLC) Characterisation Programme (2002)**

- 6.5.14 The majority of the landscape within the site and study area is classified as “Enclosed Land” which is part of the *“most extensive HLC type in the county. Its main use is for agriculture, a large proportion being for the pasturing of sheep and cattle.”* This Enclosed Land within the study area is made up of pockets of Ancient Enclosure, Post-Medieval Enclosure and Modern Enclosure, which are scattered throughout the county and with the exception of the modern enclosure, have *“changed little in the last 150 years.”*
- 6.5.15 Enclosure size of Ancient and Post-Medieval enclosure tends to be small to medium and the enclosure pattern is generally irregular. The enclosure origins are *“entirely influenced by topography with enclosure from mossland in the lowland west, and enclosure from moorland and woodland in the east on the fringes of the remaining high moorland.”* The site sits immediately west of the *“main north-south transport corridor, occupied by the M6, Lancaster Canal, A6 turnpike and the course of a Roman road,”* and *“marks the division between these topographical zones.”*
- 6.5.16 Ellel Grange and Home Farm are identified as a Modern Ornamental character area, which typically consists of *“a principal house and associated structures. There may also be planted woodland and other landscape features, but the quality of follies, eyecatchers and parkland oddments is significantly less that with the Ancient and Post-Medieval Ornamental character areas.”*
- 6.5.17 The document makes a number of recommendations which broadly aim to conserve and enhance the historic field enclosures and patterns within the county. The document states that *“the importance of this HLC type as the remnant of a much more extensive and commonplace landscape in the Lancashire area should be borne in mind when planning for new development and in determining planning applications.”*

## **6.6. Description of the study area**

- 6.6.1 To fully appreciate the character of the landscape within the study area, it is important to understand the influence of the topography and landscape elements within the site context.
- 6.6.2 The study area is dissected by the A6, which runs north to south forming part of a major transport corridor parallel to the West Coast Main Line railway line and the M6 motorway. The A6 and M6 are connected via Junction 33 immediately east of the site. To the west of the study area, the A588 forms another north to south transport corridor in a more rural setting running west of Upper Thurnham.
- 6.6.3 The topography throughout the study area is undulating with several drumlins forming localised high points ranging between 25m AOD and 75m AOD. The lower parts of the study area are influenced by the River Conder to the north and the River Cocker to the south, which both meander through the study area along broad east to west alignments. Two branches of the Lancaster Canal, running north to south and east to west, are linear features within the lower lying parts of the study area. To the east of the M6 motorway, the topography generally begins to rise towards the fringes of the Forest of Bowland AONB approximately 4km further east and outside of the study area.
- 6.6.4 The land use within the study area is primarily agricultural with both arable and pastoral farming present. The undulating topography allows for far reaching views from high points. Rectangular woodland blocks, linear groups of trees and individual trees are scattered throughout the study area and are generally associated with watercourses or field boundaries with some instances of groups or individuals within fields, giving a parkland character in places. This existing vegetation works in combination with the topography to provide a sense of enclosure in places, particularly the lower lying areas around the rivers.

- 6.6.5 The settlement of Galgate is located in the northern part of the study area with scattered properties, farmsteads and villages found throughout the rest of the study area. Thurnham Hall to the west of the study area is of historic interest, as are the buildings of Ellel Grange and Kings Lee Chapel immediately south of the site and a number of bridges and locks along the Lancaster Canal.
- 6.6.6 The Lancaster Canal corridors and towpaths are key green corridors and locally designated as Biological Heritage Sites. They provide off-road access to Galgate and Lancaster to the north, Garstang to the south and Glasson to the west.

## **6.7. Description of the site and its surroundings**

- 6.7.1 Figure 6.4 (Appendix 6.1) shows the landscape elements of the site and its immediate surroundings.
- 6.7.2 Figures 6.5 and 6.6 (Appendix 6.1) include photographs, which illustrate the character of the site.

### **Site location and boundaries**

- 6.7.3 The site is located immediately west of the A6, approximately 1km south of Galgate, and consists of two parcels of land, which sit either side of the north to south branch of the Lancaster Canal. The boundaries of the eastern land parcel are defined by the A6 to the east, field boundaries to the north and south and the Lancaster Canal to the west. The boundaries of the western land parcel are defined by the Lancaster Canal to the east, the Lancaster Canal Glasson Branch to the north, and exiting field boundaries and woodlands to the west and south.
- 6.7.4 The A6 roundabout connecting to Junction 33 of the M6 is located immediately adjacent to the eastern boundary of the site.

### **Landform and drainage**

- 6.7.5 The topography of the site and its immediate surroundings is undulating with small pronounced drumlins forming localised features in keeping with the character of the wider study area. The largest drumlin is located immediately north of the site, rising to 51m AOD. The highest point within the site is 45m AOD in the east near to the A6 roundabout.
- 6.7.6 The eastern land parcel generally slopes from east to west, down to the Lancaster Canal, which sits at approximately 20m AOD. The topography in the western parcel is generally lowest around the edges, rising to a series of localised high points within the central part of the site ranging between 30 – 37m AOD. To the west, of the site, the land flattens at approximately 15m AOD and forms part of the flood plain for the rivers Conder and Cocker, which both meander through the landscape immediately north and south of the site.
- 6.7.7 The eastern land parcel drains in a westerly direction towards the Lancaster Canal and the lake to the south east of Ellel Grange. Water generally drains towards the perimeters of the western land parcel into the Canals and river Cocker surrounding the site. A series of small field ponds are scattered throughout the landscape of the western land parcel. The lower lying plateau alongside the western edge of the Lancaster Canal has a marsh-like character.

### **Public Rights of Way**

- 6.7.8 There are three Public Rights of Way within the site. PRoW 1-13 4 connects the A6 to the Lancaster Canal Glasson Branch. This route follows the northern boundary of the eastern land parcel of the site, before crossing the Lancaster Canal via the Grade II listed Double Bridge. It continues through the western land parcel and joins an existing farm track before crossing the Glasson Branch of the Lancaster Canal via the Grade II listed Third Lock Bridge.

- 6.7.9 PRow 1-13 13 crosses through the western land parcel along a broad north east to south west alignment. It connects the two Lancaster Canal branches to Home Farm within the site, and the wider PRow network to the south west of the site.
- 6.7.10 PRow 1-13 52 runs along a broad north to south alignment along the western boundary of the site and through the western corner of the site. It provides a connection to PRow 1-33 11 and the Lancaster Canal Glasson Branch in the north, and PRow 1-13 13 in the south. PRow 2-11 26 provides a link through the wider landscape to the south west across the River Cocker to Berries Head and beyond.
- 6.7.11 To the north of the site, PRow 1-13 3 provides a connection from the Third Lock Bridge to Galgate. The Lancaster Canal has a Towpath running along its western edge and the Glasson Branch has one along its northern edge.

#### Vegetation

- 6.7.12 There are a number of woodland blocks scattered throughout the site. Land use within the eastern parcel is largely agricultural grazing interspersed with blocks of mature woodland. As such the majority of trees are old mature specimens, with some classed as veterans.
- 6.7.13 Two mature woodlands are also a feature of the site. Due to the age, condition or landscape contribution the majority of trees provide, they are largely categorised as high or moderate value. The composition of trees is widely scattered across the site, typical of what would be expected on an old estate grounds.
- 6.7.14 The land parcel to the west of the Lancaster Canal has larger extents of mixed woodland around its southern and western boundaries, which are considered to be of good condition (Category A) by the Tree Survey. A smaller mixed woodland block is located alongside the Lancaster Canal Glasson Branch at the northern site boundary and is also considered to be in good condition (Category A). The woodland to the south surrounds the listed buildings of Ellet Grange and Kings Lee Chapel, which sit to the south of the site. Home Farm within the site is also surrounded by woodland to the south and west, which add to the sense of enclosure in this part of the site.
- 6.7.15 The central and northern parts of the western land parcel have numerous scattered trees throughout, mostly individuals, but some in small groups. These are often associated with existing field boundaries, which are defined by hedgerows or post and wire fencing. The Lancaster Canal is also flanked by woodland in places.
- 6.7.16 TPO NO. 641(2018) encompasses the entire site as an area order protecting all trees within the site boundary.

## 6.8. Value and sensitivity of landscape and views

### Landscape Value

- 6.8.1 The landscape character of the wider context and the site has been described above, making reference to the relevant local landscape character areas. This section sets out the value of the landscape within the study area using the guidelines of GLVIA3 Box 5.1 and Diagram 1 included within the Methodology.
- 6.8.2 For each of the criteria (from GLVIA3 Box 5.1) a value is ascribed to:
- Relevant Landscape Character Areas
  - The site and its immediate setting
  - Landscape features within the site

**Table 6.1: Landscape Value**

| Criteria for establishing value        | Observations/comments  |
|--|--|
| Designations attached to the landscape | <p>The Landscape Character Areas within the study area are considered to be of <b>medium</b> value for their designations.</p> <p>There are no national designations within the site and its immediate setting. There are some local designations. The site and its immediate surroundings are designated as Open Countryside. The Lancaster Canal and Glasson Branch are both locally designated as Biological Heritage Sites along with the woodland surrounding Ellel Grange adjacent to the southern boundary of the site. Other blocks of woodland within the study area are also designated as Biological Heritage Sites.</p> <p>The landscape of the site and its immediate setting are considered to be of <b>medium</b> value for their designations</p> <p>The landscape features and landscape of the site and immediate surroundings are not designated for their value at a national level. The trees and woodlands within the site are subject of Tree Preservation Order 641(2018), which encompasses the entire site as an area order, protecting all trees within the site boundary.</p> <p>The landscape features within the site are considered overall to be of <b>high - medium</b> value for their designations.</p>   |
| Landscape quality                      | <p>The wider landscape within the study area is agricultural and dominated by the flood plains of the Rivers Cocker and Conder to the south, north and west, and the major transport corridors to the east.</p> <p>The Landscape Character Areas within the study area are considered to be of <b>high - medium</b> value for their landscape quality.</p> <p>The site lies approximately 1km to the south of Galgate and is divided into two halves by the Lancaster Canal, which cuts through the undulating agricultural landscape. The land to the east of the canal has an estate parkland character due to the presence of individual trees throughout the landscape. The Canals are crossed by a series of attractive bridges, which add to the character of the immediate surroundings around the site.</p> <p>The site and its immediate surroundings are considered to be of <b>high</b> value for its landscape quality.</p> <p>The site consists of a series of irregular agricultural fields defined by hedgerows and used for pastoral farming. The site is well wooded with a series of woodland blocks and groups as well as individual trees scattered throughout the site and wider study area. The trees and vegetation within the site are generally in good condition and there are also areas of marshy grassland and other habitats.</p> <p>The landscape features within the site are considered to be of <b>high</b> value for their landscape quality.</p> |

