

OUR PARISH – OUR FUTURE – OUR PLAN



Site Assessment Report

**To support the
THE CATON-with-LITLEDALE
NEIGHBOURHOOD DEVELOPMENT PLAN**

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1. Introduction

- 1.1 The Government's guidance, in the form of the National Planning Policy Framework (NPPF), requires that local planning authorities boost significantly the supply of housing. The preparation of Local Plans should be used to meet the full and objectively assessed needs of their district for market and affordable housing, as well as identify land in the form of specific deliverable sites which will meet those needs.
- 1.2 There have been a number of site assessments undertaken by Lancaster Council in response to sites submitted for future development through the production of the Strategic Policies and Land Allocations DPD.
- 1.3 These have been published in various SHLAA reports over the years. With regard to the current developable sites and where relevant non-developable sites, the site assessments over the years have been amalgamated in this report and will include the assessments from the following documents:

2015 SHLAA Maps and Assessments

- 1.4 Lancaster City Council prepared new a Strategic Housing Land Availability Assessment (SHLAA) for the district. This work was carried out with reference to the Department of Communities and Local Government's National Planning Policy Framework (2012) and National Planning Policy Guidance (2014) and the council's own SHLAA Methodology (2013). The assessment was carried out between March 2014 and October 2015 and updates information contained within the 2014 SHLAA which was published in March 2014.

2018 SHELAA Maps and Assessments

- 1.5 The SHELAA identifies land with the potential to accommodate housing and employment, it does not determine whether a site should be allocated for housing and/or employment as part of the Local Plan or be granted planning permission for housing and/or employment. Sites without planning permission in the SHELAA require further testing and are subject to the requirements of a planning application or further determination through site allocation processes.
- 1.6 The SHELAA assessments were carried out objectively and based on the extensive evidence base that has been compiled by the Council in order to support the progress of the Local Plan. In many cases evidence has been provided on a site by site basis.

1.7 The topic areas covered by specific evidence referred to in carrying out the assessments include:

- Landscape and Visual Impact – Landscape, Townscape, Visual Field Surveys (Arcadis, 2015-2018)
- Ecology – Site Assessments and Appraisals (Greater Manchester Ecology Unit, 2016-2018)
- Archaeology – Initial Desktop Archaeological Assessments (Lancashire Archaeological Advisory Service, 2017/2018)
- Heritage – Heritage Impact Assessment for Site Allocations for Site Allocations in the Local Plan (Conservation Team, Lancaster City Council, 2018)
- Highways – Lancaster Highways and Transport Masterplan (Lancashire County Council, 2016). Lancaster Local Plan Transport Assessment, Site Access Review (Whyte Young Green, 2018)
- Flood risk - Strategic Flood Risk Assessment (JBA Consulting, 2017)
- Viability – Local Plan Viability Assessment (Stage one) (Lambert Smith Hampton, 2017)
- Open Space/recreation - Lancaster District PPG17 Study (Lancaster City Council, 2010 refresh), Open Space Assessment Report (Knight Kavanagh and Page, 2018)
- Sustainable Settlements Review (Planning and Housing Policy Team, Lancaster City Council, 2017)
- Employment Land Review (Turley, 2014), Employment Land Survey (Lancaster City Council, 2015)

Additional Assessments

1.8 In addition to the Site Assessments carried out by Lancaster City Council, the Parish Council have commissioned further work in relation to the sites that are deliverable as follows:

- Cumulative Landscape and Visual Impact Assessment (by Motmot Consulting) available on the Caton Parish Council website
- Ecology Assessment (by GMEU) available on the Parish Council website
- Access and Highway Safety (by Lancashire County Council) included at Appendix 3

2. Site Assessments

2.1 This section will be set out on the following pages with the relevant assessments under each site reference. The following sites are included in this report

- Site 38 – Land west of Sycamore Road, Brookhouse (Now developed)
- Site 39 – Land south of 1-19 Hawthorn Close, Brookhouse
- Site 40 – Land south of Hornby Road
- Site 89 – Land west of Mill Lane (Site 90 in the 2015 SHLAA)
- Site 92 – Land on corner of Lancaster Road and Quernmore Road (Site 93 in the 2015 SHLAA)
- Site 98 – Land west of Quernmore Road (Site 99 in the 2015 SHLAA)
- Site 99 – Land south west of Quernmore Road (Site 100 in the 2015 SHLAA)
- Site 100 – Land east and south of Caton Community Primary School (Site 101 in the 2015 SHLAA)

2.2 The sites will be referenced under their SHELAA 2018 reference number

2.3 The 2015 SHLAA Maps are included at Appendix 1 and 2018 SHELAA Map at Appendix 2.

Site 38 – Land west of Sycamore Road, Brookhouse

2015 SHLAA

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	38
Address	Land West Of Sycamore Road
Settlement	Brookhouse
Area (ha)	0.87
Potential dwelling numbers	31
Previously Developed Land	Greenfield

Suitability

The site was assessed as being unsuitable for residential development in the 2008 SHLAA. This considered that the larger site provided an important area of open space between the villages of Caton and Brookhouse with development in this area impacting on the character of the villages and the local natural environment. There were also noted to be access issues associated with the site although it is recognised that further information relating to this has been provided.

In reassessing the site Officers consider that there is some potential for development of part of the overall site subject to access and potential landscape impacts being addressed. It is considered that some development, subject to the conclusions of a more detailed landscape assessment, could be accommodated on this site without impacting on the openness of land between Caton and Brookhouse.

Planning Permission has now been granted on this site - 14/00270/OUT

Availability

Planning Permission has now been granted on this site - 14/00270/OUT

Achievability

Officers have no evidence to say that the site is achievable in the immediate future

Development Assessment

Planning Permission has now been granted on this site - 14/00270/OUT

Conclusion	Deliverable
Development Phase	1-5 Year Phase

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	38
Address	Land West Of Sycamore Road



- | | | |
|------------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnsdale and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	38	Site Name	Land West Of Sycamore Road
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Site Summary

Site Description	The site includes a residential property situated on Sycamore Road and a parcel of land located to the rear currently used for grazing. A planning application has been approved on the site that includes the demolition of the existing dwelling and the creation of a new access and residential development.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	0.873824		
Arnsdale and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Deliverable		
Development Estimate	21		
Development Phase	0-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		
Accessibility		

LPSA Site Reference	38	Site Name	Land West Of Sycamore Road
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2017 SHELAA Assessment

Suitability Summary	GREEN	The site has approval for the erection of 21 dwellings (16/01603/FUL) and is under construction.
Achievability	GREEN	The site is under construction and considered to be viable.
Availability	GREEN	The site is under construction and is available.
Development Assessment	The site has planning approval and under construction.	

Landscape and Visual survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F - Undulating Lowland Farmland with Wooded Brooks	G - Undulating Lowland Farmland with Parkland	H - Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 - Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 – Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 – Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 – Tatham	D3 – Kettlebeck	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewth	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 – Browsholme	G8 – Dinkling Green – New Laund
H1 – Clitheroe and Chatburn	H2 – Higher and Lower Standen	H3 – Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 – Gressingham	K2 – Lower Tatham	K3 – Lawkland	K4 – Coronation	L1 – Harrop field

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref: 17

M1 – Gisburn	M2 – Barley	N1 - Quenmore	N2 – The Heights		
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View west from Sycamore Rd past foreground property to glimpse of site in mid ground



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Pojles" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Sloping pasture with southerly aspect	Edge of settlement, relative tranquility	Farmland / improved pasture. Access restrictions through existing 60's urban estate on Sycamore Rd	N/A	Edge of settlement, 60's / 70's character cul-de-sac		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

Assessment of the Effects of Development

This site lies within the Forest of Bowland AONB. It is a small area of generally flat agricultural pasture land located to the north western edge of Brookhouse. The site is effectively land locked with no access to the highway, bound to the south and east by low level 2 storey and dormer residential properties and their rear gardens. To the north the site is bound by agricultural land and to the west by open access public space and play facilities.

The site is generally flat with a slight fall to the North West, and contains few distinctive features or elements of note. Views out are constrained to the south and east by the residential development, however there are open views to the west towards residential properties to the edge of Caton and north towards the river Lune.

In a wider context the site forms part of the localized 'Green Wedge' separating the two settlements of Brookhouse and Caton.

Although difficult to assess in full, it is considered that there is potential for development of this site at a small scale and low density. Consideration would need to be given to both site access and impacts on existing residential properties, as well as users of the open access land and play facilities adjacent to the site.

Although a part of the separation between the two settlements, the site's position is fitting in forming a minor settlement extension to Brookhouse. There is little in terms of landscape character or quality within the existing site compared to the wider landscape setting which would result in a significant effect.

Should the site be taken forwards, mitigation should be incorporated in the form of planting and screening on all sides, including from rear and sides of adjoining properties.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
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Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 38 Land West of Sycamore Road, Brookhouse

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 35

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
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Archaeology

LPSA 38: Land west of Sycamore Grove, Brookhouse

No known heritage assets fall within the land parcel, nor are there significant sites known in its immediate vicinity.

Artle Beck Bridge (Listed Gd II) is 260m to the southwest of the site, whilst Brookhouse Old Hall and Old Hall Barn are 280m to the east. Brookhouse Conservation Area lies some 210m to the east.

The site is considered to be of negligible archaeological significance.

No further archaeological investigation is considered necessary.

Site 38 Conclusion

Site 38

Site 38 has planning permission for the erection of 21 dwellings (16/1603/FUL). The dwellings are under construction.

The site is a commitment.

Site 39 – Land south of 1-19 Hawthorn Close, Brookhouse 2015 SHLAA

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	39
Address	Land South Of 1-19 Hawthorn Close
Settlement	Brookhouse
Area (ha)	0.86
Potential dwelling numbers	24
Previously Developed Land	Greenfield
Suitability	
The site was assessed as being suitable for residential development in the 2008 SHLAA. Having reviewed this information officers have concerns regarding the suitability of this site with issues of access and topography viewed to limit the opportunity for residential development at this location.	
Availability	
Information from the landowner indicates that this site may be available in the future.	
Achievability	
Officers have no evidence to say that this site is achievable.	
Development Assessment	
Officers consider that access to the site is challenged. As such, the site has not been identified as a suitable location for residential development.	
Conclusion	Undeliverable
Development Phase	N/A

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	39
Address	Land South Of 1-19 Hawthorn Close



- | | | |
|-----------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnside and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

PSA Site Reference	39	Site Name	Land South Of 1-19 Hawthorn Close
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Site Summary

Site Description	This is a greenfield site situated to the south of Hawthorn Close. It is currently in agricultural use with agricultural land to the west and south. It is a sloping site and has some small agricultural buildings in the SE corner. There is an access track in the NE corner leading on to Hawthorn Close.		
Parish	Caton with Littledale CP		
Ward	Lower Luna Valley		
Area (ha)	0.863613		
Armside and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Developable		
Development Estimate	15		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	RED	There is no planning history on the site post 2000. The land is identified as open countryside within the AONB in the adopted and emerging Local Plan.
Ecology	AMBER	There are no designated effects by development of the site. There may be impacts on ecology associated with hedgerows. Mitigation may be required.
Flood Risk and Drainage	GREEN	The site is not located within FZ3 or 1:30 surface water flood risk area.
Neighbouring Land Use	AMBER	Residential properties are located to the north and east and will need to be considered as part of any future development.
Highways	AMBER	There is an existing access in the NE corner of the site on to Hawthorn Close. It appears to be suitable but is restricted in width. Highways advice is awaited. There are no likely impacts on the wider network. A Public Right of Way runs through the site along its eastern boundary and will need to be retained. The bus service is only hourly but there are a range of local services located within Brookhouse and Caton (approx 400m and 800m respectively). There is also a dedicated cycle route between Caton and Lancaster.
Heritage and Archaeology	AMBER	There are no listed buildings within 100m. There are no likely impacts on Brookhouse Conservation Area which is located approximately 450m to the east. Await comments on archaeology.
Open Space	AMBER	The site does not contain a designated open space. Public open space/play provision may be required as part of any development.
Landscape	AMBER	The site is considered to be able to accommodate residential development without having a significant effect on the AONB providing it is of similar scale as the neighbouring properties (single storey). Consideration will need to be given to minimising impacts on residential amenity of the adjacent properties.
Utilities	AMBER	The site is located on the edge of the existing urban area. Connection to utilities is not considered to be a significant issue.

PSA Site Reference	39	Site Name	Land South Of 1-19 Hawthorn Close
--------------------	----	-----------	-----------------------------------

Trees and Hedges	AMBER	There is a hedgerow on the western boundary. This should be retained.
Hazards	AMBER	This is a sloping site which may effect development costs. The site is within a Mineral Safeguarding Area. The views of the County Council will need to be considered.
Sustainability	GREEN	The site is located on the edge of Brookhouse which has been identified as a sustainable settlement.
Accessibility	GREEN	A Public Right of Way runs through the site along its eastern boundary. There is a bus service located on Brookhouse Road (approx 200m), with services broadly every hour. The bus service is less frequent than expected but there are a range of local services located within Brookhouse and Caton (approx 400m and 800m respectively). There is also a dedicated cycle route between Caton and Lancaster.

2017 SHELAA Assessment

Suitability Summary	AMBER	The site is well located on the edge of the existing village. There are landscape considerations which will limit the scale of the development and likely restrict development to a single storey. Impacts on adjacent properties also needs to be considered. The site access is restricted in width and comments are awaited on its suitability.
Achievability	GREEN	This is a greenfield site with no known abnormal costs.
Availability	AMBER	The site came forward as part of the 2015 SHLAA when the landowner indicated that the land may be available in the future. Awaiting confirmation.
Development Assessment	The site is potentially able to accommodate development subject to the access being suitable and the land being available (awaiting confirmation). Development will be restricted to single storey to avoid landscape impacts.	

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 39 Land South of Hawthorn Close, Brookhouse

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 206

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F – Undulating Lowland Farmland with Wooded Brooks	G – Undulating Lowland Farmland with Parkland	H – Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 – Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 – Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 – Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 – Tatham	D3 – Kettlebeck	D4 – Hare Appletrees	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnsack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 – Browsholme	G8 – Dinkling Green – New Laund
H1 – Clitheroe and Chatburn	H2 – Higher and Lower Standen	H3 – Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 – Gressingham	K2 – Lower Tatham	K3 – Lawkland	K4 – Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 – Quernmore	N2 – The Heights		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 39 Land South of Hawthorn Close, Brookhouse

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 206

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

View west from access track



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 39 Land South of Hawthorn Close, Brookhouse

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 206

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Pojles" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 39 Land South of Hawthorn Close, Brookhouse

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 206

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Rising paddock field with contained small garden allotments.	frequent traffic along Hawthorn Close and domestic activity	The land rough unkempt grassland for grazing.	N/A	Urban fringe		PRoW running south through entrance track

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Assessment of the Effects of Development

The site lies within the Forest of Bowland AONB, located to the southern edge of Brookhouse, accessed via a narrow track running between two mid-20th century residential properties and consists of an area of rough pasture currently utilised as a paddock. The site is bound by the rear of residential properties to the north the side of residential gardens to the east, a post and rail fence to the south opening onto open pasture land and the wider AONB, and a hedgerow with mature trees along the western boundary.

Views out towards the AONB are contained to the north, west and east by the existing built form and mature vegetation, near views to the south across the adjacent pasture land are available, with wider views contained by rising topography to the south and mature field boundary vegetation in the foreground.

The site is generally unkempt and transitional, not entirely in keeping with the localised landscape character, partially influenced by the adjacent urban edge of Brookhouse. As such it has a low amenity value and contributes little to the character of the countryside landscape. A Public right of Way runs south along the access track and continues beyond the site across the countryside.

It is considered that this land would be appropriate for sensitive urban fringe development of a similar scale to the existing residential development without resulting in any significant effect on the AONB landscape character. With mitigation it is likely that this site may achieve a neutral significance of effect and may serve to create a slight beneficial improvement in views for users of the PRoW once mitigation measures have established. Consideration would need to be given to the effects on adjacent residential properties – in particular the impact of achieving access via the existing track. The effects of users of the PRoW would also need careful consideration.

Site Assessment Summary

-Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Archaeology

LPSA 39: Land south of 1-19 Hawthorn Close, Brookhouse

This is a small greenfield site on the south side of a 1960s development at Brookhouse. It is some 425m west of the village conservation area and 550m from the early church site. There are no recorded archaeological sites within the development area, the closest being the possible route of the Roman road up the south side of the Lune valley, lying between 100 and 240m southeast of the site (two alternative lines are proposed here). A black-and-white tessellated pavement is said to have been found when developing a bungalow off Vicarage Avenue, a short distance to the east, but the location, date and function of the pavement cannot be confirmed. The potential for Romano-British occupation on this site cannot therefore be completely dismissed.

Artle Beck Bridge (Listed Gd II) is 170m to the west of the site and Borwicks Farm, also Gd II, is 430m to the southwest. The setting of these buildings should not be impacted by development on this site.

The site is considered to be of local archaeological significance.

A formal heritage statement should accompany any planning proposal for the site, which should include the results of a desk-based study and walk-over survey, but archaeological investigations of the potential buried remains can be made a condition of any planning consent granted.

Preliminary Ecology (Lancaster)

Site ref. no	39 (LPSA)
Site Name	Land south of 1-19 Hawthorn Close, Brookhouse
NGR (centre of Site)	SD 353649 464320
Area (Ha)	0.86
Are there existing ecology assessments?	Yes
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Yes, foraging bats
Does the Site support, or have the potential to support, priority habitat types?	Yes, hedgerows
Recommendations for further surveys that would be necessary to inform development plans	Possibly foraging bats
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Potentially – hedgerows would need to be retained or compensated for if lost through new hedgerow planting.

Highways (Lancashire County Council)

The existing site access between 1 and 6 Hawthorn Close measures approx. 8m wide between the dwelling boundaries. Public footpath 17 runs along the eastern side of the access and is separated by a timber fence.

This access is not suitable to accommodate the proposed residential development for the following reasons.

1. Adequate visibility splays cannot be provided on Hawthorn Close.
2. Adequate radius kerb arrangement cannot be provided on Hawthorn Close/site access junction.
3. The difference in land level between the site access and number 1 Hawthorn Close is likely to require a retaining structure and given the very limited width there is insufficient space for construction and maintenance easements.

Cumulative Landscape and Visual Impact Assessment

Site description

The site is located to the south of Hawthorn Close. It lies at a higher elevation to the settlement and is a small, relatively level, field used for horse grazing. It has a small collection of outbuildings at its south eastern and south western corners. It is bounded by a dry stone wall to the south, by fencing to and a grown out hedge along the western side, by bungalows and wooden fencing to the north and by fencing to the east. A public footpath runs along its eastern side and access route, giving way to gardens of more bungalows. The site reflects the general pastoral characteristics of the wider landscape. Similar sized fields continue south on rising land. These are often bounded by hedges with trees.

Landscape Condition

The landscape condition varies across the 5km wider study area. Within the 1km detailed study area the landscape condition is moderate to good. The condition of the sites reflects this with sites 98, 99, and 100 all being in good condition. Site 39 is in moderate condition with some degraded boundary features.

Landscape Value

The landscape value is high. The sites all lie within the Forest of Bowland AONB. The Forest of Bowland AONB is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. It was designated as a landscape of national significance due to a variety of factors: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; the distinctive pattern of villages; the wildlife of the area; and the landscape's historic and cultural associations.

The value of all sites is high.

Landscape Use

The landscape is used for its scenic beauty, as a backdrop to historic villages and buildings, and as a resource for recreational activities, including walking, cycling, horse riding, paragliding, fishing and motor cross.

All sites form part of the pastoral setting to the village of Caton and Brookhouse. They provide a landscape and visual connection with the wider landscape. Sites 99 and 98 provide part of the parkland setting to locally historically important Escowbeck House.

Landscape Character and Sensitivity to Change

The landscape character sensitivity and guidelines for managing change varies across the 5km wider study area. Within the 1km detailed study area the landscape sensitivity is High. Sites 98, 99 and 100 contain several distinctive features including becks, woodland copses, drumlin landform, hedges and mature trees. These all have a high sensitivity to change. Site 39 has a moderate sensitivity to change due to its distinctive boundary features being of a moderate condition.

Mitigation

The number of sites developed, and the siting, density and scale of any housing could mitigate some of the adverse landscape effects.

The development of part of site 98 and site 39 may not result in unacceptable cumulative landscape effects. Any development should be designed in accordance with Policy CL10 in the emerging Caton and Littledale Neighbourhood Plan.

The eastern part of site 98, closest to Quernmore Road would, is low lying. The height of the site and the containment of the stone boundary wall would help mitigate development on the site and integrate it into the wider landscape. The impact of the landscape setting and character could be further mitigated by siting the housing close to the road, and for housing to be single storey dwellings that reflect the scale of the adjacent housing. This would prevent any development becoming dominant on the edge of the village. The materials should reflect the vernacular character of mill workers cottages off Quernmore Road, and traditional farm buildings at Escowbeck Farm. The traditional boundary hedge and retaining wall should be retained as important site features.

Site 39 is small in scale and well related to the existing housing around Hawthorn Close and Pinewood Avenue. The site is relatively well contained. However, in order to mitigate landscape effects any development would need to be restricted to small scale, single storey dwellings to ensure a low profile, prevent unacceptable skylining and to prevent any new dwellings becoming a dominant feature in the landscape (especially when viewed from adjacent housing and from the series of public footpaths in the area). The site should reflect the density of nearby housing. The site could be better integrated into the landscape through shelterbelt deciduous tree planting along the southern and western boundaries. This would help form a strong edge of village boundary for the future and reinforce the woodland and hedgerow landscape characteristics of the village and its setting.

It is likely that such mitigation would result in the overall significance being reduced to **moderate**.

Conclusion

The cumulative impacts of sites 39, 98, 99 and 100 on the landscape character of the AONB would be major and unacceptable. The development of the sites would lose significant landscape features, extending the villages into the wider pastoral setting. It would extend the footprint of the villages in the wider landscape.

The development of sites 98 and 99 would have a significant adverse effect on the parkland setting of Escowbeck House, a locally important historic house.

The partial development of site 98, close to Quernmore Road, and the development of site 39 would have a moderate effect on the landscape character of the AONB. Development would need to take place in accordance with emerging policy LC10 of the draft Caton and Littledale Neighbourhood Plan in relation to scale, density, siting, use of vernacular materials and landscaping.

Residents Information on Flooding

The *Lancaster District Plan, Strategic Housing and Employment Land Availability Assessment, 2018*, states that the site has “no known abnormal costs”. The Residents ascertain below that there will be abnormal site development costs associated with flood alleviation, which will be far greater than anticipated - if indeed at all possible - given the impermeability of the surrounding geology and subsoil.

The Environment Agency’s (EA) Flood Map for Planning indicates that the Site and adjacent houses have a low probability of flooding, and the Flood Risk Information Service (‘Extent of Flooding’) shows that there is a risk of flooding to 6 properties on Pinewood Avenue and Hawthorn Avenue (classified as “low”, note: not “very low”), in addition to flooding on the road (“medium” risk). However, the Strategic Flood Risk Assessment (JE Jacobs, 2007), states that “The risk of groundwater flooding is highly variable” within the District, and “risks of groundwater flooding are not well understood, and it is important to ensure that future development is not placed at unnecessary risk”.

The residents of Hawthorn and Pinewood have experienced flooding and drainage problems for many years. In 2011 Lancaster City Council undertook efforts to mitigate flooding to these properties (*The Artle Beck Flood Alleviation Scheme, Brookhouse*). This involved land drainage improvement works from the pasture field to the south of St. Paul’s Drive, directly adjacent to Pinewood Avenue, through pastureland (including the Site) to Artle Beck.

Although Brookhouse is directly underlain by river terrace deposits consisting of a combination of sand, gravel, clay and silt (British Geological Survey nd¹), LCC Project Engineer Adrian Morphet stated of the pasture fields to the south of and including the Site, “the solid geology below the glacial till (subsoil) is shale and effectively impermeable. The subsoil itself is a sandy clay with sandstone boulders and the topsoil is a weathered version of the same”. He also confirms that the soft rush infestation on the Site is evidence of wet conditions.

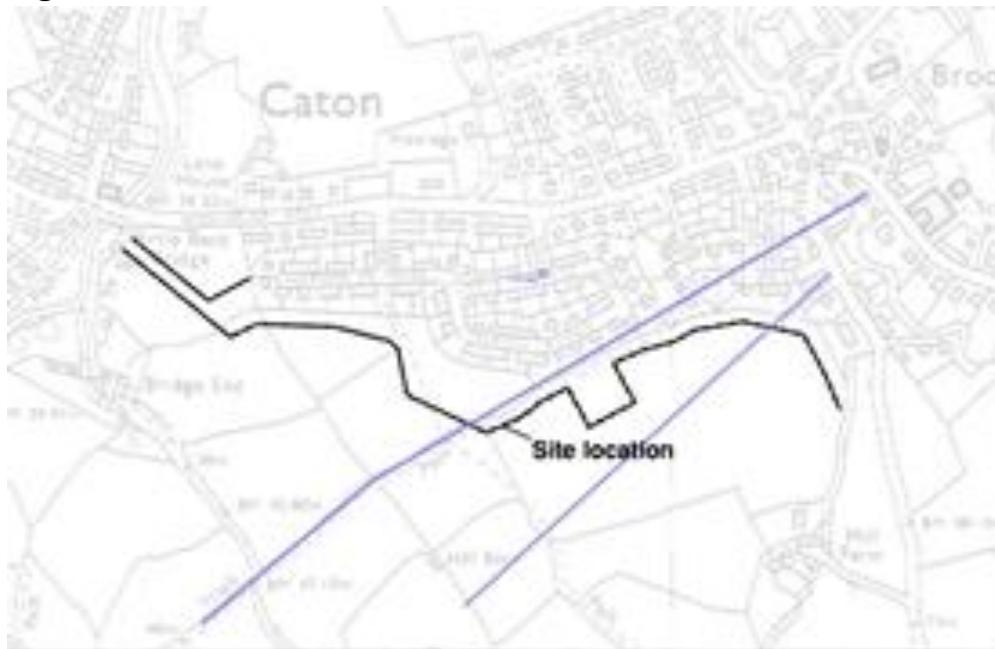
Most residents with properties adjacent to the Site have continued to experience flooding and drainage.

This would suggest that the 2011 flood alleviation scheme has been ineffective, even though “tried and tested designs and techniques which have previously proved successful” have been used. When pressed by Cllr Parkinson, the LCC Project Engineer was reported to have stated that there is nothing further that can be done to alleviate the drainage and flooding problems of the area (see Appendix 3 - Email from Cllr Parkinson regarding liaison with LCC Project Engineer, 23/10/15).

¹ British Geological Survey, nd. Geo Index, [bgs.ac.uk/geoindex/index.htm](https://www.bgs.ac.uk/geoindex/index.htm)

Pastureland to the south of St. Pauls Drive, adjacent to Pinewood Avenue, was recently sold, and the new owner had further ground works carried out to alleviate on-going flooding/drainage problems. This work revealed that LCC's drainage pipes, laid in 2011, were not deep enough; not connected to the outlet; and were buried using the original impermeable subsoil (i.e. without drainage aggregate laid around the pipes). As a result of such factors - and possibly others to which the expertise of the Resident's Group does not stretch – it could be suggested that the spending of further public money may be justified. Our legal representative would be instructed to liaise with LCC in order to determine whether this is the case.

Figure 1: Location of flood alleviation works



It can therefore be ascertained that the incidence and severity of recurring flooding/drainage problems on Hawthorn and Pinewood has been much higher than the EA's assessment would suggest. This, combined with the 2007 SFRA's premise of ensuring that future development within the District is not placed at unnecessary risk, raises questions in terms of the suitability of the Site's development.

It is acknowledged that the Steering Group may not have known about the unresolved flooding problems in the area, and the impact they are likely to have on the Site. The Residents' would therefore respectfully request that this now forms part of the evidence that the Steering Group examines.

Please note that, in addition to resident statements and photographs, video evidence is also available upon request.

Site 39 Conclusion

The 2015 SHLAA Assessment concluded that Site 39 was undeliverable due to the challenging access and topography issues.

The 2018 SHELAA Assessment concluded that whilst it was located on the edge of the village, there are landscape considerations which will limit the scale of development, and comments were awaited on the suitability of the access.