| Criteria for establishing value | Observations/comments  |
|---------------------------------|--|
| Scenic quality                  | <p>The West Bowland Fringe (LCA 5i) is noted for having exceptional views of the Amounderness Plains and Bowland Fells.</p> <p>The scenic quality of the landscape character area 5i is <b>high - medium</b>.</p> <p>The Low Coastal Drumlins (LCA12) provides elevated locations with views across the landscape. However, built development, large settlements and the undulating landscape limit the scenic value.</p> <p>The scenic quality of the landscape character area 12a is <b>medium</b>.</p> <p>The Coastal Plains (LCA15e) is an urban fringe landscape not noted for any particular scenic elements.</p> <p>The scenic quality of the landscape character area 15e is <b>medium – low</b>.</p> <p>The PRoWs and canal towpaths are scenic routes through the site setting which incorporate attractive features such as listed bridges. Woodlands sometimes enclose the footpaths and prevent long distance views. Where there are views across the landscape on top of the drumlins, pylons and traffic are often a distracting element in the visual context.</p> <p>The scenic quality of the site and its setting are <b>high - medium</b></p> <p>The attractive parkland setting of Ellel Grange and the mature high-quality veteran trees contribute to the scenic quality of the site, and from the high points of the drumlin landscape there are views across Ellel.</p> <p>The scenic quality of the site features is <b>high - medium</b>.</p> |
| Rarity                          | <p>Other than heritage assets (discussed below and in more detail within the heritage consultants’ chapter), the majority of the landscape study area does not include any uncommon or rare elements or features.</p>  |
| Representativeness              | <p>The site and landscape of the study area are broadly representative of the landscape character areas within which they sit. There are no elements or features that are particularly important examples.</p>   |
| Conservation/heritage interests | <p>The Landscape Character areas contain various listed buildings and features that provide conservation value. There are no particularly important examples that provide high conservation value to the landscape character areas.</p> <p>The conservation/ heritage interest value of the Landscape Character Areas is <b>medium - low</b>.</p> <p>There are a number of listed bridges and locks on the Lancaster Canal and Glasson Branch. The woodland areas around Ellel Lodge and along the canal are protected as biological heritage sites.</p> <p>The conservation/heritage interest value of the site and its immediate setting is <b>medium</b>.</p> <p>The mature trees, hedgerows and ditches within the site provide some conservation value. Parts of the site and its setting are a parkland landscape and provide the setting to the Ellel Lodge, a listed building.</p> <p>The conservation interest value of the site features overall is <b>medium</b>.</p>   |

| Criteria for establishing value   | Observations/comments   |
|---|---|
| Recreational value  | <p>There are various networks of PROWs and elements offering recreation throughout the landscape character areas, however there are no specific elements that give these character areas particularly high recreational value.</p> <p>The recreational value of the landscape character area 12a is <b>medium</b>, 5i is <b>medium</b>, 15e is <b>medium</b>.</p> <p>Within the site and its immediate setting there are a series of footpaths, including the Glasson Canal branch and Lancaster Canal which are important recreational features. The towpaths are used by pedestrians and cyclists. The canal itself is used by canal boat owners and fishermen.</p> <p>The recreational value of the site and its setting are <b>medium</b>.</p> <p>There are a number of public footpaths and the canal that run through the site and link to the surroundings, these offer some recreational value.</p> <p>The recreational value of the site is <b>medium</b>.</p> |
| Notable perceptual qualities  | <p>The landscape character areas are influenced by the motorway, the A6, and the railway.</p> <p>The landscape character areas have a <b>medium - low</b> value for their tranquillity.</p> <p>The site and the setting are somewhat tranquil in its nature; however the landscape is agricultural, There are also pylons scattered through the landscape.</p> <p>The site and immediate setting have a <b>medium</b> value for their tranquillity.</p>   |
| Associations with art or literature   | <p>We are not aware of any association with artists, writers or historical events which might contribute to the value of the site and its immediate surroundings. Nor are there any features noted in the landscape character area assessments that are relevant to the development of this site.</p>   |
| <p><b>Value of Landscape Character Areas: 5i Medium; 12a Medium; 15e Medium – Low</b><br/> <b>Value of the site and its immediate setting: High - Medium</b><br/> <b>Value of the site features : High - Medium</b></p> |   |

- 6.8.3 Case law (Stroud judgement) has established that for a landscape to be ‘valued’ in the context of NPPF it would require the site to show some demonstrable physical attribute rather than just popularity. Overall, the site and its wider context is not a landscape which should be considered to be a valued landscape in the sense of Paragraph 170 of the NPPF.

#### Susceptibility to Change

- 6.8.4 The susceptibility to change of a landscape is defined in GLVIA3 as ‘*The ability of the landscape to accommodate the proposed development without undue consequence for the baseline and/or landscape planning policy or strategy*’. The susceptibility to change of a landscape will vary according to the nature of the development proposed. In this case, the market place (including a food hall and accommodation) built into the landscape with a sculptured green roof, an outdoor activity centre, a market place made up of small scale pods, and clusters of holiday lodges set out within a naturalistic landscape setting.
- 6.8.5 The landscape character areas cover a large expanse of land and all three are experienced in the context of built form and a variety of land uses. Landscape Character Area 12a describes ‘buildings on top of the drumlins are particularly visible’; development of the site will avoid locating visually prominent built form upon the drumlin tops. The susceptibility to change of the LCAs is considered to be **medium – low**.
- 6.8.6 Whilst new built-form may be at odds with the site and its immediate surroundings, a sympathetic development of a commercial destination and lodges could be appropriately designed to sit within the landscape setting. Any site features such as high-quality veteran trees or well establish hedgerows will be retained as part of the proposals. Therefore the susceptibility to change of the site and its immediate setting and the site features, as a result of the type of changes just described is **medium**.

## Sensitivity of the landscape

- 6.8.7 Table 6-2 establishes the sensitivity of each landscape receptor when considering their value and susceptibility to change.

**Table 6.2: Landscape Sensitivity**

| Landscape receptor                        | Value of the landscape | Susceptibility to change | Resulting sensitivity |
|---|------------------------|--------------------------|-----------------------|
| <b>Landscape Character Area 5i</b>        | Medium                 | Medium - Low             | Medium                |
| <b>Landscape Character Area 12a</b>       | Medium                 | Medium - Low             | Medium                |
| <b>Landscape Character Area 15e</b>       | Medium - Low           | Medium - Low             | Medium - Low          |
| <b>The site and its immediate setting</b> | High-Medium            | Medium                   | High-Medium           |
| <b>Landscape features within the site</b> | High-Medium            | Medium                   | High -Medium          |

## Visual Context and Views From the Site

- 6.8.8 Figures 6.5 and 6.6 (Appendix 6.1) include Photographs A - D which are taken from within or at the boundaries of the site. They illustrate the relationship between the site and the surrounding land uses and the enclosure provided by the vegetation within the site. The locations from which Photographs A-D are taken are shown on Figure 6.4 (Appendix 6.1).
- 6.8.9 Photograph A is taken from PRoW 1-13 13 in the western land parcel, looking south west across the site.
- 6.8.10 Photograph B is taken from PRoW 1-13 4 in the western land parcel, looking east across the site.
- 6.8.11 Photograph C is taken from PRoW 1-13 52 in the western land parcel, looking south east across the site.
- 6.8.12 Photograph D is taken from the access road to Ellel Grange within the eastern land parcel, looking west across the site.
- 6.8.13 Views towards the east from the site are generally limited by the drumlins and rising topography within the landscape and the major transport corridors of the A6, West Coast Main Line and M6 motorway.
- 6.8.14 The Grade II Listed Ellel Grange is a prominent feature in views from within the site, particularly from PRoW 1-13 13 when looking south west. The spire of Kings Lee Chapel is visible above the surrounding woodland in places.
- 6.8.15 Views towards the north from the site can be far reaching across the River Conder flood plain, particularly from the higher ground within the site where breaks in vegetation allow. The views are generally of an agricultural landscape with scattered farmsteads. The settlement of Galgate is partially visible in places but generally views of this settlement are foreshortened by vegetation associated with the Lancaster Canal further north.
- 6.8.16 Views towards the west from the site are generally of a low-lying agricultural landscape. The woodland associated with Thurnham Hall and the spire of St Thomas and Elizabeth RC Church are prominent features within the landscape to the west of the site. As is the linear Lancaster Canal Glasson Branch, which has a more open character than the north – south Lancaster Canal.

6.8.17 Views towards the south from the western part of the site are generally limited by the extensive woodland cover surrounding Home Farm and Ellel Grange. Views southwards from the eastern land parcel are confined to short stretches of the Lancaster Canal and A6 corridors where breaks in vegetation and topography allow.

#### Visual Receptors and Views of the Site

6.8.18 Figure 6.7 (Appendix 6.1) illustrates the locations of the photographs taken from the public viewpoints within and surrounding the site.

6.8.19 Figures 6.8 to 6.34 (Appendix 6.1) include the photographs 1.1 – 11.1 which are taken from publicly accessible viewpoints along PRoW's and roads.

6.8.20 Views of the site from the wider landscape are dictated by a combination of the undulating "drumlin" topography and existing vegetation, which either prevent or allow views of parts of the site from all directions.

6.8.21 There are limited views of the site's eastern land parcel from the landscape to the east, where the topography rises high enough to afford views over woodland from two PRoW. There are some short distance views from the A6 and some minor B roads in close proximity to the eastern boundary of the site.

6.8.22 From the south of the site, views of both land parcels within the site are heavily screened by the existing woodlands around Ellel Grange and Home Farm, allowing only small parts of the site to be visible from these locations.

6.8.23 To the west of the site, there are views of the western land parcel from the PRoW network throughout the agricultural landscape. Views extend up to the woodland associated with Thurnham Hall and parts of the River Conder flood plain to the north of the Lancaster Canal Glasson Branch. The canal towpath also affords views of the site's western land parcel.

6.8.24 From the north of the site, views are limited to the canal towpaths and PRoW associated with it. A small network of farm tracks traverses this landscape, but these are flanked by well-established hedgerows which limit any views of the site.

6.8.25 Observations made during the site visit identified views from the following publicly accessible visual receptors:

6.8.26 Visual receptors with views of the site

- PRoW 1-13 13 within the site: pedestrians (1.1 – 1.4)
- PRoW 1-13 52 within the site: pedestrians (2.1 – 2.2)
- PRoW 1-13 4 within the site: pedestrians (3.1 – 3.4)
- Lancaster Canal and Glasson Branch Towpaths: pedestrians and cyclist and canal boat users (4.1 – 4.6)
- PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians (5.1 – 5.2)
- PRoW 1-33 11 to the west of the site (6.1)
- PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7: pedestrians (7.1 – 7.3)

- PRow 1- 13 3 to the north of the site: pedestrians (8.1 – 8.2)
- PRow 1-13 18 and 1-13 16 to the east of the site: pedestrians (9.1 – 9.3)
- Existing access track to Ellel Grange and Home Farm within the site: motorists and pedestrians (10.1)
- A6 Preston Lancaster Road to the east of the site: pedestrians and motorists (11.1 – 11.4)
- Hampson Lane and Unnamed Road to the east of the site: pedestrians and motorists (12.1 – 12.2)

#### PRow 1-134 13 within the site

- 6.8.27 PRow 1-13 13 runs in an approximate north east to south west direction through the site’s western land parcel. It connects the junction of the two branches of the Lancaster Canal at the north eastern corner of the site to the wider PRow network to the south west of the site. In the north east of the site, the route cuts through the open pastoral fields, with the vegetation alongside the Canals limiting views to the east and views to the west and south influenced by the undulating topography within the site (Photo 1.1).
- 6.8.28 As pedestrians walk south west, easterly views open up across the lower lying Canal route to the rising topography of the eastern land parcel. The low-lying marshy land within the western land parcel is visible in the foreground and scattered individual trees give the views an estate parkland character. (Photo 1.2)
- 6.8.29 As the route continues south west and climbs the shallow drumlin within the site, views of the Grade II Ellel Grange and its tower become more prominent (Photo 1.3). The route then skirts round the perimeter of Home Farm across the plateau, before descending through gaps in the existing woodland towards the south western edge of the site, where the character of the route becomes enclosed and views are limited. (Photo 1.4)

#### PRow 1-13 52 within the site

- 6.8.30 PRow 1-13 52 follows the south western boundary of the site alongside the existing woodland, which limits any views into the site from this stretch of the route (Photo 2.1). As the route enters the site and continues north west towards the Lancaster Canal Glasson Branch it crosses through the centre of an agricultural field, at the lower level of a small drumlin, which limits any views of the site to the east. The route then meets an existing hedgerow field boundary and turns west, before crossing the western site boundary and joining PRow 1-33 11. There are views towards Home Farm from this most north westerly point of the route within the site. (Photo 2.2)

#### PRow 1-13 4 within the site

- 6.8.31 PRow 1-13 4 connects the A6 to the Lancaster Canal Glasson Branch and Third Lock Bridge. The route follows an existing farm track from the A6 which is flanked by hedgerows on both sides. There are glimpsed views across the site’s eastern land parcel from this location (Photo 3.1).
- 6.8.32 The route then descends alongside the northern boundary of the eastern land parcel with views across the western land parcel from its elevated position (Photo 3.2).
- 6.8.33 The route crosses the Grade II Listed Double Bridge and crosses the open field within the western land parcel which has an open character with views across the site and the wider landscape to the north. (Photo 1.3) The route then continues alongside an existing vegetated field boundary with a semi-open character, before joining another existing farm track related to Home Farm. This farm track is enclosed by hedgerows which allow glimpsed views of the western parts of the site in places (Photo 3.4).