Comments from Lancashire County Council as Highway Authority deem the current access as unsuitable.

There is surface water flooding alleviation infrastructure located on the site and ongoing severe issues with surface water flooding experienced by surrounding residents.

Site 39 is undeliverable as suitable and safe access cannot be provided to the site.

Site 39 is not suitable for allocation for residential development.

Site 40 – Land South of Hornby Road

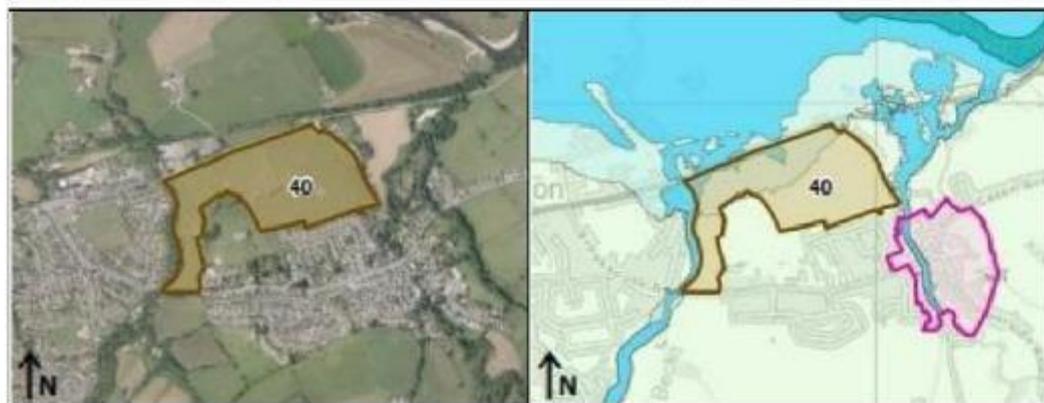
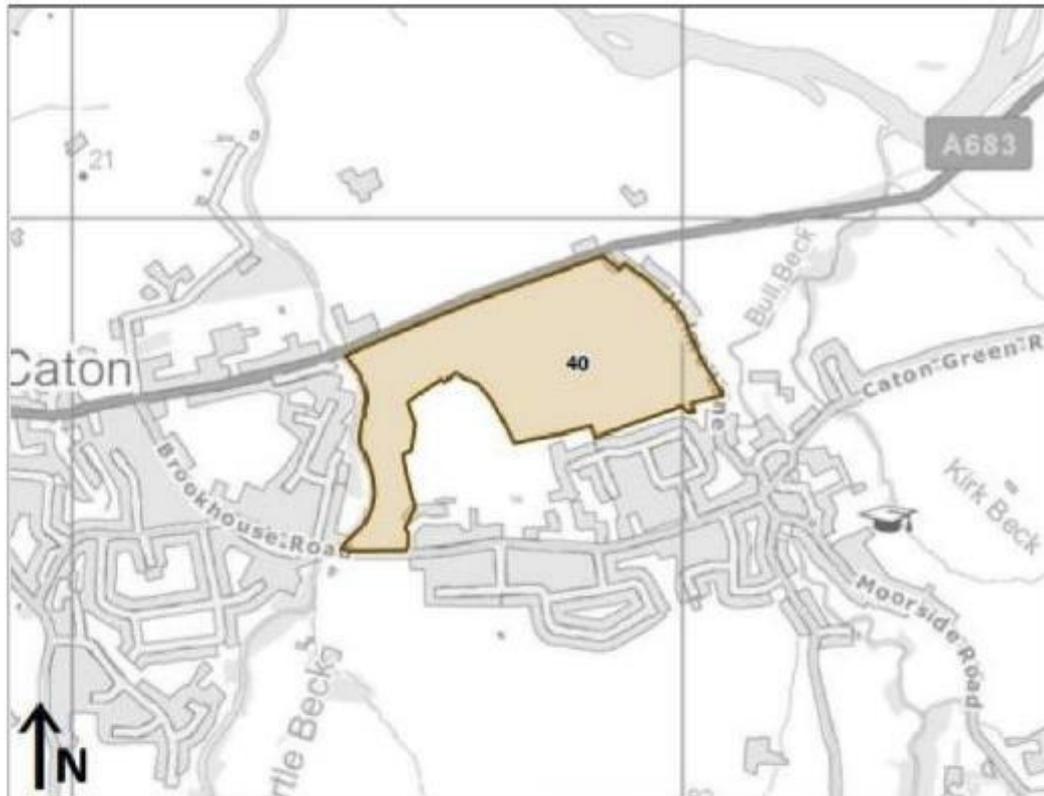
2015 SHLAA

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	40
Address	Land South Of Hornby Road
Settlement	Brookhouse
Area (ha)	12.47
Potential dwelling numbers	250
Previously Developed Land	Greenfield
Suitability	
<p>Officers would question the suitability of this site for housing. With part of the site falling within floodzone 2 and topography being a significant constraint the suitability of this site is not clear. Additionally the site provides an important area of open space between the villages of Caton and Brookhouse. Development of this site would impact on the character of these villages and the local natural environment. It is officers views that other sites should be investigated before any further consideration of this site is made.</p>	
Availability	
<p>The site was submitted by the landowner as part of the call for site process. The submitted pro-forma indicates that the site could be brought forward in 5 years assuming planning permission was granted. Officers have no reason to believe that this would not be possible.</p>	
Achievability	
<p>Officers have no evidence to say that the site is achievable in the immediate future.</p>	
Development Assessment	
<p>Officers note that this site is constrained by public rights of way and topography. Much of the developable land is located within Flood Zone 2. Officers are further concerned that the site plays an important role as a area of attractive landscape on the entrance to Caton. As a consequence officers consider that the site is not a suitable location for residential development.</p>	
Conclusion	Undeliverable
Development Phase	N/A

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	40
Address	Land South Of Hornby Road



- | | | |
|-----------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnside and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	40	Site Name	Land South Of Hornby Road
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Site Summary

Site Description	This is a large greenfield site which includes land between Brookhouse and Caton and extends north and east up to the A663 and Holme Lane. It is bounded to the south by Sycamore Road and Brookhouse Road. The land rises up to a ridge which runs east/west across the site. It is currently in agricultural use. The site is bounded by stone walls and hedgerows. Artle Beck runs along the western boundary.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	12.471884		
Arnside and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Undeliverable		
Development Estimate	0		
Development Phase			



Suitability

Planning Status and History	RED	No planning history post 2000. The site lies within land identified as open countryside within the adopted and emerging Local Plan. The site is also located within the Forest of Bowland AONB.
Ecology	AMBER	Significant ecological impacts are unlikely provided an appropriate drainage system is used and protection is given to Artle Beck corridor.
Flood Risk and Drainage	AMBER	There are significant areas of Floodzone 3 and 1:30 yr surface water flood risk located in the northern and western parts of the site. The site will need to pass the sequential test and any development will need to avoid the flood risk areas.
Neighbouring Land Use	AMBER	Development will need to consider impacts on local residents to the south of the site.
Highways	AMBER	The site has a potential access on to the highways network. The site is well connected in terms of local service provision although improvements to the existing bus service should be sought.
Heritage and Archaeology	AMBER	Artlebeck Bridge is a listed structure and lies just to the SW of the site and will need to be considered as part of any development. The site is considered to be of local archaeological significance.
Open Space	AMBER	The site does not form part of any designated open space/recreation provision. On site open space provision may be required as part of any development.
Landscape	RED	An assessment has been made based on the 3 parcels of land within LPSA 40 that have been put forward by the proposer of the site. Landscape concerns relate to the rising land form and prominence of parts of the site, and the potential loss of separation between Caton and Brookhouse. The resultant significant impacts on the AONB and its value for local amenity preclude it from development.
Utilities	AMBER	The site is located on the edge of the existing urban area and new connections to utilities are not considered a significant issue.

LPSA Site Reference	40	Site Name	Land South Of Hornby Road
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Trees and Hedges	AMBER	There are significant trees and hedgerows within the site. These should be retained if possible and where necessary mitigated for any loss.
Hazards	AMBER	The Thirlmere aqueduct passes through the western part of the site and an easement will be required. The site falls within a Minerals Safeguarding Area and the views of the County Council will need to be considered. The NE corner of the site falls within the consultation zone for a buried transmission line. Parts of the site are steeply sloping and constrain development.
Sustainability	GREEN	The site is located on the edge of Caton, which has been identified as a sustainable settlement within the Council's recent review.
Accessibility	AMBER	Public rights of way passes through the eastern part of the site and alongside Artle Beck. The site is well located in terms of local services and access to cycle network. Improvements to the bus service should be sought. Provision for footways and bus stops will be required on Hornby Road.

2017 SHELAA Assessment

Suitability Summary	RED	The site is located on the edge of Caton which has been identified as a sustainable settlement. However, there are a number of constraints affecting the site including the location of water main passing through the site, flood risk, topography and most notably the significant potential landscape impacts on the AONB. The site is therefore not considered to be suitable for development.
Achievability	GREEN	This is a greenfield site located within the AONB. There are no known significant abnormal costs. It is considered to be viable.
Availability	GREEN	The site is currently being promoted through the Local Plan process and is considered to be available.
Development Assessment		Given impacts on landscape and its location within the AONB the site is not considered to be deliverable.

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

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Date of Survey: 23/08/2017

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Sheet No.: 205

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F - Undulating Lowland Farmland with Wooded Brooks	G - Undulating Lowland Farmland with Parkland	H - Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 - Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 - Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 - Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 - Tatham	D3 – Kettlebeck	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quenmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 - Browsholme	G8 – Dinkling Green – New Laund
H1 - Clitheroe and Chatburn	H2 - Higher and Lower Standen	H3 - Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 - Gressingham	K2 - Lower Tatham	K3 – Lawkland	K4- Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 - Quenmore	N2 – The Heights		

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View west from A683 across north part of site to tree line at east edge of Caton



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Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Pojjes" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

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Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Locally prominent undeveloped land positioned on a ridge line and conspicuous in views from and across the adjacent valley.	Frequent traffic along adjacent A683 and adjacent settlement	Ordinary	N/A	Separation between Caton and Brookhouse		Good – PRoW along western edge adjacent to Artle Beck. 2 nd ProW to east of site running north – south.

Landscape and Visual Field Survey Sheet

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Assessment of the Effects of Development Site-wide

The site lies within the Forest of Bowland AONB and comprises a significant area of agricultural pasture land at the settlement edge. It currently comprises one large field between the settlement of Brookhouse and the A683 and three smaller fields of irregular shape and size separated by native hedgerows and post and wire fences at the west edge of the site. The site is bound by a traditional stone wall to the north forming the edge of Lancaster Road (A683), and the sunken Holme Lane with associated dense hedgerows to the east. To the south the site is contained by the rear gardens of residential properties, open pasture (Site 38) and public access land. The western edge is defined by Artle Beck set in a narrow valley with a thin line of mature vegetation. There is an important view south along the Beck to the rising ground beyond, West of the Beck is the settlement edge of Caton.

The north part of the site forms a flat terrace and is contained by a local steep scarp with a prominent ridgeline which runs across the centre of the site on an east to west axis. South of the ridgeline the land gradually falls to the settlement edge of Brookhouse. The site is currently pasture and typical of the local landscape character, with a scattering of trees on the steeper slopes. Wind turbines near Quarry House farm to the south east are distinctive feature of the sky line. The site forms an important undeveloped area of land at the settlement edge in open views across the Lune Valley to the north. The landform helps to conceal the settlement edge of Brookhouse in views from the north. This area forms a locally prominent linear strip of land which is important for local visual amenity. The low-lying area within the west part of the site, adjacent to the sinuous Artle Beck has a distinctly different, more intimate and enclosed character which is different from the more exposed flat ground to the east and the exposed higher part of the site to the south.

It is considered that the development of the entire site would constitute a distinct new feature and extension of built form within the AONB and as such would have a significant impact which would be difficult to mitigate. In addition, the development would remove the existing separation of Caton and Brookhouse, effectively infilling between these two settlements and harming their existing character.

Overall, it is considered that the value of this land for local amenity precludes it from development.

Site wide Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascapes Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 40 – Land South of Hornby Road, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 205

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Site wide Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Assessment of the Effects of Development within sub area 40A: Land Opposite Vacant SJ Bargh Site, Hornby Road – Caton

Sub area 40A lies within the lower lying west part of the site adjacent to the sinuous Artle Beck which forms its west edge with the east edge of Caton beyond. Lancaster Road (A683) forms the north edge and a well-established hedge line forms the east edge. Due to a combination of its low-lying position and the features along the adjacent edges this area is intimate with a sense of enclosure. This sub area forms part of the important separation area between the settlements of Caton and Brookhouse and provides an important view form the A683 to the higher ground to the south beyond the two settlements.

It is considered that the development of sub area 40A would constitute a distinct new feature and extension of built form which would impact on the existing separation of Caton and Brookhouse, effectively infilling between these two settlements and harming their existing character and resulting in a significant impact on the AONB.

Overall, it is considered that the value of this land for local amenity precludes it from development.

Sub area 40A Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Sub area 40A Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

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Sheet No.: 205

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Assessment of the Effects of Development within sub area 40B: Land to rear of Sycamore Road, Brookhouse

Sub area 40B lies within the open pasture in the north part of the site. The land is flat and is contained on its south edge by the steep scarp with its prominent ridge line above. Lancaster Road (A683) forms the north edge, and the rural sunken Holme Lane forms its east edge. This part of the site is clearly visible from the A683 as well as in more distant views from the north across the Lune valley. The scarp slope along the south edge of the site forms a unique landscape feature which strongly contrasts with the flat terrace in the foreground.

It is considered that the development of sub area 40B would constitute encroachment of the urban form on steadily rising ground above the Lancaster Road (A683), and which is exposed to the wider rural landscape of the AONB to the north resulting in a significant impact on the AONB.

Overall, it is considered that the value of this land for local amenity precludes it from development.

Sub area 40B Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

Sub area 40B Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Assessment of the Effects of Development within sub area 40C: Land adjacent Hornby Road, Caton

Sub area 40C lies within the elevated open pasture in the south part of the site with the settlement of Brookhouse forming its southern edge. The land sits within a shallow bowl which rises to a locally prominent ridge line at the north edge, beyond which the land suddenly falls away. The rural Holme Lane forms the east edge. The combination of the steeply rising ground at the north edge helps to conceal the settlement in Brookhouse to the south from the wider important rural landscape of the AONB to the north.