## Lancaster Canal and Glasson Branch Towpaths

- 6.8.34 The Lancaster Canal branch runs north to south and splits the site in two. It has a towpath on its western side with trees and linear woodlands flanking it intermittently on both sides. Views of the site from the canal to the south of the site are limited to the southern part of the eastern land parcel due to screening by existing woodland (Photo 4.1 – 4.2). As the route continues northwards and runs between the east and west parts of the site, the existing woodland on higher ground provides a sense of enclosure and the canal is crossed by two bridges, Ellel Grange Bridge and the Double Bridge, both of which are Grade II listed. Between these two bridges, the site is visible to the east and west of the canal on rising ground (Photo 4.3 – 4.4). To the north of the site the route meanders towards Galgate and views from the towpath are generally limited to the canal corridor itself.
- 6.8.35 The Lancaster Canal Glasson Branch runs east to west and has a more open character than the north to south Lancaster Canal. It has a towpath along its northern side and has a series of three locks, two of which are grade II listed, along the section of the canal adjacent to the site boundary. There are views of the western land parcel from this section of the towpath where gaps in boundary vegetation allow (Photo 4.5). The route curves in a northerly direction past Thurnham Hall and on towards Glasson, through the flat, low lying River Conder flood plain. This section of the route has an open character and for pedestrians approaching the site from this direction, there are views of the western parts of the site (Photo 4.6).

### PRoWs 1-12 13 and 2-11 26 to the south of the site

- 6.8.36 These two routes provide a continuous connection between the site and the A588 to the south west of the study area via the localised high point of the Berries Head drumlin. From this elevated location, there are panoramic views from PRoW 1-12 13 across the wider landscape and of the site, however, the woodlands around the southern and western site boundaries restrict any clear views of the majority of the site (Photo 5.1).
- 6.8.37 As the route continues in a north easterly direction it becomes PRoW 2-11 26. Towards the site pedestrians cross the River Cocker and its floodplain. Direct views of the site are again limited by the existing woodlands along the southern and western boundaries of the site (Photo 5.2). Ellel Grange and Kings Lee Chapel are visible in the distance.

### PRoW 1-33 11 to the west of the site

- 6.8.38 The PRoW network to the west of the site generally follows existing farm tracks in close proximity to the site. PRoW 1-33 11 has open views of the western part of the site before it cuts through the existing woodland towards Cock Hall Farm (Photo 6.1).

### PRoWs 1-33 13, 1-33 9, 1-33 7 and 1-13 11 to the west of the site

- 6.8.39 PRoW 1-33 13 is a farm track that connects Cock Hall Farm to Thurnham and the A588. It is flanked by hedgerows and small blocks of woodland in places. The track follows a localised high point which allows some views across the surrounding landscape and towards the site through breaks in the vegetation (Photo 7.1).
- 6.8.40 PRoW 1-33 9 wraps around the woodland around Thurnham Hall to the west of the site and crosses the Lancaster Canal Glasson Branch and the River Conder. The route crosses through agricultural fields with open views across the surrounding low lying landscape. The western land parcel of the site is partially visible from this route but the intervening woodland screens large parts of the site from this route (Photo 7.2).
- 6.8.41 PRoW 1-33 7 runs through the field between the Lancaster Canal Glasson Branch and the River Conder before meeting PRoW 1-13 11, which follows a farm track east. Both have views across the River Conder floodplain towards the site, which makes a small contribution to these agricultural views (Photo 7.3).

PRoW 1- 13 3 to the north of the site

- 6.8.42 This route connects Galgate to the Lancaster Canal Glasson Branch via an existing farm track, which runs from north to south and is flanked by hedgerows. There are views of the northern part of the western land parcel as pedestrians approach the site from Galgate (Photo 8.1). As the route reaches the junction of the two Lancaster Canal branches, it turns westward, and views of the site become screened by existing vegetation. As pedestrians travel west, the views of the site become more prominent as the route runs parallel to the Lancaster Canal Glasson Branch Towpath. However, due to the topography within the site, only the northern parts of the western land parcel are visible (Photo 8.2).

PRoWs 1-13 16 and 1-13 18 to the east of the site

- 6.8.43 PRoW 1-13 16 connects the A6 to the existing properties between the West Coast Main Line and the M6 motorway. It crosses through agricultural fields immediately east of the site with views of the eastern land parcel from an elevated position. Views are partially screened in places by the existing vegetation along the A6 and within the site (Photo 9.1).
- 6.8.44 PRoW 1-13 18 connects Hampson Lane to Galgate through agricultural fields between the West Coast Main Line and the M6 motorway along a north to south orientation. The drumlin landform provides views across the wider landscape from an elevated position. The eastern land parcel is partially visible from this route between the existing vegetation (Photo 9.2).

Ellel Grange Access Track within the site

- 6.8.45 An existing access track provides access to Ellel Grange, Kings Lee Chapel and Home Farm from the A6. As motorists/pedestrians enter the site from the A6 they descend towards the Grade II Ellel Grange Bridge with views across the eastern land parcel, which has an estate like character with small woodland blocks and individual trees scattered throughout (Photo 10.1). After crossing the Canal, the route becomes enclosed by the existing woodland with views of the site limited, before emerging into a clearing at Ellel Grange and Home Farm.

A6 Preston Lancaster Road to the east of the site

- 6.8.46 The A6 runs north to south alongside the eastern boundary of the site, with the roundabout of Junction 33 providing access to the M6 motorway. There are views of the eastern part of the site from this roundabout (Photo 11.1).
- 6.8.47 There are views of parts of the eastern land parcel for users traveling in both directions from the stretch of the A6 immediately adjacent to the site boundary, with the existing vegetation and topography limiting views of the western land parcel (Photo 11.2).
- 6.8.48 For users approaching the site from the south along the A6, there are views of the southern part of the eastern land parcel as the route travels over a small ridge to the south of the site (Photos 11.3 and 11.4). The spire of Kings Lee Chapel is also visible above the existing woodland from these locations.

Hampson Lane and Unnamed Road to the east of the site

- 6.8.49 Hampson Lane provides a connection to the A6 from the wider landscape to the east of the M6. It connects to the A6 just south of the roundabout and opposite the site boundary. As users travel west towards the site, there are linear views towards the eastern land parcel of the site. However, the existing vegetation alongside Hampson Lane and along the site boundary with the A6 limit the extent of views of the site (Photo 12.1).

- 6.8.50 The Unnamed Road to the south east of the site provides a connection from the existing properties to the A6, descending a small drumlin from south east to north west, meeting the A6 at the south eastern corner of the site. Views are generally limited by the existing hedgerows for vehicular users but there are views of the eastern land parcel of the site from an elevated position for pedestrians (Photo 12.2).

Visual receptors scoped out during site visit

- 6.8.51 The following visual receptors were identified during desk top analysis as potentially having views of the site. During the site-based assessment, these receptors were found to not have views of the site due to intervening topography, vegetation or built form and therefore have not been assessed within this LVIA.
- 6.8.52 The West Coast Main Line and the M6 motorway: As major, high speed transport corridors travelling in a north south orientation, any views of the site from these are not direct, fleeting and not the sole focus of the user. Any views of the proposed development from these routes are therefore considered to not be significant and are not assessed within this LVIA.
- 6.8.53 Numerous PRoWs within the study area that could have views of the site: The intervening topography and vegetation within the study area prevent views from a large number of these routes. The routes identified above during the site visit are considered to have potential views of the proposed development and all others are scoped out of this assessment.
- 6.8.54 The Forest of Bowland AONB: Due to the AONB boundary being located approximately 4km to the east of the site and the limited visual envelope of the site due to the drumlin landscape, views from the AONB have not been considered within this LVIA.

#### Summary

- 6.8.55 The visual envelope of the site is dictated by the combination of undulating drumlin landform and woodland/tree cover within the site and throughout the study area. The three PRoWs and Ellel Grange access track within the site all have extensive views of the different parts of the site depending on the location of the viewer. The lower lying parts of the site have an enclosed character. The more elevated locations are more open with views over the wider landscape, particularly to the west and north. The site makes a large contribution to the character of these views.
- 6.8.56 There is an extensive network of PRoWs surrounding the site within the study area. These cross the low-lying flood plains of the River Conder and Cocker and climb the localised drumlins to elevated points with panoramic views across the surrounding area. Views from these routes are generally agricultural and rural in character. The spires of St Thomas and Elizabeth RC Church and Kings Lee Chapel are visible on the skyline. The site is partially visible from a number of these routes in all directions, with the highest concentration of routes to the west of the site. The topography and vegetation cover within the site mean that only parts of the site are visible from these receptors.
- 6.8.57 The towpaths of the two canal branches both have views of the site as they run adjacent to the site boundaries but as with the views from the PRoW network, extensive views of the site are limited by topography and vegetation.
- 6.8.58 The roads with views of the site are confined to the east of the site and experience filtered views of parts of the eastern land parcel due to the influence of the topography and vegetation. Views from these routes tend to be linear and along the general direction of travel.

## 6.9. Value and Sensitivity of Views

- 6.9.1 As set out within Diagram 2 of the Methodology and in GLVIA3 the sensitivity of views and viewers derives from a combination of the value to be attached to the view (as indicated by planning designations, relationships to heritage assets, association with art etc.) and the susceptibility of the viewer to change indicated by their occupation or activity and extent to which their attention is focused on the view.
- 6.9.2 The landscape within the Site is not designated for its scenic quality and does not have any known associations with art. There are no views of the site from publicly accessible locations within the Forest of Bowland AONB. The site is generally well enclosed by the surrounding topography, woodland and existing settlements. The undulating nature of the surrounding landscape to the east of the site allows for panoramic, far reaching views across Lancaster and the site towards Morecambe Bay and the Lake District but the site only makes a small contribution to the character of these views. The landscape immediately surrounding the site to the west includes a Grade II listed Park and Garden, a conservation area and a number of listed buildings. The most prominent elements in the views being the Grade I listed Ashton Memorial and the Grade II listed Lancaster Moor Hospital to the west and north of the Site respectively. The views are considered to be locally valued.
- 6.9.3 The susceptibility of a viewer to change in the landscape will vary according to their location and occupation or activity. **Table 6-3** below, sets out the susceptibility to change and sensitivity of the identified visual receptors. Generally, pedestrians using PRoWs are more likely to have an appreciation of the view and will be engaging in a recreational activity such as walking or cycling. Road users are of medium - low sensitivity because of their speed of travel, the fleeting views, and because their interest is focused on the road and driving rather than the views.