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 40 – Land South of Hornby Road, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 205

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

It is considered that the development of sub area 40C would constitute an extension of the urban form within an area of rising ground which is exposed to the wider rural landscape of the AONB to the north resulting in a significant impact on the AONB.

Overall, it is considered that the value of this land for local amenity precludes it from development.

Sub area 40C Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Sub area C Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Archaeology

LPSA 40: Land south of Hornby Road, Brookhouse

This is a substantial greenfield site east of Artle Beck and south of Hornby Road, only 40m to the north of Brookhouse Conservation Area. No archaeological sites are recorded within it, although the field pattern is considered to be of early origin. Brookhouse is of pre-Conquest origin and was presumably a settlement of some significance, as there was a church recorded there in the 12th century. Unlike other early settlements in the valley such as Halton, Hornby, Arkholme and Whittington, however, there is no motte and bailey castle here, which may simply reflect the village's location away from a crossing point of the Lune. Brookhouse Road is the original route up this side of the Lune Valley, being followed by Ogilby's 1675 route map from York to Lancaster. Hornby Road in contrast does not appear on William Yates' map of 1786, although it had been constructed by the middle of the 19th century. A medieval stone mortar, an Elizabethan sixpence and a 19th century seal matrix have been found in this vicinity. Whilst no finds have been made that would confirm it, this tongue of land between Artle Beck and Bull Beck may have been a more favourable site during prehistoric times, and it is possible that Mesolithic or later use of the area could have occurred. A number of flint scatters representing temporary occupation sites have been encountered along the Lune in recent years.

As noted above, the site is a short distance outside Brookhouse Conservation Area. A 19th century milestone which is Listed Gd II stands in the centre of the site's boundary along Hornby Road. Artle Beck Bridge, also Gd II, is on its southwest corner. Brookhouse St Paul is Listed at Gd II* and stands c.185m to the southeast, part of a cluster of other Gd II Listed buildings.

The site is considered to be of local archaeological significance.

A formal heritage statement should accompany any planning proposal for the site, which should include the results of a desk-based study and walk-over survey, but archaeological investigations of the potential buried remains can be made a condition of any planning consent granted.

Preliminary Ecology (Lancaster)

Site ref. no	40 (LPSA)
Site Name	Land south of Hornby Road Brookhouse
NGR (centre of Site)	SD 353748 464748
Area (Ha)	12.5
Are there existing ecology assessments?	Yes
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Yes, foraging bats, otters, water voles
Does the Site support, or have the potential to support, priority habitat types?	Yes, hedgerows, watercourse, grassland on slopes, wet grassland/marsh
Recommendations for further surveys that would be necessary to inform development plans	Birds, otters and water voles along the water course, foraging bats, grassland diversity
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Potentially – hedgerows, water course, species-rich grassland (depending on survey results) will have local nature conservation value. Losses to these habitats will need to be mitigated and/or compensated by requiring replacement habitats on site or nearby.

Further Ecology (GMEU)

Those sites regarded as potentially more important for birds because of the birds recorded during the first visit or because they supported good habitat included sites 40, 89, 98 and 99. These sites were surveyed again on the 23rd May and the 18th June 2019.

Bird Surveys

Site 40 and Artle Beck Bridge

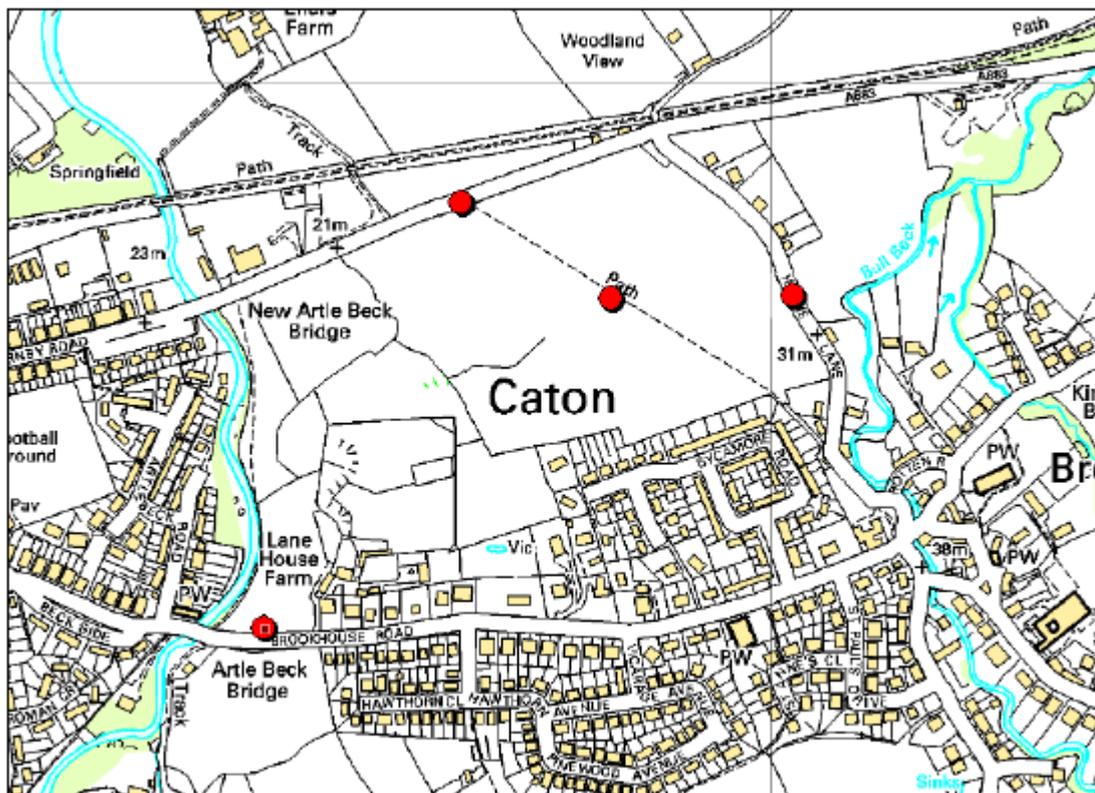


Fig 3 Locations of vantage points (red dots) site 40

A very open site, with open pasture, wet grassland, boundary hedgerows and, towards the western boundary and the south (Artle Beck Bridge) there is a medium-sized watercourse and woodland along the riverbanks.

Due to some access restrictions it was not possible to survey the whole of the allocation in great detail, consequently the number of territories shown in table 1 are those actually recorded from the areas that were accessible. They should not be considered as an actual population estimate for each species across the whole site. The total numbers of each species across the potential allocation will likely be significantly higher than numbers in the table.

Table 1 Site 40 Species, territory estimates and breeding status

Species	Visit 1 (no. of territories)	Visit 2 (no. of territories)	Visit 3 (no of territories)	Conservation Status	Breeding Status
Blackbird	8	7	5		Confirmed (FF)
Blackcap	6	4	5		Probable (S)
Carrion Crow	-	-	-		Unknown (U)
Chaffinch	3	4	3		Probable (T)
Chiffchaff	6	5	5		Confirmed (S)
Curlew	1	1		Amber list	Possible (Pair, display, H)
Dunnock	7	3	4	S41 Amber list	Probable (T)
Goldfinch	3	6	2		Probable (N)
Greenfinch	3	2	2		Probable (D)
Great Tit	-	-	-		Unknown (U)
Grey Heron	-	-	-		-
House Martin	-	-	-		Flying over / feeding
Lapwing	-	-	-	Red List	Circling over field
Lesser black-backed gull	-	-	-	Amber	-
Jackdaw	-	-	-		Probable family groups present
Magpie	3	5			Probable, family party present
Pheasant	1				Possible (S)
Oystercatcher	-	1	1	Amber list	Probable (D)
Ringed plover	-	-	-	Red list	Flying over
Robin	11	8			Probable (T)
Sand Martin	-	-	-		Flying over
Song Thrush	3	3		S41 Red list	Possible (S)
Swallow	4	4			Possible (H)
Swift	-	-	-	Amber list	Flying over / feeding
Willow Warbler	5	2		Amber list	Probable (T)
Wood Pigeon	2	1			Possible (H)
Wren	12	15	8		Probable (T)

Recommendations – Birds

- Maintain mature trees, hedgerows and open wet grassland areas in the Parish
- The loss of Site 40 in its entirety would cause losses to habitats suitable for use by important wading and wetland bird species, particularly curlew and lapwing
- New hedgerows and tree planting would benefit nesting birds
- The erection of bird boxes of a range of types throughout the Parish would be a useful habitat enhancement

Site 40 Conclusion

In the 2015 SHLAA, the conclusion in relation to Site 40 was that much of the site was constrained by PRow and topography and much of the developable land was within Flood Zone 2. The site plays an important role as an area of attractive landscape on the entrance to Caton. The site was not suitable for residential development.

The 2018 SHELAA concluded that there were a number of constraints effecting the site including the location of a water main passing through the site, flood risk and topography. However, the most notably significant issue was the potential landscape impacts on the AONB. The site was not considered suitable for development.

The landscape and visual field survey states that *it is considered that the development of the entire site would constitute a distinct new feature and extension of built form within the AONB and as such would have a significant impact which would be difficult to mitigate. In addition, the development would remove the existing separation of Caton and Brookhouse, effectively infilling between these two settlements and harming their existing character.*

Overall the development of Site 40 would have a significant impact on the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty.

Site 40 is not suitable for future development.

Site 89 – Land West of Mill Lane (Site 90 in 2015)

2015 SHLAA

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	90
Address	Land West Of Mill Lane
Settlement	Caton
Area (ha)	0.76
Potential dwelling numbers	21
Previously Developed Land	Brownfield

Suitability

The site was assessed as being suitable for housing in the 2008 SHLAA. This recognised the sites location within the Forest of Bowland AONB. Whilst being assessed as being suitable in the 2008 SHLAA Officers have some concerns regarding the development of this site in relation to its impact on the setting of a number of adjacent listed buildings, its location on the periphery of the village and a number of TPO trees which bound the site. Sensitive design and layout will be important in bringing this site forward for development. It is recognised the sites location within the Forest of Bowland AONB will require sensitive design and careful consideration of any proposals impacts on the amenities of the area. Notwithstanding this officers consider that the site may be a suitable location for residential development. Consequently the proposed site is considered to be a potentially suitable location.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

The site was submitted as part of the call for sites process by the landowner. The site is currently used for the storage of building materials. Officers understand that the landowner is still interested in bringing this site forward for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

The site has been assessed as being potentially suitable for development subject to the sensitive design and layout of the proposal.

Conclusion	Deliverable
Development Phase	1-5 Year Phase

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	90
Address	Land West Of Mill Lane



- | | | |
|-----------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnside and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	89	Site Name	Land West Of Mill Lane
Site Summary			
Site Description	The site is located to the west of Mill Lane and bounded by trees on the south, west and eastern boundaries. The site is currently used to store building materials. A car park is located in the SE corner of the site that serves the adjacent fishery.		
Parish	Caton with Litledale CP		
Ward	Lower Lune Valley		
Area (ha)	0.759436		
Arnsdale and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Deliverable		
Development Estimate	10		
Development Phase	0-5 year phase		



Suitability			
Planning Status and History	AMBER	Planning applications have been submitted for residential development - 18/00002/FUL - decision is pending. A separate application has been submitted and withdrawn 18/00336/FUL on part of the site occupied by a car park. The site has permission for the storage of building materials and machinery. The site lies within land identified as open countryside within the emerging and adopted Local Plan.	
Ecology	AMBER	The site is surrounded by areas of woodland. The site has the potential to support protected species and mitigation may be required. Development of this site is unlikely to have a significant impact upon the ecological environment.	
Flood Risk and Drainage	AMBER	A site specific FRA will be required.	
Neighbouring Land Use	AMBER	Need to take account of adjacent areas of woodland and amenity of those using cycle path.	
Highways	AMBER	The site is well located on the western edge of the village. Current planning applications indicate that there are access issues on to Mill Lane that need to be resolved.	
Heritage and Archaeology	AMBER	The site may be of county to regional archaeological significance. Further survey work and resultant mitigation may be required.	
Open Space	AMBER	The site lies adjacent to the River Lune cycle path. Impacts on the amenity of path users needs to be considered.	
Landscape	AMBER	Although within the AONB the site is enclosed particularly on its eastern and southern sides. There is some screening to the west also. Development of the site could be accommodated subject to screening of the site being retained and complemented if required.	
Utilities	AMBER	The site is located on the edge of the existing settlement and connection to utilities is not considered to be a significant issue.	
Trees and Hedges	AMBER	The planting surrounding the site on all sides is protected by a TPO. Given its location in the AONB and the its	

LPSA Site Reference	89	Site Name	Land West Of Mill Lane
	AMBER	function as a screen, this should be retained.	
Hazards	AMBER	The site lies within a mineral safeguarding area and the County Council will need to be consulted. The site lies within a pipeline consultation zone and an easement may be required.	
Sustainability	GREEN	The site lies on the edge of the existing settlement, which has been identified as a sustainable settlement within the Council's evidence base.	
Accessibility	GREEN	The site has good access to the centre of the village and to the River Lune cycle path.	

2017 SHELAA Assessment			
Suitability Summary	AMBER	Impacts on the landscape are a potential issue and the trees surrounding the site should be retained as they screen the site from the wider AONB. Access (poor visibility) from the site on to Mill Lane is an issue and will need to be resolved. Overall given the sites location on the edge of the existing settlement the site is considered to be suitable.	
Achievability	GREEN	This is predominantly an undeveloped site, previously used for storage and car parking, and is considered to be viable.	
Availability	AMBER	There are currently planning applications for residential development on the site and it is considered to be available, although it is apparent that the fishery car park is still in use. The use of Mill Lane by the occupiers of the site may be an issue.	
Development Assessment	There are issues relating to the availability of the small car parking area and the use of Mill Lane by future occupants of the site. It is considered that these could potentially be resolved. The site is considered suitable for development subject to the screening of the site being retained and enhanced if required in order to minimise any impacts on the AONB.		

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 90 Land West of Mill Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 31

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F – Undulating Lowland Farmland with Wooded Brooks	G – Undulating Lowland Farmland with Parkland	H – Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 – Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croesdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 – Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 – Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 – Tatham	D3 – Kettlebeck	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quermore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 – Browsholme	G8 – Dinkling Green – New Laund
H1 – Clitheroe and Chatburn	H2 – Higher and Lower Standen	H3 – Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 – Gressingham	K2 – Lower Tatham	K3 – Lawkland	K4 – Coronation	L1 – Harrop field

Landscape and Visual Field Survey Sheet

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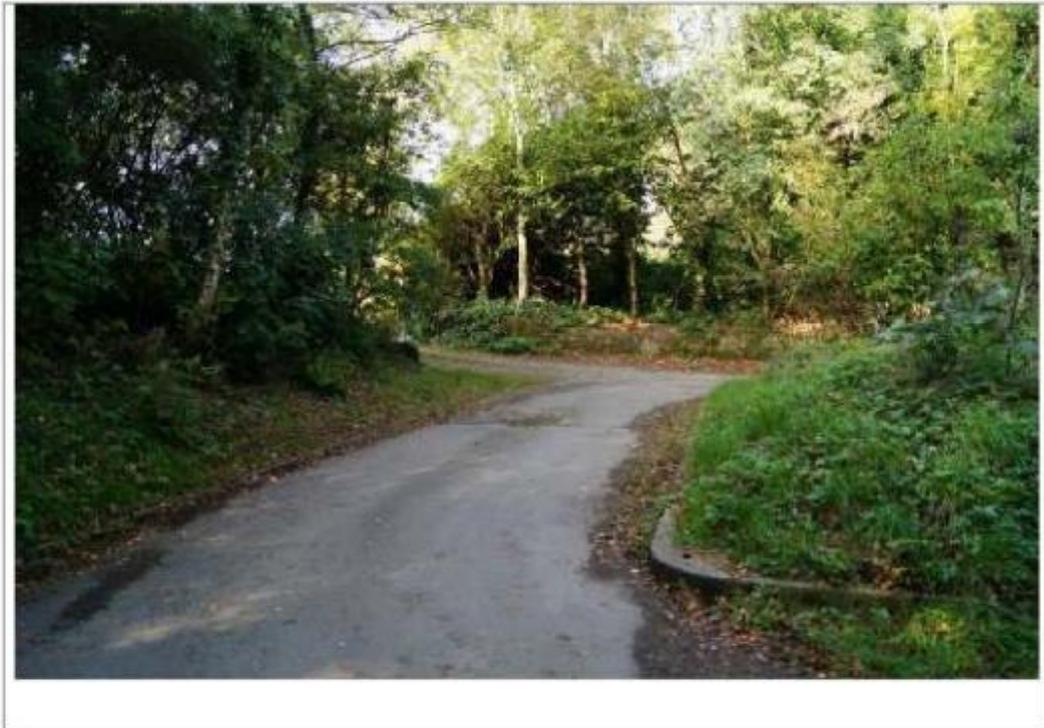
Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

M1 – Gisburn	M2 – Barley	N1 - Quenmore	N2 – The Heights		
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View north to entrance from within current car park to Bank House Fly Fishery, part of Resi site 90



Landscape and Visual Field Survey Sheet

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Landscape and Visual Field Survey Sheet

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Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Pojles" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

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Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Very secluded and heavily wooded to the east and north incorporating existing small car park to fishery.	Wooded car park enclosure. Ambient road noise. Majority of site open to the west.	Mostly open to the west on cleared site of low quality. To east is a secluded car park for approx 12 – 15 cars surrounded by wooded embankments	N/A	Scattered / isolated edge of settlement		

Landscape and Visual Field Survey Sheet

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Date of Survey: 02/10/2015

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Sheet No.: 31

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Assessment of the Effects of Development

The site lies within the Forest of Bowland AONB, located to the western edge of Caton, bound by Mill Lane to the east and the railway line to the south, with residential properties to the north, and open agricultural pasture land to the west falling down to the River Lune nearby.

The site is secluded and consists of disused pasture land and native woodland along the eastern edge, currently utilized as a car park for Bank House Fly Fishery. Traditional stone walls form the eastern boundary to Mill Lane and retain the level change from the site to the road. The northern and southern edges are difficult to determine, due to the dense vegetation. The western boundary is formed of a mature native hedgerow with intermittent trees screening views across the river valley.

Accessed from the rural character of Mill Lane, this site differs from the surrounding land uses of open agricultural land and engineered residential and former industrial landscapes which form Caton and Low Mill to the north.

As a result of the localised landscape features and significant vegetation to the site edges, it is considered that this site could be developed with minimal impact on the existing wider landscape character of the AONB and existing visual amenity, assuming that any proposals would not impact on the existing woodland cover. Mitigation screening may need to be considered to the western edge where the site is open toward the River Lune to mitigate distant views and incorporate any development into the established landscape context.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
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Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 90 Land West of Mill Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 31

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
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Archaeology

LPSA 89: Land west of Mill Lane, Caton

This site does not contain any known heritage assets but a large assemblage of worked Mesolithic flints was recovered from a site less than 50m to the southwest. Unless it can be shown to have been heavily disturbed in modern times, it should be considered to have a high potential for further early archaeological material to be present.

The remaining historic structures at Low Mill are Listed Gd II and only 100m to the northeast. Other Listed Buildings (Gd II) within 500m are the Caton Penny Bridge, the eastern railway viaduct at the Crook O' Lune, Croftlands, Willow Mill, Greenfield House and Cottage off Copy Lane, Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road.

The site is potentially of county to regional significance.

A report from a desk-based assessment and trial excavation works should be submitted with any planning application. If early remains are found to be present then formal excavation and recording can be required by planning condition.

Preliminary Ecology (Lancaster)

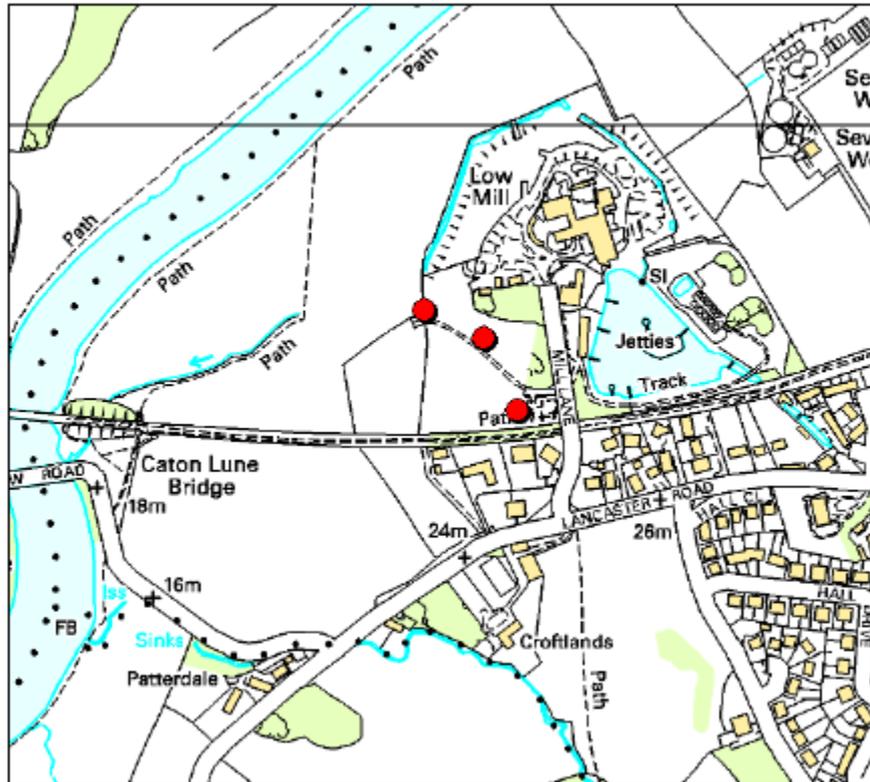
Site ref. no	90
Site Name	Land West of Mill Lane
NGR (centre of Site)	SD52626477
Area (Ha)	0.76
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	Unlikely
Does the Site have any potential to support specially protected species? Yes	Bats Badgers (woodland nearby)
Does the Site support, or have the potential to support, priority habitat types? Yes	Site appears to support semi-natural grassland which may be a priority habitat dependent on the type.
Recommendations for further surveys that would be necessary to inform development plans	Habitat surveys Bat surveys Badger survey
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Unlikely

Further Ecology (GMEU)

Birds

This site is a neglected field surrounded by mature broadleaved trees and shrubs, with open water habitats nearby.

Fig 4 Locations of vantage points (red dots) site 89



General View

Table 2 Site 89 Species, territory estimates and breeding status

Species	Visit 1 (no. of territories)	Visit 2 (no. of territories)	Visit 3 (no. of territories)	Conservation Status	Breeding Status
Blackbird	2	2	-		Confirmed (FF)
Blackcap	-	1	1		Probable (S)
Chaffinch	1	1	-		Probable (T)
Chiffchaff	-	1	1		Confirmed (S)
Dunnock	2	3	1	Amber list	Probable (T)
Garden Warbler	1	-	-		Probable (S)
Goldfinch	-	1	1		Probable (N)
Greenfinch	-	-	-		Probable (D)
Great Tit	-	-	-		Unknown (U)
House Sparrow	-	-	-	Red list	Possible (P)
Jackdaw	-	-	-		Family party present
Magpie	3	5	-		Probable, family party present
Robin	2	2	-		Probable (T)
Song Thrush	1	3	-	Red list	Possible (S)
Swallow	-	-	-		Flying over
Willow Warbler	1	2	1	Amber list	Probable (T)
Wood Pigeon	-	1	1		Possible (P)
Wren	3	4	4		Probable (T)

Bats

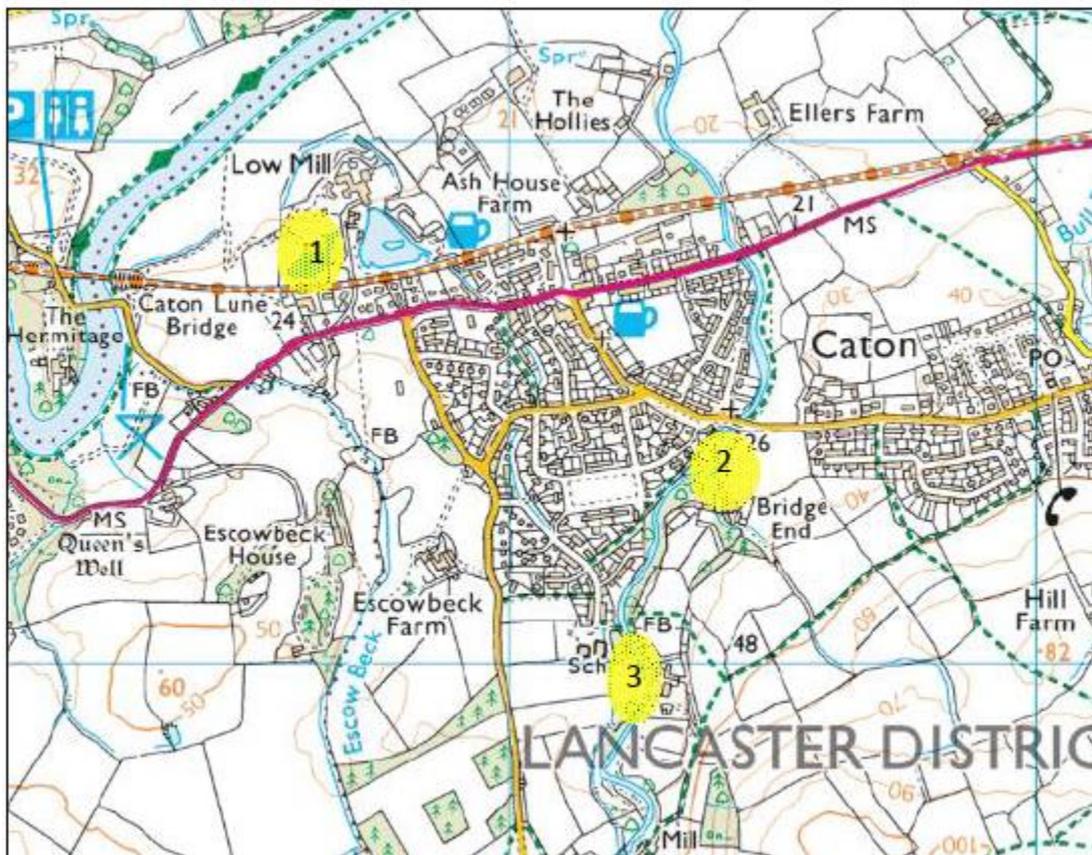


Fig 6 Identified areas of high bat activity (in yellow)

At least some bat passes were recorded on the majority of the sites surveyed; these were generally of Pipistrelle bats (both Soprano and Common) but on most sites bat numbers were low (likely less than 10 individual bats). Other bat species recorded included Brown long-eared, Noctule and a Myotis species, but these species were only found on selected sites within the 'hot-spots' identified below and in low numbers.

Pipistrelle bats are the most commonly encountered species of bat in the UK; they are closely associated with sub-urban areas and often roost in buildings. Soprano pipistrelles seem more common in the Parish than Common pipistrelles, possibly because of the nearby river corridors.

The 'bat hotspots' identified below were based on that findings that sites in these areas supported numbers of individual bats in excess of 15-20 and more than three species of bat. The sites were closely associated with optimal bat foraging habitats - close to areas of open water, mature broadleaved trees (particularly linear tree belts) and intact hedgerows.

Area 1 supported high numbers of Soprano pipistrelle bats (more than 15 individuals), moderate numbers of Common pipistrelle bats (more than 5), low numbers of Noctule bats (2 individuals) and low numbers of Brown long-eared bats (1 individual).

The numbers of bats (and particularly of Soprano pipistrelle bats) recorded in these 'hotspot; areas implied that there are probably roosting sites for bats nearby. This was particularly true for Area 1 because the bats began to be active in this area before sunset.