**Table 6-3: Visual Sensitivity**

| Visual receptor type   | Value of the view   | Susceptibility to change   | Resulting sensitivity |
|--|---|--|-----------------------|
| <b>1.0 PRoW 1-13 13 within the site: pedestrians</b>                       | <b>Medium</b><br>Some locally recognised value in views towards Ellel Grange and the parkland setting   | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>High - medium</b>  |
| <b>2.0 PRoW 1-13 52 within the site: pedestrians</b>                       | <b>Medium</b><br>Some locally recognised value in views towards the canal, a recreational asset.        | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>High -Medium</b>   |
| <b>3.0 PRoW 1-13 4 within the site: pedestrians</b>                        | <b>Medium</b><br>Some locally recognised value in views towards Listed Bridges                          | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>High - Medium</b>  |
| <b>4.0 Lancaster Canal and Glasson Branch Towpaths: pedestrians</b>        | <b>Medium</b><br>Some locally recognised value in views towards Listed Buildings and Listed Bridges     | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>High - Medium</b>  |
| <b>5.0 PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians</b> | <b>Medium</b><br>Some locally recognised value in views towards Ellel Grange and Kings Lee Chapel spire | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>High - Medium</b>  |
| <b>6.0 PRoWs 1-33 11 to the west of the site: pedestrians</b>              | <b>Low</b><br>No recognised value attached with the view; pylons often visible in the distance          | <b>High</b><br>Users likely to have an appreciation of the landscape setting | <b>Medium</b>         |

| Visual receptor type  | Value of the view  | Susceptibility to change  | Resulting sensitivity |
|---|--|---|-----------------------|
| <b>7.0</b><br>PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7 to the west of the site: pedestrians                  | <b>Low</b><br>No recognised value attached with the view, pylons often visible in the distance               | <b>High</b><br>Users likely to have an appreciation of the landscape setting  | <b>Medium</b>         |
| <b>8.0</b><br>PRoW 1- 13 3 to the north of the site: pedestrians  | <b>Low</b><br>No recognised value attached with the view   | <b>High</b><br>Users likely to have an appreciation of the landscape setting  | <b>Medium</b>         |
| <b>9.0</b><br>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians                                  | <b>Low</b><br>No recognised value attached with the view. A6 and railway line visible in the middle distance | <b>High</b><br>Users likely to have an appreciation of the landscape setting  | <b>Medium</b>         |
| <b>10.0</b><br>Existing access track to Ellel Grange and Home Farm within the site: motorists and pedestrians | <b>Medium</b><br>Some locally recognised value in its association with Ellel Grange                          | <b>Medium – Low</b><br>Primarily used as access track by users with some appreciation of the surroundings                 | <b>Medium</b>         |
| <b>11.0</b><br>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists                   | <b>Low</b><br>No recognised value attached with the view   | <b>Low</b><br>Primarily used as an access route through Lancashire. Viewers traveling at speed with often fleeting views. | <b>Low</b>            |
| <b>12.0</b><br>Hampson Lane and Unnamed Road to the east of the site: pedestrians and motorists               | <b>Low</b><br>No recognised value attached with the view   | <b>Medium – Low</b><br>Primarily used as access track by users with some appreciation of the surroundings                 | <b>Medium - Low</b>   |

## 6.10. Specific elements of the Proposed Development which are relevant to this LVIA / Embedded Mitigation

- 6.10.1 Embedded mitigation has formed an integral part of the project planning and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. During the design process the proposed development has been modified to account for the constraints and opportunities of the site. In addition to this, continuous consultation and pre application discussions have taken place with the Local Authority.
- 6.10.2 Alternative designs were assessed for landscape and visual effects and the design evolved to incorporate appropriate landscape treatments, appropriate heights of the built form and strong design principles to protect and improve the landscape and visual amenity of the site and its setting. Embedded mitigation measures are described in further detail with respect to the landscape and visual considerations.
- 6.10.3 The potential effects have been assessed taking into account the proposed design, including embedded mitigation measures.

### Construction Embedded Mitigation

- 6.10.4 Mitigation of the likely construction effects on landscape and views will be largely achieved through the implementation of Construction Environmental Management Plan (CEMP) which will include the following:

- Protection of hedgerows and trees to be retained in accordance with BS5837 (2012), for the duration of clearance, grading and construction phases;

- Protection landscape/ townscape features such as the existing tree belt to the southern site boundary, that are to be retained through careful working methods and handling of materials to prevent pollution and ensure integrity of resources;
- Visual screening of the site activity where it is practical to do so, and where this would not be a negative visual distraction in itself;
- Siting of construction compounds to minimise visual effects on receptors;
- Management of working time to minimise visual effects on receptors in the evenings and at weekends;
- Phasing of development to ensure the minimal construction of activity on site at any one time.

#### Operational Embedded Mitigation

6.10.5 The scheme proposes the development of:

*“Creation of a holiday village/leisure destination comprising of; circa 450 Lodges (2/3/4 bed and studios) and 27,000sqm of new and refurbished outbuildings associated with the holiday park, together with circa 80,000 sq. ft. of commercial [leisure/retail/F&B/Hotel/ancillary uses] at The Marketplace”.*

6.10.6 The proposals include planting, landscaping, and public open space. Access would be taken from the A6 on the eastern boundary of the site. The proposals are shown on the layout drawing 150968\_STL\_A\_004\_Illustrative\_Masterplan. The proposals, design principles and appearance are explained in detail in the submitted Design and Access Statement.

6.10.7 Mitigation measures have formed an integral part of the design process to avoid, reduce and offset any adverse effects on the landscape and the visual amenity.

6.10.8 Specific design elements which are pertinent to the landscape and visual amenity of the site area:

- Existing landscape features will be retained and protected where possible;
- Any loss of vegetation would be more than compensated for by new trees and hedgerows;
- Appropriately masterplanned to retain the open fields and parkland setting associated with the listed building or features;
- Holiday park areas designed within a country park setting with recreational cycle and pedestrian routes;
- Marketplace building designed with a sloping green roof building to reflect the drumlin landscape character;
- Restoration of former field boundaries and creation of new landscape features typical of the landscape character;
- Proposed woodland blocks and hedgerows aligned adjacent to the canal, along the PRoW's and to the west of the A6 in in order to filter views of the proposal; and

- Creation of a variety of new habitats including an eco-park and wetland habitats.

## 6.11. Key issues and potential landscape and visual impacts

6.11.1 A review of the baseline descriptions suggests that issues of most importance or relevance for the proposed development during either construction or operation or both, will include:

- Effects on landscape character;
- Effects on the site in relation to its immediate setting;
- Effects on existing landscape features within the Site;
- Effects on view from the Public Rights of Way within the Site;
- Effects on views from the towpaths of the Lancaster Canal and Lancaster Canal Glasson Branch;
- Effects on view from the Public Rights of Way around the Site
- Effects on views from the A6 and other minor roads to the east of the Site;

6.11.2 Purely private views are of relevance when judging the land use impact of a proposal. However, there is no “right to a view” and thus the change to a view is not itself of concern to the planning system unless there is material impact on residential amenity as a result of the proposed development.

### Construction Phase

6.11.3 During the construction period there is the likelihood of the following temporary changes which could affect the landscape for a relatively short period of time:

- Movement of plant and heavy goods vehicles;
- Site compounds;
- Earthworks;
- Temporary stockpiling of earth and storage of materials on site;
- Temporary fencing, including tree protection fencing;
- Services and drainage infrastructure works;
- Minimal building construction activity on site, with lodges built off site and transported to the site;
- Highways construction, construction of tracks and pedestrian routes; and
- Implementation of the embedded mitigation which would comprise tree planting, the creation of SuDS attenuation, new wildlife habitats and the creation of new open space.

6.11.4 The construction effects would be temporary and mitigated for, where possible, by a Construction Management Plan (CEMP). The effects will largely be associated with the introduction and movement of Site vehicles and construction machinery, Site preparation work, stockpiled material, site compounds, storage buildings, temporary fencing and signage to the site.

6.11.5 The duration of the construction effects is considered to be short term as the work will be phased and the construction works will not be felt across the entire site for the full duration of the construction period.

Assessment of the significance of effect on the Landscape Receptors during construction

6.11.6 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.

6.11.7 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-2**.

6.11.8 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.

6.11.9 **Table 6-4** below sets out magnitude of effect on landscape receptors during construction.

**Table 6-4: Magnitude of effect on landscape receptors during construction**

| Landscape receptor                        | Size and Scale of Effect, Geographical extent  | Duration of effect   | Magnitude of effect     |
|---|--|----------------------|-------------------------|
| <b>Landscape Character Area 5i</b>        | There would be an introduction of elements which are infrequently found in this area. Although the landscape character includes urban features and settlements, the elements associated with construction are at odds with the existing character. However, the site does not lie within this character area, there is limited inter visibility between the site and this landscape character area.  | Short Term Temporary | <b>Low – Negligible</b> |
| <b>Landscape Character Area 12a</b>       | There would be an introduction of elements which are infrequently found in this area. Although the landscape character includes urban features and settlements, the elements associated with construction area at odds with the existing character. The majority of the site sits within this landscape character area, however the construction activity would be perceived for a small portion of this character area.                       | Short Term Temporary | <b>Medium - Low</b>     |
| <b>Landscape Character Area 15e</b>       | There would be an introduction of elements which are infrequently found in this area. Although the landscape character includes urban features and settlements, the elements associated with construction area at odds with the existing character. A small portion of the site lie within this character area, however the construction activity would be perceived for a limited portion of the overall character area.                      | Short Term Temporary | <b>Low</b>              |
| <b>The site and its immediate setting</b> | Construction is out of character for the site and its immediate surroundings. The movement of construction traffic and construction activity such as movement of large items of machinery, heavy goods vehicles and lifting and earthmoving equipment, scaffolding and structures under construction, as well as the unfinished nature of built forms during construction would be in contrast to the appearance of the surrounding landscape. | Short Term Temporary | <b>High</b>             |

| Landscape receptor   | Size and Scale of Effect, Geographical extent  | Duration of effect   | Magnitude of effect |
|----------------------|--|----------------------|---------------------|
| <b>Site features</b> | The majority of the existing landscape features would be retained, with some minor loss to hedgerows and vegetation to create access and internal road layouts. Excavation, earthworks and stockpiling would be required to create building footings, this work would be focused away from tree roots and tree root protection areas as identified in the Tree Survey. | Short Term Temporary | <b>Medium - Low</b> |

6.11.10 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

**Table 6 -5: Potential effects on landscape receptors during construction**

| Landscape receptor                        | Sensitivity (Establish in Table 6-2) | Magnitude of effect (Established in Table 6-4) | Impacts  | Significance of effects  |
|---|--------------------------------------|--|--|--|
| <b>Landscape Character Area 5i</b>        | <b>Medium</b>                        | <b>Low - negligible</b>                        | <b>Minor adverse – Negligible</b> effects in the short term, temporary | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>Landscape Character Area 12a</b>       | <b>Medium</b>                        | <b>Medium - Low</b>                            | <b>Moderate - Minor adverse</b> effects in the short term, temporary   | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>Landscape Character Area 15e</b>       | <b>Medium - Low</b>                  | <b>Low</b>                                     | <b>Moderate - Minor adverse</b> effects in the short term, temporary   | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>The site and its immediate setting</b> | <b>High - Medium</b>                 | <b>High</b>                                    | <b>Major - Moderate adverse</b> effects in the short term, temporary   | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>Site features</b>                      | <b>High - Medium</b>                 | <b>Medium - Low</b>                            | <b>Moderate adverse</b> effects in the short term, temporary           | Due to the short-term nature of the effects these effects are not considered to be significant |

#### Assessment of the significance of effect on the Visual Receptors during construction

6.11.11 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.

6.11.12 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-3** above.

6.11.13 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.

6.11.14 **Table 6-6** below sets out magnitude of effect on visual receptors during construction.