Highways (Lancashire County Council)

This was provided in response to the submission of planning application 18/00002

I refer to the above application and would like to thank you for the opportunity to comment on the proposal. I have viewed the plans (and where submitted highway related documentation) and have the following comment to make with regards to the merits of the proposal:

Development proposal:

The applicant is seeking full planning approval with regards construction of 9 residential units incorporating covered & secure parking facilities and stoned, metalled and appropriately drained pedestrian / vehicular means of access onto land with frontage to the X4939 (Mill Lane) privately maintained highway.

Schematic Layout Considerations:

The submission of "Location Plan Drg L.P." reflect the requirements of pedestrians and cyclists above those of the car (in line with DFT guidance) in order to provide an accessible site for all modes of transport.

The overarching concept for the site layout also reflects guidance contained within the documents "Manual for Streets" and "Creating Civilised Streets" particularly with regards appropriate residential layouts.

That said, in considering the merits of the proposed layout the following bullet pointed aspects of the submitted schematic may require further consideration due to a lack of specific detail:

- Generally, at the discretion of the applicant – areas of carriageway within any potential new development could be considered for adoption to be maintained in perpetuity by Lancashire County Council though such must comply with aforementioned design guides as well as Lancashire County Councils Street Making Standards - (Ref Section 38 Highway Agreement). In view of the fact that the development itself is to be accessed via Mill Lane a privately maintained length of carriageway the development could not be considered for adoption to be maintained in perpetuity by Lancashire County Council.
- Turning head arrangement for service vehicles - from a safety point of view, I would not wish to see vehicles having to reverse out onto "Mill Lane" to the detriment of other users of the highway network. Particular attention to be given to the ability of service vehicles to access / egress the site in a forwards gear.

Parking:

The site has a low level of accessibility with any potential residents of the development being wholly reliant upon private vehicular forms of transport to access a range of community services within the immediate vicinity (shops, post office, doctors surgery, bank etc.) or even an area of significant employment. Any form of development ought to encompass sufficient parking facilities within curtilage such that it complies wholly with Lancaster City council's parking standards.

For clarity:

- Two / three bed property provision of two off-street parking spaces.
- Four+ bed property provision of three parking spaces.
- For a garage to be considered as a parking space its internal dimensions should be 3m x 6m

LCC Highway development Control are of the opinion that where garages are smaller than the recommended minimum internal dimension of 3m x 6m they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected.

Carriageway Surface water discharge:

- National planning policy framework documentation specifically states para 10.3 "When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and that any residual risk could be safely managed".
- Applicant to give due consideration to the manner in which surface water from the sites communal means of access is to be managed bearing in mind that surface water drainage cannot be connected / discharged into surrounding lengths of foul / surface water (including highway) drainage systems. Such is likely to exacerbate existing drainage issues.
- Implementation of an appropriate drainage system contained wholly within the confines of the application site may impact radically / have profound consequences with regards to any prospective residential layout proposal.

Conclusion:

Consideration of the afore-mentioned points of note are considered essential to make the application acceptable in highway terms. Without at least a cursory review of their potential implications in any prospective consent there is the potential for the consequences of a development of this nature to adversely affect the operation of surrounding lengths of privately maintained highway increasing the likely hood of risk to all of its users.

In view of the fact that "means of access" would be subject to a private street making agreement with increased vehicular movements having little impact on surrounding lengths of the public highway network, I would have no highway objection to applicant's proposals.

Further comments received in response to the Parish Council consultation are as follows:

Site 89 – Land at Mill Lane – Planning application 18/0002 was for 9 dwellings and we raised no objection. We do acknowledge Mill Lane is single working under the bridge however for a small increase from 9 to 15 dwellings (proposed in the SHELAA) we would not raise an objection in principal.

Site 89 Conclusion

Site 89 currently has a valid planning application awaiting determination.

Both the 2015 and 2018 site assessments deem the site as suitable for residential development.

Site 89 is suitable for allocation for future residential development.

Site 92 – Land on corner of Lancaster Road and Quernmore Road (93 in 2015)

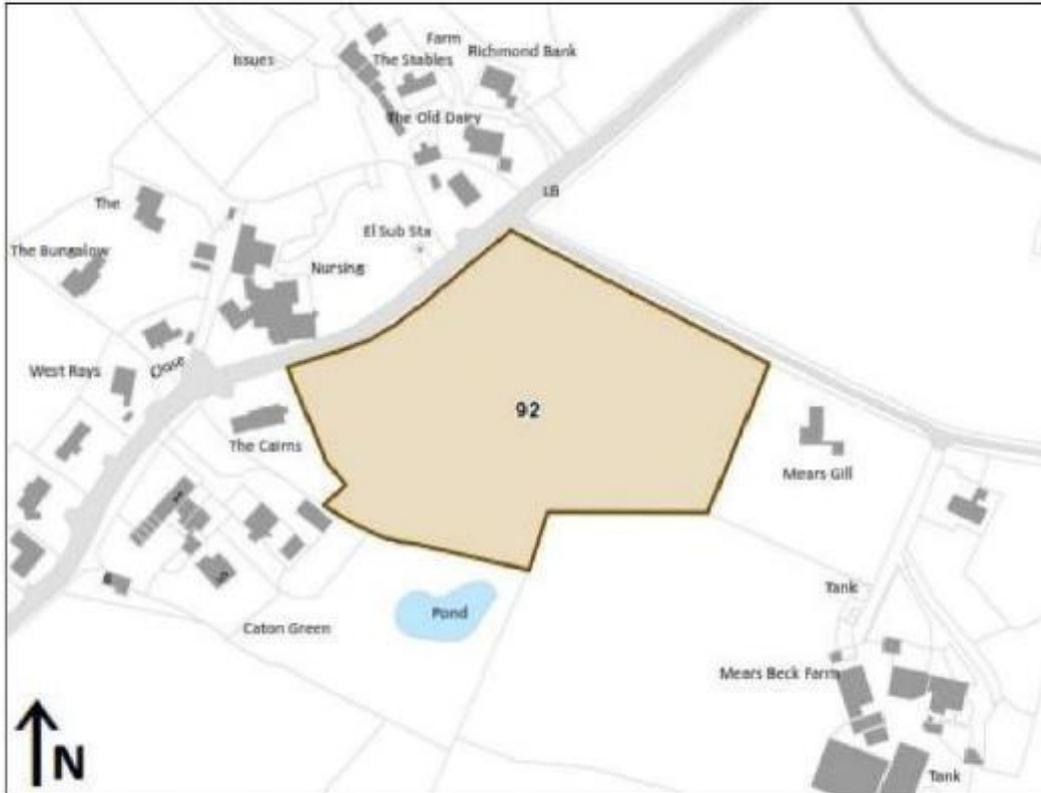
2015 SHLAA

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	92
Address	Mary Bank, Green Road
Settlement	Caton
Area (ha)	1.66
Potential dwelling numbers	16
Previously Developed Land	Brownfield
Suitability	
The site was assessed as being unsuitable for residential development in the 2008 SHLAA. This was based on the poor location of the site in relation to local services and the unacceptable landscape impacts which would result should this site be developed. Officers agree with this assessment and conclude that the site is unsuitable for residential development.	
Availability	
Officers have no evidence to confirm that the site is available for development.	
Achievability	
Officers have no evidence to confirm that this site is achievable for development.	
Development Assessment	
The site is not considered to be a suitable location for residential development. The site is poorly related to local services and is not viewed to be a sustainable location for additional development. It is not considered appropriate to include this site as part of the council's anticipated future housing land supply. For this reason the site has not been included in the housing trajectory.	
Conclusion	Undeliverable
Development Phase	N/A

SHLAA 2015 - Undeliverable Sites Portfolio

SHLAA reference	92
Address	Mary Bank, Green Road



- | | | |
|------------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnsdale and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	92	Site Name	Land On Corner Of Lancaster Road And Quernmore Road
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Site Summary

Site Description	This is a greenfield site located on the junction of Quernmore Road and Lancaster Road, to the west of Caton. The site is bounded by a metal fence and is currently in agricultural use.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	0.957918		
Arnsdale and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Undeliverable		
Development Estimate	0		
Development Phase			



Suitability

Planning Status and History	RED	There is no planning history post 2000. The site is within the AONB and located within land identified as open countryside within the adopted and emerging Local Plan.
Ecology	AMBER	There are no designated sites likely to be effected by development. Mitigation may be required if there are impacts on protected species and habitats.
Flood Risk and Drainage	AMBER	The site does not contain areas of high flood risk. A site specific FRA will be required.
Neighbouring Land Use	GREEN	There are residential properties to the north and east and open countryside to the south and west. There are unlikely to be significant impacts on neighbouring properties.
Highways	GREEN	An access could be provided directly on to Quernmore Road. The site is well connected to the village.
Heritage and Archaeology	AMBER	The Listed Gd II Croftlands lies 55m to the west and development here may impact its setting. Careful design and mitigation may be required. The site is considered to be potentially of regional archaeological significance. A formal programme of archaeological field investigation is required on this site.
Open Space	AMBER	On site open space provision may be required.
Landscape	RED	The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village, forming part of the green corridor from Caton into the rural landscape beyond and offers extensive views to the Forest of Bowland AONB landscape beyond. It is considered that the high quality of the landscape and the value of this land for local amenity precludes it from development.
Utilities	AMBER	Connection to utilities is not considered to be a significant constraint in this location.
Trees and Hedges	AMBER	There are isolated trees that may be effected by any development that should be protected and retained.
Hazards	AMBER	The site is located within a Mineral Safeguarding Area. The views of the County Council will need to be considered. The site lies within a pipeline consultation zone.
Sustainability	GREEN	The site is considered to be a sustainable location on the edge of Caton.

LPSA Site Reference	92	Site Name	Land On Corner Of Lancaster Road And Quernmore Road
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Accessibility	GREEN	The site is well located to access services within the village. There is a cycle route connecting the village to Lancaster. The village is served by a bus service.
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2017 SHELAA Assessment

Suitability Summary	RED	The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village. It is considered to have high landscape quality and local amenity value. Given its location within the AONB and the potential landscape impacts it is not considered to be a suitable site.
Achievability	GREEN	This is a greenfield site with no known abnormal costs.
Availability	AMBER	The site was suggested by the Parish Council. Officers have no evidence to confirm that this site is available.
Development Assessment		Given the potential significant impacts on the landscape and its location within the AONB it is considered that the site is not suitable for development.

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 93 Land at Lancaster Road/Quernmore Road Junction, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 204

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F - Undulating Lowland Farmland with Wooded Brooks	G - Undulating Lowland Farmland with Parkland	H - Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 - Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 - Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 - Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 - Tatham	D3 – Kettlebeck	D4 – Here Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 - Browsholme	G8 – Dinkling Green – New Laund
H1 - Clitheroe and Chatburn	H2 - Higher and Lower Standen	H3 - Barrow and Whalley	I1 – Litledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 - Gressingham	K2 - Lower Tatham	K3 – Lawkland	K4- Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 - Quernmore	N2 – The Heights		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 93 Land at Lancaster Road/Quernmore Road Junction, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 204

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

View west from Quernmore Road



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 93 Land at Lancaster Road/Quernmore Road Junction, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 204

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Poles" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 93 Land at Lancaster Road/Quermore Road Junction, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 204

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Gently rising parkland pasture on edge of Caton	frequent traffic along adjacent A683	Valuable village periphery amenity which is a valuable gateway greenspace		Traditional settlement edge		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 93 Land at Lancaster Road/Quernmore Road Junction, Caton

Date of Survey: 23/08/2017

Surveyor: N. Atherton

Sheet No.: 204

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Assessment of the Effects of Development

The site lies within the Forest of Bowland AONB, on the western edge of Caton village. It is bound by Lancaster road (A683) to the North, Quernmore road to the east, Estate farm buildings, now residential properties to the west and open agricultural pasture land to the south.

The site is defined by estate railings abutting the roads along the northern and eastern edges, and stone walls with intermittent boundary vegetation to the south and east.

The undulating pasture rises gently to the south from the A683 towards the parkland around Quernmore Park. Significant groups of coniferous and deciduous trees which contribute significantly to the local townscape and landscape character are located around the site boundaries and to the southern portion of the site, with a number of individual trees located within the pasture land and to the edges of the site to the north and centre. The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village, forming part of the green corridor from Caton into the rural landscape beyond and offers extensive views to the Forest of Bowland AONB landscape beyond.

It is considered that the high quality of the landscape and the value of this land for local amenity precludes it from development.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	Positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	Positive/neutral	mitigate impacts	Cannot mitigate

Archaeology

LPSA 92: Land on corner of Lancaster Road and Quernmore Road, Caton

The eastern side of this greenfield site was subject to some archaeological work in 2002 associated with the installation of a pipeline. A watching brief recovered an unusual concentration of medieval pottery, with indications that there was a pottery kiln nearby. A follow-up excavation of a section of the pipeline corridor revealed a number of cut features but no remains of a kiln were identified and it may lay in the adjacent unexcavated parts of the site. A short distance to the west further excavation works associated with the pipeline recovered a considerable number of flint flakes. Dated to the Mesolithic period on typological grounds, the flint scatter probably represents the debris from tool manufacture at a hunting or fishing camp occupied on a number of occasions. The potential for further archaeological remains of prehistoric or medieval date is considered to be high.

The Listed Gd II Croftlands is only 55m to the west and development here may impact its setting. Careful design and mitigation may well be required.

The site is considered to be potentially of regional archaeological significance.

A formal programme of archaeological field investigation is required on this site. A report on the results of that investigation should be submitted with any planning application, so that the full implications of its development can be considered.

Ecology

Site ref. no	92 (LPSA)
Site Name	Land on the Corner of Lancaster Road and Quernmore Road
NGR (centre of Site)	SD 352756 464599
Area (Ha)	1.0
Are there existing ecology assessments?	Yes
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Yes, foraging bats (limited potential)
Does the Site support, or have the potential to support, priority habitat types?	No
Recommendations for further surveys that would be necessary to inform development plans	None needed at this stage
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	No

Site 92 Conclusion

The 2015 site assessment concluded that the development of the site would have a detrimental impact on the local environment and character of the village.