**Table 6-6: Magnitude of effect on visual receptors during construction**

| Visual receptor  | Size and Scale of Effect, Geographical extent   | Duration of effect   | Magnitude of effect |
|--|---|----------------------|---------------------|
| <b>1.0<br/>PRoW 1-13 13 within<br/>the site: pedestrians</b> | <p>Construction activity would be at odds and a complete contrast to the existing views experienced.</p> <p>Construction of the lodge area would be visible for the majority of the route. Some views of the market place building would be possible from the central section of this footpath as the land rises near Home Farm and the setting of Ellel Grange; however the woodland clusters to the canal and in the eastern land parcel would offer some screening to these views.</p>   | Short Term Temporary | <b>High</b>         |
| <b>2.0<br/>PRoW 1-13 52 within<br/>the site: pedestrians</b> | <p>Where visible, construction activity would be at odds and a contrast to the views currently experienced. The majority of the construction activity lies to the north east of this route, screened by dense woodland and the topography. Construction of the lodges would be clearly visible from the most northern portion of the PRoW for approximately 400m before the route descends into the woodland south of Home Farm.</p>  | Short Term Temporary | <b>High-Medium</b>  |
| <b>3.0<br/>PRoW 1-13 4 within<br/>the site: pedestrians</b>  | <p>Construction activity would be at odds with existing site context and the current views experienced.</p> <p>To the west there would be glimpse views of construction activity in the northern portion of the site from this PRoW. As the route descends towards the site construction of the lodge area would be visible. As the route crosses the site the construction of the lodge areas would be clearly visible. As the route descends again the woodland block adjacent the canal would screen views. There would be limited views from this route towards the proposed construction in the eastern land parcel.</p> | Short Term Temporary | <b>High</b>         |

| Visual receptor  | Size and Scale of Effect, Geographical extent   | Duration of effect   | Magnitude of effect  |
|--|---|----------------------|----------------------|
| <p><b>4.0</b><br/> <b>Lancaster Canal and Glasson Branch</b><br/> <b>Towpaths:</b><br/> <b>pedestrians</b></p> | <p>Views towards construction activity would be a contrast to the existing views experienced from these routes. Both routes follow the site boundaries and offer variety of views into the site. The enclosed nature of the Lancaster Canal means that there are limited views of the site. There are limited views of the western land parcel. Further south, the lack of vegetation and change in topography means there are clear views east, across the eastern land parcel. For a section of approximately 500m there would be views towards the construction activity at the Market Place and the proposed lodges in the south eastern field. Along the Glasson Branch there a mixture of open and filtered views into the western land parcel. In some locations the existing woodland on the northern boundary screens views. There would be views of the construction activity within the lodge areas to the north. Due to the intervening vegetation and topography there are no views towards the eastern land parcel from the Glasson Branch.</p> | Short Term Temporary | <b>High – Medium</b> |
| <p><b>5.0</b><br/> <b>PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians</b></p>                  | <p>Any views of construction activity would be at odds with the existing views experienced from these routes. Due to the topography of the land and intervening vegetation it would not be possible to see any construction activity at the market place/ eastern land parcel. The majority of the western land parcel is screened by vegetation from these PRoWs, during the winter months the vegetation would be less dense and more transparent. The most western tip of the site would be visible from these routes, however this part of the site forms a small part of an overall panorama and there would be limited construction activity in this area.</p>  | Short Term Temporary | <b>Low</b>           |

| Visual receptor   | Size and Scale of Effect, Geographical extent   | Duration of effect   | Magnitude of effect |
|---|---|----------------------|---------------------|
| <b>6.0<br/>PRoW 1-33 11 to the west of the site: pedestrians</b>                              | <p>Views of some construction activity would be at odds with the existing setting and a contrast to the current views experienced by the visual receptors.</p> <p>Due to the topography of the land and intervening vegetation it would not be possible to see any construction activity at the marketplace/ eastern land parcel from this route.</p> <p>As the route passes close to the site boundary there are filtered views into the proposed development land, through the field boundary hedgerows. However this construction will be of the proposed new wetland habitat, requiring minimal plant and would involve limited construction activity similar to that already part of a working agricultural landscape.</p> | Short Term Temporary | <b>Medium-Low</b>   |
| <b>7.0<br/>PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7 to the west of the site: pedestrians</b> | <p>Views of some construction activity would be at odds with the existing setting and a contrast to the current views experienced by the visual receptors.</p> <p>Due to the topography and intervening vegetation the construction activity within the eastern field parcel would not be visible.</p> <p>The majority of the construction activity in the western field parcel would be screened by existing vegetation. However, in places there are gaps in the woodland that allow views towards the site. From these limited locations the construction activity in the most western portion of the site would be visible.</p>   | Short Term Temporary | <b>Low</b>          |
| <b>8.0<br/>PRoWs 1-13 3 to the north of the site: pedestrians</b>                             | <p>Construction activity would be at odds with the existing character and setting of the site, and views towards the site from this PRoW.</p> <p>To the north of the site when travelling south along this PRoW the majority of the construction activity would be screen by intervening topography and vegetation.</p> <p>During the winter months the vegetation would be less dense there would be more filter views of construction.</p> <p>Nearer to the site there are gaps in the vegetation along the northern boundary adjacent the Glasson branch. From these locations there would clear views of the construction activity, albeit this would form a small portion the overall route.</p>                           | Short Term Temporary | <b>Medium</b>       |

| Visual receptor  | Size and Scale of Effect, Geographical extent   | Duration of effect   | Magnitude of effect  |
|--|---|----------------------|----------------------|
| <b>9.0<br/>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians</b>                                  | <p>Construction activity would be at odds with the existing views experienced, however the motorway, railway line and A6 are all detracting features in the views.</p> <p>Due to the existing vegetation and topography of the land, construction activity in the western land parcel at the proposed lodges would not be visible. While FP 1-13-18 is an elevated PRoW, the existing topography would screen the majority of the views towards the site and any construction activity would not be visible.</p> <p>From PRoW FP 1-13-16 there would be views into the eastern land parcels construction activity. To the north the construction of the access into the site would also be visible. Vegetation along the A6 would somewhat screen views into the land south of the Ellet Grange access track, and during the winter months these views would be filtered.</p> | Short Term Temporary | <b>Medium</b>        |
| <b>10.0<br/>Existing access track to Ellet Grange and Home Farm within the site: motorists and pedestrians</b> | <p>This access track crosses the eastern land parcel of the site. The route has an estate like character and therefore construction activity would be at odds with the tracks character and setting.</p> <p>The most eastern portion of the route is open and there would be views either side of the track of construction activity. Further west as the route crosses the canal the surrounding woodland would prevent any views out towards the site construction.</p>   | Short Term Temporary | <b>High - Medium</b> |
| <b>11.0<br/>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists</b>                   | <p>The route is a main A road through Lancaster. Whilst urbanising features such as pylons, railway lines and the motorway are experienced in various locations, views of construction activity would be out of character.</p> <p>From the north, there would be views of the site access works and construction within the western land parcel. Whilst the vegetation on the A6 filters views into the site, the planting is sparse and during the winter months this boundary treatment would offer less screening.</p> <p>From the south, vegetation along southern and south western boundary would screen views of the construction activity in the southern field. During the winter months this vegetation would be less dense, and there would be filtered views into this field of construction activity.</p>  | Short Term Temporary | <b>High - Medium</b> |

| Visual receptor  | Size and Scale of Effect, Geographical extent  | Duration of effect   | Magnitude of effect |
|--|--|----------------------|---------------------|
| <b>12.0<br/>Hampson Lane and<br/>Unnamed Road to the<br/>east of the site:<br/>pedestrians and<br/>motorists</b> | Both routes are rural lanes and construction activity would be out of character in the views experienced along these roads. When travelling west there are channelled views down these roads towards the site. Whilst the roadside vegetation along the A6 filters these views and would somewhat screen these views in the summer months, the construction activity would be visible. | Short Term Temporary | <b>Medium</b>       |

6.11.15 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

Table 6-7: Potential effect on visual receptors during construction

| Visual receptor   | Sensitivity (Established in Table 6-3) | Magnitude of effect (Established in Table 6-6) | Impacts  | Significance of effects  |
|---|--|--|--|--|
| <b>1.0<br/>PRoW 1-13 13 within<br/>the site: pedestrians</b>                            | <b>High - Medium</b>                   | <b>High</b>                                    | Major - Moderate<br>Adverse<br>Short Term /<br>Temporary /<br>Reversible | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>2.0<br/>PRoW 1-13 52 within<br/>the site: pedestrians</b>                            | <b>High - Medium</b>                   | <b>High-Medium</b>                             | Major-Moderate<br>Adverse<br>Short Term /<br>Temporary /<br>Reversible   | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>3.0<br/>PRoW 1-13 4 within the<br/>site: pedestrians</b>                             | <b>High - Medium</b>                   | <b>High Medium</b>                             | Major-Moderate<br>Adverse<br>Short Term /<br>Temporary /<br>Reversible   | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>4.0<br/>Lancaster Canal and<br/>Glasson Branch<br/>Towpaths: pedestrians</b>         | <b>High - Medium</b>                   | <b>High – Medium</b>                           | Major - Moderate<br>Adverse<br>Short Term /<br>Temporary /<br>Reversible | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>5.0<br/>PRoWs 2-11 26 and 1-<br/>12 13 to the south of<br/>the site: pedestrians</b> | <b>High - Medium</b>                   | <b>Medium-Low</b>                              | Moderate Adverse<br>Short Term /<br>Temporary /<br>Reversible            | Due to the short-term nature of the effects these effects are not considered to be significant |
| <b>6.0<br/>PRoW 1 - 33 - 11 to the<br/>north of the site:<br/>pedestrians</b>           | <b>Medium</b>                          | <b>Medium</b>                                  | Moderate Adverse<br>Short Term /<br>Temporary /<br>Reversible            | Due to the short-term nature of the effects these effects are not considered to be significant |

| Visual receptor  | Sensitivity<br>(Established in<br>Table 6-3) | Magnitude of effect<br>(Established in Table<br>6-6) | Impacts  | Significance of<br>effects  |
|--|--|--|--|---|
| <b>7.0</b><br>PRoWs 1-33 13, 1-33 9,<br>1-13-11 and 1-33 7 to<br>the west of the site:<br>pedestrians                    | <b>Medium</b>                                | <b>Medium – Low</b>                                  | Moderate – Minor<br>adverse<br>Short Term /<br>Temporary /<br>Reversible | Due to the short-<br>term nature of the<br>effects these effects<br>are not considered<br>to be significant |
| <b>8.0</b><br>PRoW 1 - 33 - 13 to the<br>north of the site:<br>pedestrians   | <b>Medium</b>                                | <b>Medium</b>  | Moderate Adverse<br>Short Term /<br>Temporary /<br>Reversible            | Due to the short-<br>term nature of the<br>effects these effects<br>are not considered<br>to be significant |
| <b>9.0</b><br>PRoWs 1-13 18 and 1-<br>13 16 to the east of the<br>site: pedestrians                                      | <b>Medium</b>                                | <b>Medium</b>  | Moderate Adverse<br>Short Term /<br>Temporary /<br>Reversible            | Due to the short-<br>term nature of the<br>effects these effects<br>are not considered<br>to be significant |
| <b>10.</b><br>Existing access track to<br>Ellel Grange and Home<br>Farm within the site:<br>motorists and<br>pedestrians | <b>Medium</b>                                | <b>Medium</b>  | Moderate adverse<br>Short Term /<br>Temporary /<br>Reversible            | These effects are<br>not considered to<br>be significant  |
| <b>11.0</b><br>A6 Preston Lancaster<br>Road to the east of the<br>site: pedestrians and<br>motorists                     | <b>Low</b>                                   | <b>Medium</b>  | Moderate – Minor<br>adverse<br>Short Term /<br>Temporary /<br>Reversible | These effects are<br>not considered to<br>be significant  |
| <b>12.0</b><br>Hampson Lane and<br>Unnamed Road to the<br>east of the site:<br>pedestrians and<br>motorists              | <b>Medium – Low</b>                          | <b>Medium</b>  | Moderate – Minor<br>adverse<br>Short Term /<br>Temporary /<br>Reversible | These effects are<br>not considered to<br>be significant  |

### Operational Phase

6.11.16 During the operational phase the construction activity will be completed, and the facilities open to the public and would be accessible and ready for use. The effects at this phase are based on year 1, the landscape treatments have been implemented but are not fully matured.

Assessment of the significance of effect on the Landscape Receptors during the operational phase

6.11.17 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.

6.11.18 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-2** above.

6.11.19 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.

6.11.20 **Table 6-8** below sets out magnitude of effect on landscape receptors during the operational phase.

**Table 6-8: Magnitude of effect on landscape receptors during the operational phase**

| Landscape receptor                        | Size and Scale of Effect, Geographical extent  | Duration of effect    | Magnitude of effect |
|---|--|-----------------------|---------------------|
| <b>Landscape Character Area 5i</b>        | The site does not lie within this character area, there is limited inter visibility between the site and this landscape character area.  | Medium Term Temporary | <b>Negligible</b>   |
| <b>Landscape Character Area 12a</b>       | Introduction of elements which are found in this area. The canal and marina are used as holiday and recreational attractions in this part of Lancaster, and holiday parks are found throughout this character area. There are also a variety of urban areas, commercial areas and settlements throughout the character area, the introduction of the Market Place building would not have a detrimental effect on the landscape character area.<br>The majority of the site sits within this landscape character area, the proposal would be perceived for a small portion of this character area.   | Medium Term Temporary | <b>Low</b>          |
| <b>Landscape Character Area 15e</b>       | A small portion of the site lie within this character area, the proposed development would be perceived for a very limited portion of the overall character area.  | Medium Term Temporary | <b>Low</b>          |
| <b>The site and its immediate setting</b> | The proposed development is somewhat out of character for the site and its immediate surroundings. The site is a rural setting and the open parkland areas provide a setting to the Listed Buildings. However, the proposed masterplan would retain the open fields associated with the listed buildings and retain this parkland setting.<br>The proposed Market Place has been designed with a sloping green roof to reflect the drumlin landscape. This proposed building would sit low and be incongruous in the landscape. The proposed lodges and holiday park facilities have been designed with a country park feel, building on the current recreational nature of the canal and surrounding public rights of way.  | Medium Term Temporary | <b>Medium - Low</b> |
| <b>Site features</b>                      | The majority of the existing landscape features would be retained, with some minor loss to hedgerows and vegetation to create access and internal road layouts. Any built form would avoid the tree root protection areas as identified in the Tree Survey. Where possible field ditches will be retained and incorporated into the proposed SuDS/ swale drainage systems.<br>Any loss of vegetation would be more than compensated for by new tree and hedgerow planting which would be implemented throughout the proposals. The proposals include for the restoration of former field boundaries and creation of new landscape features typical of the landscape character. There will be an improved recreational value of the site, with more footpaths/ cycle routes and improved functionality and accessibility. | Medium Term Temporary | <b>Medium-Low</b>   |

6.11.21 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

**Table 6-9: Potential effect on landscape receptors during operational phase**

| Landscape receptor                 | Sensitivity (Establish in Table 6-2) | Magnitude of effect (Established in Table 6-8) | Impacts   | Significance of effects  |
|------------------------------------|--------------------------------------|--|---|--|
| Landscape Character Area 5i        | Medium                               | Negligible                                     | Neutral<br>Medium Term<br>Temporary             | These effects are not considered to be significant                             |
| Landscape Character Area 12a       | Medium                               | Low  | Minor Beneficial<br>Medium Term Temporary       | These effects are not considered to be significant                             |
| Landscape Character Area 15e       | Medium - Low                         | Low  | Minor Beneficial<br>Medium Term Temporary       | These effects are not considered to be significant                             |
| The site and its immediate setting | High - Medium                        | Medium-Low                                     | Moderate – Low Adverse<br>Medium Term Temporary | These effects are not considered to be significant due to the temporary nature |
| Site Features                      | High - Medium                        | Medium Low (beneficial change)                 | Moderate Beneficial<br>Medium Term Temporary    | These effects are not considered to be significant                             |

Assessment of the significance of effect on the Visual Receptors during the operational phase

6.11.22 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.

6.11.23 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-3** above.

6.11.24 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.

6.11.25 **Table 6-10** below sets out magnitude of effect on visual receptors during construction.

**Table 6 -10: Magnitude of effect on visual receptors during the operational phase**

| Visual receptor   | Size and Scale of Effect, Geographical extent  | Duration of effect                                    | Magnitude of effect         |
|---|--|---|-----------------------------|
| <p><b>1.0</b><br/> <b>PRoW 1-13 13 within the site: pedestrians</b></p> | <p>The proposals would be at odds with existing views experienced, however the canals and towpaths offer some recreational activities and the canal barges are used for vacations.</p> <p>The lodges area would be visible for the majority of the route; however, the proposed vegetation would filter these views. The lodges will comprise of timber lodges designed with appropriate massing, colour and texture to aid the built form to blend and integrate into the landscape. Views from these recreational routes will be experienced by people engaging in recreational activity and will not be a stark contrast to the receptors activity.</p> <p>Views of the Market Place area would be possible from the central section of this footpath as the land rises near Home Farm and the setting Ellel. The woodland clusters associated with the canal and eco park would offer some screening to this eastern parcel.</p> | <p>Medium Term<br/>                     Temporary</p> | <p><b>High - Medium</b></p> |
| <p><b>2.0</b><br/> <b>PRoW 1-13 52 within the site: pedestrians</b></p> | <p>Where visible, the proposals would be at odds to the views currently experienced. The majority of the proposed lies to the north east of this route and would be screened by dense woodland and the topography. The lodges would be visible for the most north northern portion of the PRoW for approximately 400m before the route descends into the woodland south of Home Farm. Proposed trees and hedgerows will somewhat filter the views of the holidays park lodges. The lodges will comprise of timber lodges designed with appropriate massing, colour and texture to aid the built form to blend and integrate into the landscape. Views from these recreational routes will be experienced by people engaging in recreational activity and will not be a stark contrast to the receptor’s activity.</p>  | <p>Medium Term<br/>                     Temporary</p> | <p><b>Medium</b></p>        |

| Visual receptor   | Size and Scale of Effect, Geographical extent  | Duration of effect               | Magnitude of effect  |
|---|--|----------------------------------|----------------------|
| <p><b>3.0</b><br/><b>PRoW 1-13 4 within the site: pedestrians</b></p> | <p>Where visible, the proposals would be at odds to the views currently experienced. To the west there would be glimpse views of proposals in the northern portion of the site from this PRoW. As the route descends towards the site, there would be filtered views of the lodges through the proposed vegetation within the site and along the north eastern site boundaries. As the route crosses the site the lodges there would be filtered views through the proposed vegetation and hedgerows. The lodges will comprise of timber lodges designed with appropriate massing, colour and texture to aid the built form to blend and integrate into the landscape. Views from these recreational routes will experienced by people engaging in recreational activity and will not be a stark contrast to the receptor's activity. As the route descends further the woodland block adjacent the canal screens views of the site. There would be limited views from this route towards the proposed Market Place building in the eastern land parcel.</p> | <p>Medium Term<br/>Temporary</p> | <p><b>Medium</b></p> |

| Visual receptor   | Size and Scale of Effect, Geographical extent  | Duration of effect           | Magnitude of effect        |
|---|--|------------------------------|----------------------------|
| <p><b>4.0 Lancaster Canal and Glasson Branch Towpaths: pedestrians</b></p>        | <p>The proposals would be at odds with existing views experienced, however the canals and towpaths offer recreational activities and the canal barges are used for vacations.</p> <p>Both routes follow the site boundaries and offer variety of views into the site. The enclosed nature of the Lancaster Canal means that there are limited views of the site. There are no views of the western land parcel. Further south, the lack of vegetation and change in topography means there are clear views east, across the eastern land parcel. For a section of approximately 500m there would be views towards the Market Place and the proposed lodges in the south eastern field. Whilst there will be views towards the Market place building this building with its sculpted roof will be somewhat camouflaged into the landscape. Along the Glasson Branch there would be filtered views into the western land parcel though the proposed vegetation along the northern boundary. In limited locations the existing woodland on the northern boundary screens views.</p> <p>The lodges will comprise of timber lodges designed with appropriate massing, colour and texture to aid the built form to blend and integrate into the landscape. Views from these recreational routes will be experienced by people engaging in recreational activity and will not be a stark contrast to the receptors activity. Due to the intervening vegetation and topography there would not be any views towards the Market Place in the eastern land parcel from the Glasson Branch.</p> | <p>Medium Term Temporary</p> | <p><b>Medium - Low</b></p> |
| <p><b>5.0 PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians</b></p> | <p>Where visible, the proposals would be at odds to the views currently experienced. Due to the topography of the land and intervening vegetation it would not be possible to see the proposed development at the Market Place/ eastern land parcel from these routes.</p> <p>The majority of the western land parcel is screen by vegetation from these PRoWs, during the winter months the vegetation would be less dense and more transparent. There would be filtered views of the most western tip of the site, however there are limited proposals of this area and the any development would form a small part of an overall panorama.</p>  | <p>Medium Term Temporary</p> | <p><b>Low</b></p>          |

| Visual receptor   | Size and Scale of Effect, Geographical extent  | Duration of effect       | Magnitude of effect |
|---|--|--------------------------|---------------------|
| <b>6.0<br/>PRoWs 1-33 11 to the west of the site: pedestrians</b>                             | <p>Where visible, the proposals would be at odds to the views currently experienced. Due to the topography of the land and intervening vegetation it would not be possible to see the proposed development at the Market Place/ eastern land parcel from this route.</p> <p>As the route passes close to the site boundary there would be filtered views into the site, however this area will remain free from built form. A new wetland habitat area is proposed on this western tip. As the vegetation begins to establish the views of the lodges will become more filters and, in some cases completely screened.</p>   | Medium Term<br>Temporary | <b>Medium - Low</b> |
| <b>7.0<br/>PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7 to the west of the site: pedestrians</b> | <p>Where visible, the proposals would be at odds to the views currently experienced. Due to the topography of the land and intervening vegetation it would not be possible to see the proposed development at the Market Place/ eastern land parcel from these routes.</p> <p>The majority of the proposed development in the western field parcel would be screened by existing vegetation. However, in places there are gaps in the woodland that allow views towards the site. From these locations there would be views into the most western portion of the site. In these locations there is limited proposed built form proposed, the new wetland habitat area will be visible. As the vegetation begins to establish the views of the lodges will become more filtered and, in some cases completely screened.</p> | Medium Term<br>Temporary | <b>Low</b>          |
| <b>8.0<br/>PRoWs 1-13 3 to the north of the site: pedestrians</b>                             | <p>Where visible, the proposals would be at odds to the views currently experienced. To the north of the site when travelling south along this PRoW the majority of the site would be screen by intervening topography and vegetation. During the winter months the vegetation would be less dense there would be more filtered views of the proposals.</p> <p>Nearer to the site there are gaps in the vegetation along the northern boundary adjacent the Glasson branch. From these locations there would be views towards the holiday, albeit this would form a small portion the overall route. Vegetation is proposed along the northern boundary of the site, as the vegetation begins to establish the views of the lodges will become more filtered.</p>  | Medium Term<br>Temporary | <b>Medium – Low</b> |