The 2018 site assessment concluded that *the site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village. It is considered to have high landscape quality and local amenity value. Given its location within the AONB and the potential landscape impacts it is not considered to be a suitable site.*

Site 92 is not suitable for development

Site 98 – Land west of Quernmore Road (99 in 2015)

2015 SHLAA

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	99
Address	Land West Of Quernmore Lane
Settlement	Caton
Area (ha)	1.12
Potential dwelling numbers	33
Previously Developed Land	Greenfield
Suitability	

This site is located in a village which has been identified as a sustainable rural settlement in the Development Management DPD. As such, the proposed site is located in a location where the Council would expect to support appropriately designed development in the forthcoming plan period. It is recognised the sites location within the Forest of Bowland AONB will require sensitive design and careful consideration of any proposals impacts on the amenities of the area. Notwithstanding this officers consider that the site may be a suitable location for residential development. Consequently the proposed site is considered to be a potentially suitable location.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

The site was put forward by the landowner as part of the call for sites process. Officers are aware of continued interest in bringing this site forward for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

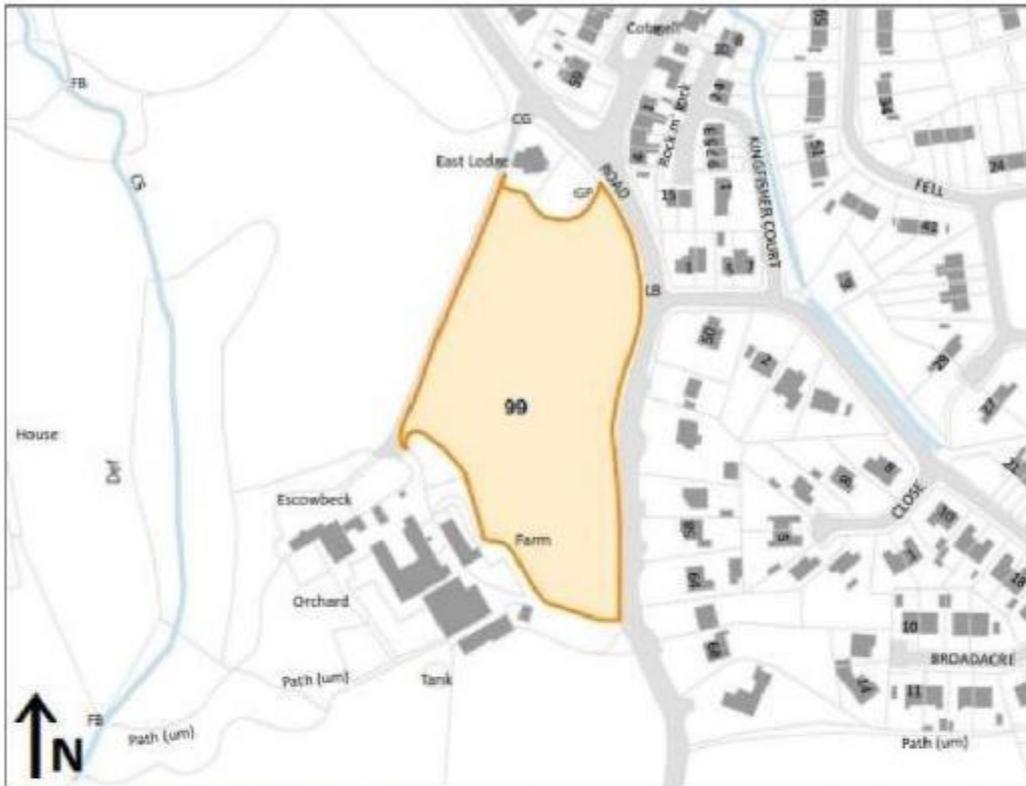
The site has been assessed as being potentially suitable for development subject to the sensitive design and layout of the proposal. In particular officers would require any potential development to consider carefully the need to successfully mitigate potential impacts on the amenity of an area within the AONB. Development of this site would need to be considered in conjunction with other potentially developable sites within the village.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Conclusion	Deliverable
Development Phase	6-10 Year Phase

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	99
Address	Land West Of Quernmore Lane



- | | | |
|-----------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnside and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	99	Site Name	Land West Of Quermore Lane
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Site Summary

Site Description	This is a greenfield site located between Quermore Road and Escowbeck Farm to the west of Caton village. The site is slightly sloping, rising towards Escowbeck Farm, and is currently used for grazing/pasture. Access is currently via a track located adjacent to East Lodge at the northern corner of the site. The site frontage comprises a stone wall and hedgerow.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	1.12405		
Arnside and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Developable		
Development Estimate	12		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	RED	There has been a planning approval for the conversion of agricultural buildings at Escowbeck Farm to residential use using the current access (see 16/00913/FUL). The site is located within the AONB, on land identified as open countryside within the adopted and emerging Local Plan.
Ecology	AMBER	Hedgerows and protected species associated with the neighbouring woodland may be effected and may require mitigation, but there are unlikely to be any significant ecological constraints.
Flood Risk and Drainage	AMBER	The site does not lie within Floodzone 3 or within 1-30yr surface water flood risk area. Local reports indicate significant run off from the site during heavy rainfall. A site specific Flood Risk Assessment will be required should development come forward.
Neighbouring Land Use	AMBER	There are residential properties located to the east and north of the site and Escowbeck farm lies to the south. Any future development will need to take into account/not conflict with neighbouring agricultural uses.
Highways	AMBER	There is a current access at the north end of the site on to Quermore Road and a further access serving Escowbeck Farm to the south of the site. These may require upgrading (await further information). There are not considered to be significant issues affecting the wider network. There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.
Heritage and Archaeology	AMBER	There is a listed building located within 100m, to the north east of the site but it is unlikely to be effected. The site falls within the estate/park of Escowbeck House which is of local interest and there may be some impacts. However, provided that survey work and any mitigation measures are put in place impacts should not be significant.
Open Space	AMBER	The site is not identified as a public open space. Public open space/play provision may be required as part of

LPSA Site Reference	99	Site Name	Land West Of Quermore Lane
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	AMBER	any development.
Landscape	AMBER	The site is typical in appearance and character of the wider AONB landscape. However, given the presence of development on the western side of Quermore Road, low level development of the site may be possible (subject to careful siting and design) as an extension to the existing settlement without having significant impacts on the AONB. Cumulative impacts will need to be considered if other nearby sites are also being taken forward for consideration.
Utilities	AMBER	The site is located on the edge of the existing settlement. New connections will be required but are not considered to be insurmountable.
Trees and Hedges	AMBER	The woodland which lies just to the NE of the site and trees just to the west are protected by a TPO. Development will need to take account of the TPO and impacts on hedgerows will also need to be considered and mitigated.
Hazards	AMBER	The site is located within a Mineral Safeguarding Area and the views of the County Council will need to be considered.
Sustainability	GREEN	The site is located on the edge of Caton and approximately 800m from the village centre. Caton has been identified by the Council as sustainable settlement as part of its recent review and is considered to be a sustainable location.
Accessibility	GREEN	There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 800m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.

2017 SHELAA Assessment

Suitability Summary	AMBER	The site is located on the edge of the village which is considered to be a sustainable settlement. Comments from the County Council will need to be considered with regards to the safeguarding of minerals at the site. The most significant constraint, however, relates to landscape and potential impacts on the AONB. Evidence suggests that the site is capable of accommodating some development although cumulative impacts will need to be considered if other sites in the areas are also taken forward.
Achievability	GREEN	The site is located on a greenfield site on the edge of a popular rural village and considered to be viable.
Availability	GREEN	Representations have been received from agents of the land owner promoting the site for development suggesting the site is available.
Development Assessment	The site is considered to be viable and available. The site, located on the edge of Caton is considered to be a sustainable location. In terms of overall suitability the main issue relates to potential landscape impacts on the AONB. Evidence suggests that low level development could be accommodated subject to careful siting and design. Cumulative impacts will also need to be considered if adjacent sites are also considered for development.	

Landscape and Visual survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zarlutuna

Sheet No.: 33

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F – Undulating Lowland Farmland with Wooded Brooks	G – Undulating Lowland Farmland with Parkland	H – Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 – Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 – Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 – Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 – Tatham	D3 – Kettlebeck	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnsack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 – Browsholme	G8 – Dinkling Green – New Laund
H1 – Clitheroe and Chatburn	H2 – Higher and Lower Standen	H3 – Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 – Gressingham	K2 – Lower Tatham	K3 – Lawkland	K4 – Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 – Quernmore	N2 – The Heights		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quermore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 33

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

View west from Quermore Road across Residential site 99 with rooftops of Escowbeck Farm visible



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 33

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Poljes" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / D/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quermore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 33

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Settlement edge	Quiet, adjacent road noise	pasture land	N/A	Settlement edge	N/A	Good

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quermore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 33

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Assessment of the Effects of Development

This site lies within the Forest of Bowland AONB. It consists of open, gently rolling agricultural pasture land immediately to the west of Caton, bound by Quermore Road to the east, Escowbeck Farm to the south, the farm access track to the west and a new residential property to the north. The site is enclosed by a stone wall along Quermore Road with the pasture beyond gently rising at the centre of the site. Escowbeck Farm is a substantial cluster of buildings. There are open views out to the south and west across the undulating landscape of the AONB interrupted by localized blocks of mature native woodland. The site is typical in appearance and character of the wider AONB landscape.

Whilst Quermore Road has traditionally formed a distinctive edge to Caton, recent developments have resulted in an expansion of the built form into the adjacent rural landscape. As such it is considered that low level development of this site may be possible as an extension to the existing settlement, however this would require careful consideration of views from the wider landscape of the AONB and from adjacent properties. In particular the effects on the setting of Escowbeck Farm, currently separated from the settlement edge, would need to be considered. Access into site 99 from Quermore Rd may best be considered opposite Broadacre, (which may also provide onward access to the adjacent site 100).

Development of sites 99, 100 & 101 would be considered to have a much more significant cumulative impact due to the greater scale of change to the south western edge of Caton. As such careful consideration should be given to the nature of any proposals put forwards and a cumulative impact assessment may be appropriate.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

<ul style="list-style-type: none"> Will the development of this site harm the landscape or settlement character of the AONB? 	positive/neutral	mitigate impacts	Cannot mitigate
---	------------------	------------------	-----------------

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 99 Land West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 33

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
--	------------------	------------------	-----------------

Archaeology

LPSA 99: land southwest of Quernmore Lane, Caton

This site falls within the area of the estate or park of Escowbeck House, as shown on the OS 1848 1:10,560 mapping. The house and park are said to have been developed from 1842 by John Greg, then manager of Low Mill, Caton. There is some small potential for buried archaeology on site, as well as for the existence of designed landscape elements.

A number of Listed Gd II buildings are within 500m of the site. The closest is Willow Mill to the north and then Greenfield House and Cottage, off Copy Lane. Croftlands is c.180m to the northwest; Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road are all between 220 and 300m to the north.

The site is probably of local significance, as part of the landscape park to Escowbeck.

A desk-based assessment and walk-over survey should be undertaken to inform the design of any development proposal, with the results submitted with any planning application.

Preliminary Ecology (Lancaster)

Site ref. no	100
Site Name	Land South West of Quernmore Lane
NGR (centre of Site)	SD52836434
Area (Ha)	2.47
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species? Yes	Bats Badgers Water vole (Escow Beck) Otter (Escow Beck)
Does the Site support, or have the potential to support, priority habitat types?	Hedgerows
Recommendations for further surveys that would be necessary to inform development plans	Habitat survey Mammal surveys (Bat, Badger, water vole and otter)
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Areas of woodland and habitats adjacent to Escow Beck should be protected but this could be achieved by careful design. The Beck itself should be protected from direct impacts.

Further Ecology (GMEU)

These contiguous sites are dominated by open grassland but also support mature woodland close to the road and hedgerows.

Fig 5 Locations of vantage points (red dots) sites 98 and 99

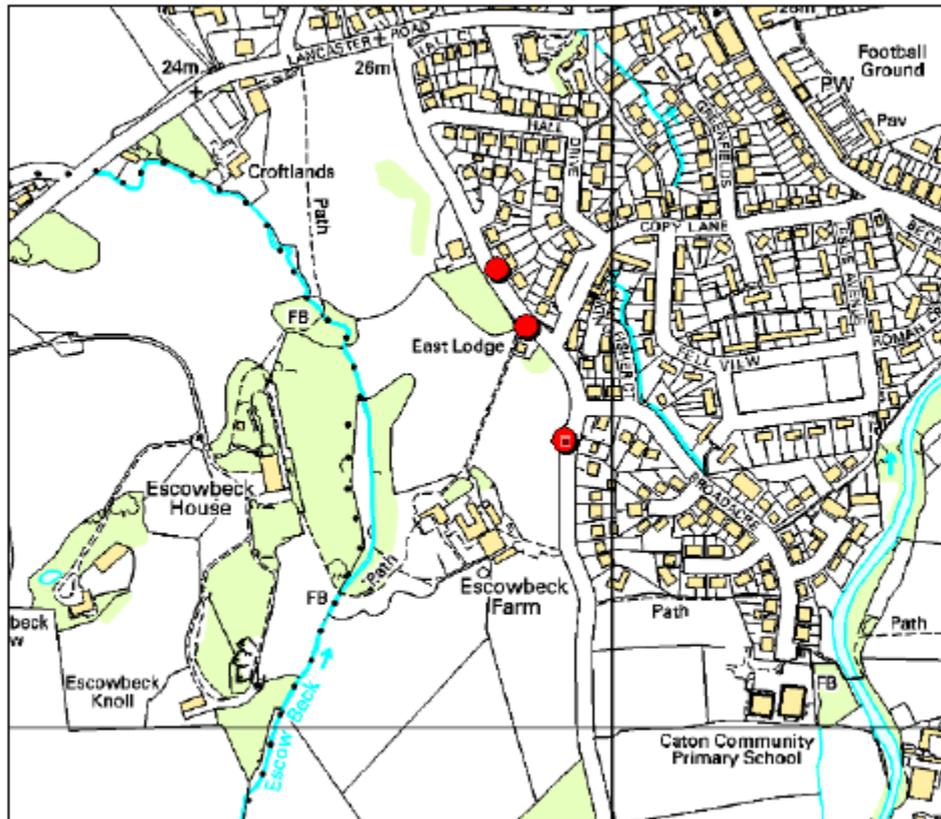


Table 3 Sites 98 and 99 Species, territory estimates and breeding status

Species	Visit 1 (no. of territories)	Visit 2 (no. of territories)	Visit 3 (no. of territories)	Conservation Status	Breeding Status
Blackbird	4	5	2		Confirmed (FF)
Blackcap	1	2	1		Probable (T)
Chaffinch	2	2	2		Probable (T)
Chiffchaff	1	-	-		Confirmed (FF)
Duncock	1	1	-	S41 Amber list	Probable (T)
Goldfinch	-	-	1		Possible (H)
Great spotted woodpecker	-	-	-		Possible (H)
Greenfinch	-	-	-		Probable (D)
Long tailed tit	1	1	-		Probable (A)
Magpie	-	-	-		Probable – family group present
Nuthatch	-	-	-		Possible (H)
Pheasant	1	-	-		Possible (S)
Robin	4	3	3		Probable (T)
Song Thrush	-	1	-	S41 Red list	Possible (S)
Swallow	-	-	-		Possible nearby
Willow Warbler	-	2	2	Amber list	Probable (T)
Wood Pigeon	-	-	-		Possible (S)
Wren	4	3	3		Probable (T)

Highways (Lancashire County Council)

Site 98 - Land south west of Quernmore Road –There is a long frontage with Quernmore Road which gives plenty of scope to create a new access with suitable visibility splays and connecting footways for pedestrians to cross onto the eastern side to access the local facilities (school and shop, etc.). There are no concerns with this site in principal.