| Visual receptor   | Size and Scale of Effect, Geographical extent   | Duration of effect       | Magnitude of effect |
|---|---|--------------------------|---------------------|
| <b>9.0<br/>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians</b>                                 | <p>Where visible, the proposals would be at odds to the views currently experienced, however the motorway, railway line and A6 are all detracting features in the views. Due to the existing vegetation and topography of the land, the proposed lodges in the western land parcel would not be visible.</p> <p>While FP 1-13-18 is an elevated PRoW, the existing topography would screen the majority of the views towards the site and the proposals would not be visible.</p> <p>From PRoW FP 1-13-16 there would be views into the eastern land parcels. To the north the proposed new access into the site would also be visible. Vegetation along the A6 would somewhat screen views into the land south of the Ellel Grange access track, and during the winter months these views would be filtered.</p> | Medium Term<br>Temporary | <b>Medium – Low</b> |
| <b>10.<br/>Existing access track to Ellel Grange and Home Farm within the site: motorists and pedestrians</b> | <p>This access track crosses the eastern land parcel of the site. The route has an estate like character and therefore the proposed Market Place and holiday homes are at odds with this setting. However, the canal and associated barges can be seen from this route as it crosses the canal. The canals and towpaths offer some recreational activities and the canal barges are used for vacations. The most eastern portion of the route is open and there would be views either side of the track of towards the Market Place building, parking areas and the lodges. Proposed vegetation along either side of this route would somewhat filter these views.</p> <p>Further west as the route crosses the canal the surrounding woodland would prevent any views out towards the proposals.</p>             | Medium Term<br>Temporary | <b>Medium – Low</b> |

| Visual receptor  | Size and Scale of Effect, Geographical extent  | Duration of effect       | Magnitude of effect |
|--|--|--------------------------|---------------------|
| <b>11.0<br/>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists</b>     | <p>The route is a main A road through Lancaster, passing through various sizes of settlements, there are urbanising features such as pylons, railway lines and the motorway form part of the views along this route. The proposed development at the marketplace and the holiday homes would be at odds with the existing views experienced in this location but not totally unfamiliar to wide context and views experienced along the A6.</p> <p>From the north, there would be views of the site access and the proposed development within the western land parcel. Whilst the vegetation on the A6 filters views into the site, the planting is sparse and during the winter months this boundary treatment would offer less screening.</p> <p>From the south, vegetation along southern and south western boundary would screen views of the holiday homes in the southern field. During the winter months this vegetation would be less dense and there would be filtered views into this field parcel. Vegetation is proposed along the eastern boundary of the site, as the vegetation begins to establish the views of the lodges will become more filtered.</p> | Medium Term<br>Temporary | <b>Medium – Low</b> |
| <b>12.0<br/>Hampson Lane and Unnamed Road to the east of the site: pedestrians and motorists</b> | <p>Both routes are rural lanes in their character and the proposals would be out of character in the views experienced along these roads.</p> <p>When travelling west there are views down these roads towards the site. From the unnamed Road there would be views of the new access and filtered views of the marketplace. From Hampson Lane there are would be filtered views towards the holidays homes in the most southern field parcel. Whilst the roadside vegetation along the A6 filters these views and would somewhat screen these views in the summer months. Vegetation is proposed along the southern boundary of the site, as the vegetation begins to establish the views of the lodges will become more filtered</p>   | Medium Term<br>Temporary | <b>Medium – Low</b> |

6.11.26 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

Table 6-11: Potential effect on visual receptors during operational phase

| Visual receptor  | Sensitivity (Establish in Table 6-3) | Magnitude of effect (Established in Table 6-10) | Impacts   | Significance of effects  |
|--|--------------------------------------|---|---|--|
| 1.0<br>PRoW 1-13 13 within the site: pedestrians   | High - Medium                        | High - Medium                                   | <b>Major - Moderate Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant due to the temporary nature |
| 2.0<br>PRoW 1-13 52 within the site: pedestrians   | High - Medium                        | Medium  | <b>Major - Moderate Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant due to the temporary nature |
| 3.0<br>PRoW 1-13 4 within the site: pedestrians  | High - Medium                        | Medium  | <b>Major - Moderate Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant due to the temporary nature |
| 4.0<br>Lancaster Canal and Glasson Branch<br>Towpaths: pedestrians                                     | High - Medium                        | Medium - Low                                    | <b>Major - Moderate Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant due to the temporary nature |
| 5.0<br>PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians                                 | High - Medium                        | Low   | <b>Moderate – Minor Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant                             |
| 6.0<br>PRoWs 1-33 11 to the west of the site: pedestrians  | Medium                               | Medium - Low                                    | <b>Moderate - Minor Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant                             |
| 7.0<br>PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7 to the west of the site: pedestrians                  | Medium                               | Low   | <b>Moderate - Minor Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant                             |
| 8.0<br>PRoW 1- 13 3 to the north of the site: pedestrians  | Medium                               | Medium - Low                                    | <b>Moderate -Minor Adverse</b><br>Medium Term<br>Temporary  | These effects are not considered to be significant                             |
| 9.0<br>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians                                  | Medium                               | Medium – Low                                    | <b>Moderate -Minor Adverse</b><br>Medium Term<br>Temporary  | These effects are not considered to be significant                             |
| 10.0<br>Existing access track to Ellet Grange and Home Farm within the site: motorists and pedestrians | Medium                               | Medium – Low                                    | <b>Moderate -Minor Adverse</b><br>Medium Term<br>Temporary  | These effects are not considered to be significant                             |
| 11.0<br>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists                   | Low                                  | Medium – Low                                    | <b>Moderate -Minor Adverse</b><br>Medium Term<br>Temporary  | These effects are not considered to be significant                             |

| Visual receptor  | Sensitivity<br>(Establish in Table 6-3) | Magnitude of effect<br>(Established in Table 6-10) | Impacts  | Significance of effects                            |
|--|---|--|--|--|
| <b>12.0 Hampson Lane and Unnamed Road to the east of the site: pedestrians and motorists</b> | <b>Medium – Low</b>                     | <b>Medium – Low</b>                                | <b>Moderate -Minor Adverse</b><br>Medium Term<br>Temporary | These effects are not considered to be significant |

### Residual Phase

6.11.27 The residual effects are based on the assumption that the landscape spaces around the scheme would be managed in accordance with a management plan to ensure that they remain in good order and that the long-term objectives and character are achieved. The holiday homes and the market place building would settle into their permanent structure, proposed vegetation and tree planting would be mature. Residual effects are an assessment of the effects 15 years post completion, after the operational phase.

Assessment of the significance of effect on the Landscape Receptors during the residual phase

6.11.28 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.

6.11.29 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-2** above.

6.11.30 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.

6.11.31 **Table 6-12** below sets out magnitude of effect on landscape receptors during the residual phase.

**Table 6-12: Magnitude of effect on landscape receptors during the residual phase**

| Landscape receptor                  | Size and Scale of Effect, Geographical extent   | Duration of effect  | Magnitude of effect |
|-------------------------------------|---|---------------------|---------------------|
| <b>Landscape Character Area 5i</b>  | The site does not lie within this character area, there is limited inter visibility between the site and this landscape character area.   | Long Term Permanent | <b>Negligible</b>   |
| <b>Landscape Character Area 12a</b> | Upon maturity of the proposed planting and once the development has settled into the landscape setting there would be a small magnitude of effect of the landscape character. This change would be perceived for a small portion of this character area.<br><br>The proposals will include the implementation of new hedgerow and coppice planting and the restoration of former field boundaries. Following 15 years this vegetation would have integrated into the landscape. | Long Term Permanent | <b>Low</b>          |

| Landscape receptor                        | Size and Scale of Effect, Geographical extent  | Duration of effect  | Magnitude of effect |
|---|--|---------------------|---------------------|
| <b>Landscape Character Area 15e</b>       | The site does not lie within this character area, there is limited inter visibility between the site and this landscape character area. The proposals will include the implementation of new hedgerow and woodland planting and the restoration of former field boundaries. Following 15 years this vegetation would have integrated into the landscape.   | Long Term Permanent | <b>Low</b>          |
| <b>The site and its immediate setting</b> | The proposed planting would have matured to provide visual screening and would help to assimilate the built form into the surrounding landscape setting.   | Long Term Permanent | <b>Low</b>          |
| <b>Site features</b>                      | There would be no additional loss of open land or existing features compared to the initial operational phase. Retained existing vegetation would be managed and would have matured to provide screening and enhancement. Upon maturity of the planting there would be a significant increase in landscape elements within the site which would more than compensate for any losses, would enhance biodiversity and provide an improvement in habitat value. The proposed recreational value of the site will have increased, with improved connectivity through a country park type setting. The eco park would be established and provide opportunities for recreational activity. | Long Term Permanent | <b>High-Medium</b>  |

6.11.32 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

**Table 6 -13: Potential effects on landscape receptors during the residual phase**

| Landscape receptor                        | Sensitivity (Establish in Table 6-2) | Magnitude of effect (Established in Table 6-12) | Impacts   | Significance of effects                                     |
|---|--------------------------------------|---|---|---|
| <b>Landscape Character Area 5i</b>        | <b>Medium</b>                        | <b>Negligible</b>                               | <b>Negligible</b><br>Long Term / Permanent                | These effects are not considered to be significant          |
| <b>Landscape Character Area 12a</b>       | <b>Medium</b>                        | <b>Low</b>                                      | <b>Minor beneficial</b><br>Medium Term / Permanent        | These effects are not considered to be significant          |
| <b>Landscape Character Area 15e</b>       | <b>Medium - Low</b>                  | <b>Low</b>                                      | <b>Minor beneficial</b><br>Medium Term / Permanent        | These effects are not considered to be significant          |
| <b>The site and its immediate setting</b> | <b>High - Medium</b>                 | <b>Medium – Low</b>                             | <b>Moderate Beneficial</b><br>Long Term / Permanent       | These effects are not considered to be significant          |
| <b>Site features</b>                      | <b>High - Medium</b>                 | <b>Low</b>                                      | <b>Major-Moderate Beneficial</b><br>Long Term / Permanent | These effects are considered to be significant (beneficial) |

Assessment of the significance of effect on the Visual Receptors during the residual phase

- 6.11.33 As set out in the methodology, the significance of effect is a combined judgment of the sensitivity and the magnitude of effect.
- 6.11.34 The sensitivity is a combined judgement of the value and susceptibility and has been assessed as shown in **Table 6-3** above.
- 6.11.35 The magnitude of effect is a combined judgment of the size/ scale of effect, geographical extent and duration of the effect.
- 6.11.36 **Table 6-14** below sets out magnitude of effect on visual receptors during the residual phase.

**Table 6-14: Magnitude of effects on visual receptors during the residual phase**

| Visual receptor   | Size and Scale of Effect, Geographical extent   | Duration of effect    | Magnitude of effect     |
|---|---|-----------------------|-------------------------|
| <b>1.0<br/>PRoW 1-13 13 within<br/>the site: pedestrians</b>  | Upon the maturity of the proposed tree planting, hedgerows and eco park, the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening.          | Long Term / Permanent | <b>Medium - Low</b>     |
| <b>2.0<br/>PRoW 1-13 52 within<br/>the site: pedestrians</b>  | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening.                    | Long Term / Permanent | <b>Medium - Low</b>     |
| <b>3.0<br/>PRoW 1-13 4 within<br/>the site: pedestrians</b>   | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening.                    | Long Term / Permanent | <b>Medium - Low</b>     |
| <b>4.0<br/>Lancaster Canal and<br/>Glasson Branch<br/>Towpaths:<br/>pedestrians</b>                       | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening.                    | Long Term / Permanent | <b>Medium - Low</b>     |
| <b>5.0<br/>PRoWs 2-11 26 and 1-<br/>12 13 to the south of<br/>the site: pedestrians</b>                   | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation to boundaries will completely screen the proposals. | Long Term / Permanent | <b>Low - Negligible</b> |
| <b>6.0<br/>PRoWs 1-33 11 to the<br/>west of the site:<br/>pedestrians</b>                                 | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening.                    | Long Term / Permanent | <b>Low</b>              |
| <b>7.0<br/>PRoWs 1-33 13, 1-33<br/>9, 1-13-11 and 1-33 7<br/>to the west of the<br/>site: pedestrians</b> | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation to boundaries will completely screen the proposals. | Long Term / Permanent | <b>Low - Negligible</b> |

| Visual receptor  | Size and Scale of Effect, Geographical extent  | Duration of effect    | Magnitude of effect     |
|--|--|-----------------------|-------------------------|
| <b>8.0<br/>PRoWs 1-13 3 to the north of the site: pedestrians</b>  | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening. | Long Term / Permanent | <b>Medium - Low</b>     |
| <b>9.0<br/>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians</b>                                  | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting. The maturity of the vegetation will offer additional screening. | Long Term / Permanent | <b>Low - Negligible</b> |
| <b>10.0<br/>Existing access track to Ellel Grange and Home Farm within the site: motorists and pedestrians</b> | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting.   | Long Term / Permanent | <b>Low</b>              |
| <b>11.0<br/>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists</b>                   | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting.   | Long Term / Permanent | <b>Low</b>              |
| <b>12.0<br/>Hampson Lane and Unnamed Road to the east of the site: pedestrians and motorists</b>               | Upon the maturity of the proposed tree planting, and hedgerows the development would integrate into the wider landscape setting.   | Long Term / Permanent | <b>Low</b>              |

6.11.37 The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects. Effects are judged as Major, Moderate, Minor or Negligible.

Table 6-15: Potential effect on visual receptors during the residual phase

| Visual receptor  | Sensitivity (Establish in Table 6-3) | Magnitude of effect (Established in Table 6-14) | Impacts  | Significance of effects                            |
|--|--------------------------------------|---|--|--|
| <b>1.0<br/>PRoW 1-13 13 within the site: pedestrians</b>                       | <b>High - Medium</b>                 | <b>Medium - Low</b>                             | <b>Moderate Adverse</b><br>Long Term / Permanent           | These effects are not considered to be significant |
| <b>2.0<br/>PRoW 1-13 52 within the site: pedestrians</b>                       | <b>High - Medium</b>                 | <b>Medium - Low</b>                             | <b>Moderate Adverse</b><br>Long Term / Permanent           | These effects are not considered to be significant |
| <b>3.0<br/>PRoW 1-13 4 within the site: pedestrians</b>                        | <b>High - Medium</b>                 | <b>Medium - Low</b>                             | <b>Moderate Adverse</b><br>Long Term / Permanent           | These effects are not considered to be significant |
| <b>4.0<br/>Lancaster Canal and Glasson Branch Towpaths: pedestrians</b>        | <b>High - Medium</b>                 | <b>Medium - Low</b>                             | <b>Moderate Adverse</b><br>Long Term / Permanent           | These effects are not considered to be significant |
| <b>5.0<br/>PRoWs 2-11 26 and 1-12 13 to the south of the site: pedestrians</b> | <b>High - Medium</b>                 | <b>Low - Negligible</b>                         | <b>Minor – Negligible Adverse</b><br>Long Term / Permanent | These effects are not considered to be significant |

| Visual receptor   | Sensitivity<br>(Establish in Table 6-3) | Magnitude of effect<br>(Established in Table 6-14) | Impacts  | Significance of effects                            |
|---|---|--|--|--|
| 6.0<br>PRoWs 1-33 11 to the north of the site:<br>pedestrians   | Medium                                  | Low  | <b>Moderate - Minor Adverse</b><br>Long Term / Permanent   | These effects are not considered to be significant |
| 7.0<br>PRoWs 1-33 13, 1-33 9, 1-13-11 and 1-33 7 to the west of the site:<br>pedestrians                  | Medium                                  | Low - Negligible                                   | <b>Minor – Negligible Adverse</b><br>Long Term / Permanent | These effects are not considered to be significant |
| 8.0<br>PRoW 1- 13 3 to the north of the site:<br>pedestrians  | Medium                                  | Medium - Low                                       | <b>Moderate - Minor Adverse</b><br>Long Term / Permanent   | These effects are not considered to be significant |
| 9.0<br>PRoWs 1-13 18 and 1-13 16 to the east of the site: pedestrians                                     | Medium                                  | Low - Negligible                                   | <b>Minor Adverse - Negligible</b><br>Long Term / Permanent | These effects are not considered to be significant |
| 10.0<br>Existing access track to Ellel Grange and Home Farm within the site:<br>motorists and pedestrians | Medium                                  | Low  | <b>Moderate - Minor Adverse</b><br>Long Term / Permanent   | These effects are not considered to be significant |
| 11.0<br>A6 Preston Lancaster Road to the east of the site: pedestrians and motorists                      | Low                                     | Low  | <b>Minor Adverse</b><br>Long Term / Permanent              | These effects are not considered to be significant |
| 12.0<br>Hampson Lane and Unnamed Road to the east of the site:<br>pedestrians and motorists               | Medium – Low                            | Low  | <b>Moderate - Minor Adverse</b><br>Long Term / Permanent   | These effects are not considered to be significant |

## 6.12. Conclusion

- 6.12.1 This Landscape and Visual Impact Assessment identifies and assesses the anticipated effects on the character and features of the landscape and on people’s views and visual amenity, as a result of the proposed development of at Ellel Farm, Ellel.
- 6.12.2 This assessment has been based on the site layout and landscape proposals for the site prepared by others.
- 6.12.3 The LVIA concludes that the proposed development would not result in any significant adverse landscape and visual effects.

### Potential Landscape Effects

- 6.12.4 The proposal development would introduce new areas of publicly accessible open spaces, new trees and woodland, an eco-park, a new wetland habitat, and enhance biodiversity and wildlife habitat. As well as restored field boundaries, and new tree planting in line with the Landscape Strategy as set out but Lancashire County Council. In particular the proposals would:

- Conserve the hedgerow and woodland network
- Enhance the number of rural landscape features
- Conserve distinctive field patterns and related landscape features and landforms,
- Conserve remnants of former agricultural habitat mosaics,
- Conserve remaining field ponds,
- Enhance the river corridor landscapes
- Enhance opportunities for informal recreation
- Restore, retain, manage and replant hedgerows and hedgerow trees
- Restore broadleaved woodlands particularly in the vicinity of watercourses

6.12.5 The Landscape and Visual Impact Assessment considers that there would be a moderate – minor beneficial effect on the landscape and its context.

6.12.6 Potential landscape effects are not considered to be significant.

#### Potential visual effects

6.12.7 Due to the undulating landscape and the existing topography of the visual envelope of the site is generally limited to the site and its immediate setting.

6.12.8 Upon maturity of the proposed tree planting and once the development has integrated in the wider landscape context, the visual effects of the proposals would range from moderate adverse - minor adverse and in some cases minor adverse - negligible.

6.12.9 Where the effects are considered to be moderate and the proposals are visible, these views are experienced by receptors engaging in recreation activity, experiencing views towards recreational facilities. Therefore, the potential visual effects are not considered to be significant.

#### Cumulative Effects

6.12.10 Consideration has been given to the cumulative effects of the development on the site along with any adjacent potential future proposals.

6.12.11 Through liaison with the local planning authority, the following cumulative sites were agreed.

- Outline planning application 19/01135/OUT Land North East of Bailrigg Lane, Lancaster, Lancashire
- Site Allocation, LPSA 344, SHLAA341, Bailrigg garden Village – Whinney Carr and Bailrigg Lane, strategic housing
- Site Allocation, LPSA 643, SHLAA654, Land south of Marsh Lane, rural housing
- Site Allocation, LPSA 671, SHLAA 682, Ridge Farm/Cuckoo Farm, strategic housing
- Site Allocation, LPSA 251, SHLAA 257, Leisure Park/Auction Mart, Wyresdale Road, urban housing

- Site Allocation, LPSA 739, SHLAA N/A, Lancaster Uni Innovation campus, general employment site
- Site Allocation, LPSA 321, SHLAA 328, Grab Lane, urban housing
- Site Allocation, LPSA 710, SHLAA 721. North Lancaster Strategic Site, strategic housing
- Site Allocation, LPSA 739, SHLAA null, Lancaster University Innovation Campus, General Employment site
- **Site Allocation, LPSA 780, SHLAA84, Galgate Mill, rural employment\***
- **Site Allocation, LPSA null, SHLAA722, Galgate Mill, development opportunity\***
- **Site Allocation, LPSA 842, SHLAA null, Junction 33 Auction Market, agricultural employment site\***

\* Cumulative sites that are considered in this LVIA chapter

- 6.12.12 The outline application ref 19/01135/OUT Land North East of Ballrigg Lane, Lancaster, Lancashire site and the majority of the allocation sites lie beyond the 2km LVIA study area. There is no intervisibility between these sites and the application site and they have therefore been scoped out of the LVIA cumulative assessment chapter.
- 6.12.13 **SHLAA sites 84 and 722 at Galgate Mill** are located on the outskirts of the 2km study area radius. Both sites lie to the north of Galgate beyond the built form of the village, there is no intervisibility between these sites and the application site. The allocation sites cannot be perceived from within the site or its immediate setting. It is therefore considered that there are no cumulative landscape or visual effects from the development of these two cumulative sites and the application site.
- 6.12.14 **Site Allocation, LPSA 842, SHLAA null, Junction 33 Auction Market, agricultural employment site**, lies directly north of the eastern land parcel of the application site. The cumulative landscape and visual effects of the development on this allocation site and the application site have been considered below.

#### Construction Phase

- 6.12.15 Both the allocation site (LPSA 842, Junction 33 Auction Market) and the application site lie within the LCA 12a, construction activity would be at odds with the landscape character area. The two sites make up a small portion of the overall character area. Effects of construction on the wider character area would not be significant.
- 6.12.16 It is highly unlikely that the construction of these two sites would be undertaken simultaneously. If constructed at the same time, there would be major adverse effects on the site and its immediate setting. However, these effects would be short term and are not considered to be significant.
- 6.12.17 The two sites can be viewed simultaneously by the following receptors:
- Users of PRoW 1-13-4 (3.1&3.2)
  - Users of PRoW 1-14-3 (8.1&8.2)
  - Users of PRoW 1-13-18 (9.2&9.3)
  - Users of the A6

- 6.12.18 The remaining visual receptors assessed as part of the LVIA have been scoped out of the cumulative assessment as it is not possible for these receptors to view both the application site and the allocation site at the same time.
- 6.12.19 Construction activity would be at odds with the existing view experienced from the PRowWs listed above and when travelling along the A6. Those using the PRowWs would be more sensitive to the development than those travelling on the A6, however the effects for all visual receptors would be adverse. These effects **would not be deemed significant** and would be temporary in their nature.

#### Operational Phase

- 6.12.20 Collectively the application site and the allocation site make up a small portion of the overall regional landscape character areas within which they are located. The cumulative effects of the two developments on LCA 12a would **not be considered significant**.
- 6.12.21 By virtue of the allocation of the land to the north of the application site, the character of the site and its immediate setting is expected to change. The development on the application site would be in line with these future proposed changes. The proposed development has been appropriately designed and masterplanned to ensure there will be beneficial effects on the landscape and its immediate setting, and landscape features. It is assumed that any development on the allocation site would also be appropriately designed with suitable mitigation measures to ensure any adverse effects are reduced, or where possible effects could be beneficial, such as improved landscape features. Notwithstanding this the proposed development on the application site would not amplify any adverse effects arising from development on the allocation site. If appropriately designed, the development of the two sites have the potential to have beneficial effects on the landscape setting and landscape features. The cumulative effects are therefore **not considered to be significant**.
- 6.12.22 The two developments will be visible from the visual receptors identified above. Both proposed developments on the application site and the allocation site will have adverse effects on the visual receptors. However, with appropriate landscape design, mitigation measures and landscape management the cumulative visual effects would reduce with time and **would not be significant**.