Cumulative Landscape and Visual Impact Assessment

Site description

The site lies at the western edge of Caton. The land is agricultural, used as pasture for sheep. The field forms part of the wider landscape character. The land rises gently away from Quernmore Road at its south west corner. It has a strong stone wall along its eastern boundary with Quernmore Road. To the north the site is bounded by a single house. To the south west the site abuts Escowbeck Farm, containing a farmhouse and cluster of medium sized the agricultural buildings*. A track to Escowbeck Farm runs through the centre of the field and forms the western boundary. Open to this is Site 99. It is a continuation of the same field that forms Site 98. The site is accessed from Quernmore Road via an existing gated access to Escowbeck Farm.

The strong stone wall and tall hedge along the eastern side of the site and the buildings at Escowbeck Farm provide a degree of containment in the landscape. The wall and hedge partially screen the site from the village. The land immediately adjacent to the wall and hedge is lower lying than the rest of the field.

The site forms part of the parkland setting to Escowbeck House and the wider pastoral setting to the village. See notes under site 99 for more information on the setting of Escowbeck House.

*There is planning permission to convert stone farm buildings into 2 dwellings and demolish other buildings and replace with 2 dwellings.

Landscape Condition

The landscape condition varies across the 5km wider study area. Within the 1km detailed study area the landscape condition is moderate to good. The condition of the sites reflects this with sites 98, 99, and 100 all being in good condition. Site 39 is in moderate condition with some degraded boundary features.

Landscape Value

The landscape value is high. The sites all lie within the Forest of Bowland AONB. The Forest of Bowland AONB is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. It was designated as a landscape of national significance due to a variety of factors: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; the distinctive pattern of villages; the wildlife of the area; and the landscape's historic and cultural associations.

The value of all sites is high.

Landscape Use

The landscape is used for its scenic beauty, as a backdrop to historic villages and buildings, and as a resource for recreational activities, including walking, cycling, horse riding, paragliding, fishing and motor cross.

All sites form part of the pastoral setting to the village of Caton and Brookhouse. They provide a landscape and visual connection with the wider landscape. Sites 99 and 98 provide part of the parkland setting to locally historically important Escowbeck House.

Landscape Character and Sensitivity to Change

The landscape character sensitivity and guidelines for managing change varies across the 5km wider study area. Within the 1km detailed study area the landscape sensitivity is High. Sites 98, 99 and 100 contain several distinctive features including becks, woodland copses, drumlin landform, hedges and mature trees. These all have a high sensitivity to change. Site 39 has a moderate sensitivity to change due to its distinctive boundary features being of a moderate condition.

Significance on landscape effects

The development of the sites for housing would result in the loss of characteristic landscape features including hedgerows, matrix of fields and would erode the pastoral setting of the village. The development of sites 98 and 99 is likely to have a significant negative effect the parkland character and setting to Escowbeck House. Overall the cumulative adverse impact is considered to be **moderate – major** and unacceptable in landscape terms. With regard to sites 98, 99 and 100 the cumulative adverse impact is considered to be **major** and unacceptable.

Mitigation

The number of sites developed, and the siting, density and scale of any housing could mitigate some of the adverse landscape effects.

The development of part of site 98 and site 39 may not result in unacceptable cumulative landscape effects. Any development should be designed in accordance with Policy CL10 in the emerging Caton and Littledale Neighbourhood Plan.

The eastern part of site 98, closest to Quernmore Road would, is low lying. The height of the site and the containment of the stone boundary wall would help mitigate development on the site and integrate it into the wider landscape. The impact of the landscape setting and character could be further mitigated by siting the housing close to the road, and for housing to be single storey dwellings that reflect the scale of the

adjacent housing. This would prevent any development becoming dominant on the edge of the village. The materials should reflect the vernacular character of mill workers cottages off Quernmore Road, and traditional farm buildings at Escowbeck Farm. The traditional boundary hedge and retaining wall should be retained as important site features.

Site 39 is small in scale and well related to the existing housing around Hawthorn Close and Pinewood Avenue. The site is relatively well contained. However, in order to mitigate landscape effects any development would need to be restricted to small scale, single storey dwellings to ensure a low profile, prevent unacceptable skylining and to prevent any new dwellings becoming a dominant feature in the landscape (especially when viewed from adjacent housing and from the series of public footpaths in the area). The site should reflect the density of nearby housing. The site could be better integrated into the landscape through shelterbelt deciduous tree planting along the southern and western boundaries. This would help form a strong edge of village boundary for the future and reinforce the woodland and hedgerow landscape characteristics of the village and its setting.

It is likely that such mitigation would result in the overall significance being reduced to **moderate**.

Conclusion

The cumulative impacts of sites 39, 98, 99 and 100 on the landscape character of the AONB would be major and unacceptable. The development of the sites would lose significant landscape features, extending the villages into the wider pastoral setting. It would extend the footprint of the villages in the wider landscape.

The development of sites 98 and 99 would have a significant adverse effect on the parkland setting of Escowbeck House, a locally important historic house.

The partial development of site 98, close to Quernmore Road, and the development of site 39 would have a moderate effect on the landscape character of the AONB. Development would need to take place in accordance with emerging policy LC10 of the draft Caton and Littledale Neighbourhood Plan in relation to scale, density, siting, use of vernacular materials and landscaping.

Site 98 Conclusion

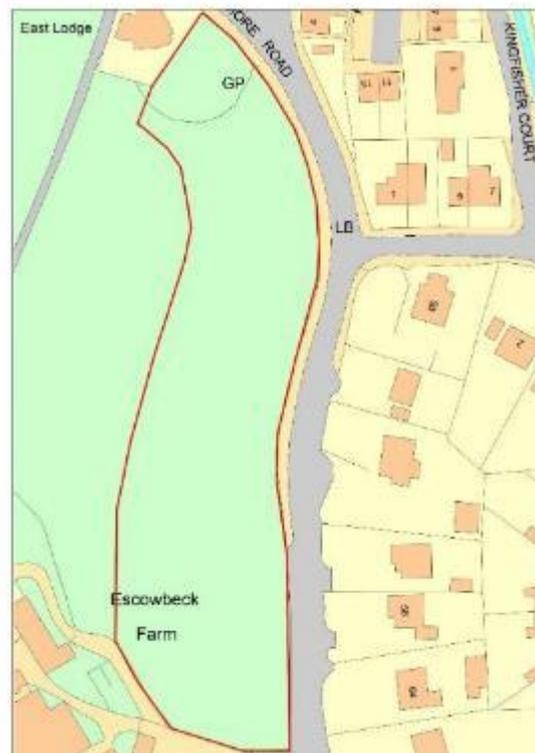
The 2015 site assessment concludes that the site has the potential for development subject to the sensitive design and layout, and development of this site would need to be considered in conjunction with other potentially developable sites in the village. The site is considered a sensitive location for development, and analysis is required with a particular emphasis on understanding the landscape and amenity affects.

The 2018 site assessment states under landscape that *the site is typical in appearance and character of the wider AONB landscape. However, given the presence of development on the western side of Quernmore Road, low level development of the site may be possible (subject to careful siting and design) as an extension to the existing settlement without having significant impacts on the AONB. Cumulative impacts will need to be considered if other nearby sites are also being taken forward for consideration.*

The assessment concludes that evidence suggests that the site is capable of accommodating some development subject to the landscape impacts on the AONB.

The Cumulative Impact Assessment states that *the partial development of site 98, close to Quernmore Road, and the development of site 39 would have a moderate effect on the landscape character of the AONB.*

The section of Site 98 identified in the plan opposite will be allocated for future residential development.



Site 99 – Land south west of Quernmore Road (100 in 2015)

2015 SHLAA

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	100
Address	Land South West Of Quernmore Lane
Settlement	Caton
Area (ha)	2.47
Potential dwelling numbers	60
Previously Developed Land	Greenfield
Suitability	

This site is located in a village which has been identified as a sustainable rural settlement in the Development Management DPD. As such, the proposed site is located in a location where the Council would expect to support appropriately designed development in the forthcoming plan period. It is recognised the site's location within the Forest of Bowland AONB will require sensitive design and careful consideration of any proposals impacts on the amenities of the area. Notwithstanding this officers consider that the site may be a suitable location for residential development. Consequently the proposed site is considered to be in a suitable location.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

The site was put forward by the landowner as part of the call for sites process. Officers are aware of continued interest in bringing this site forward for development.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

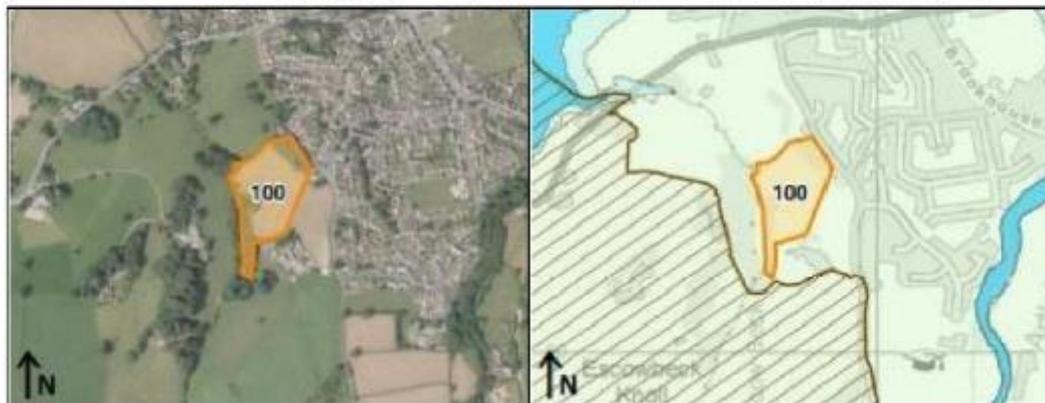
The site has been assessed as being potentially suitable for development subject to the sensitive design and layout of the proposal. In particular officers would require any potential development to consider carefully the need to successfully mitigate potential impacts on the amenity of an area within the AONB. Development of this site would need to be considered in conjunction with other potentially developable sites within the village.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Conclusion	Deliverable
Development Phase	6-10 Year Phase

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	100
Address	Land South West Of Quernmore Lane



- | | | |
|------------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnsdale and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	99	Site Name	Land South West Of Quernmore Lane
Site Summary			
Site Description	This is a greenfield site located to the west of Quernmore Road and to the north of Escowbeck Farm. An area of woodland and a stone wall fronts the site on to Quernmore Road. There are further areas of woodlands within the site and Escow Beck runs along the western boundary. Access is currently via a track located adjacent to East Lodge.		
Parish	Caton with Litledale CP		
Ward	Lower Lune Valley		
Area (ha)	2.473017		
Arnside and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Undeliverable		
Development Estimate	0		
Development Phase			



Suitability			
Planning Status and History	RED	There is no planning history post 2000. The site is located within the AONB, on land identified as open countryside within the adopted and emerging Local Plan.	
Ecology	AMBER	The site contains areas of woodland and hedgerows, and a beck runs along the western boundary. The site has potential to support protected species. Any development should avoid impacts on these areas. Other impacts could be minimised through mitigation measures.	
Flood Risk and Drainage	AMBER	The site does not lie within Floodzone 3 or within 1:30yr surface water flood risk area. Local reports indicate significant run off from the site during heavy rainfall. A site specific Flood Risk Assessment will be required should development come forward.	
Neighbouring Land Use	AMBER	Consideration needs to be given to the adjacent farm and residential properties to the east of the site.	
Highways	AMBER	There is an access serving Escowbeck Farm to the south of the site. This is only single track and a new or upgraded access would need to be provided. This would require the removal of part of the woodland and stone wall fronting the site which may have significant heritage/amenity implications. An alternative access may be possible via the adjacent field should this come forward for development. There are not considered to be significant issues affecting the wider network. There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.	
Heritage and Archaeology	AMBER	There is a listed building located within 100m, to the east of the site but it is unlikely to be affected. The site falls within the estate/park of Escowbeck House which is of local interest and there may be some impacts. A new/improved access will need to be provided from Quernmore Road. This may result in the loss of part of the existing stone wall fronting the site. Provided that survey work and any mitigation measures are put in place impacts should not be significant.	

LPSA Site Reference	99	Site Name	Land South West Of Quernmore Lane
Open Space	AMBER	The site is not identified as a public open space. Public open space/play provision may be required as part of any development.	
Landscape	AMBER	The site is typical in appearance and character of the wider AONB landscape. Given the presence of blocks of woodland which in effect break up views in to and out of the site, it is considered that partial development of the site may be possible. Mitigation would help minimise impacts and new screening should be considered along the NE edge of the site. Cumulative impacts will need to be considered if other nearby sites are also being taken forward for consideration.	
Utilities	AMBER	The site is located on the edge of the existing settlement. New connections will be required but are not considered to be insurmountable.	
Trees and Hedges	AMBER	There are significant blocks of woodland which should be protected and retained as part of any development. They have significant value in terms of landscape and ecology.	
Hazards	AMBER	The site is located within a Mineral Safeguarding Area and the views of the County Council will need to be considered.	
Sustainability	RED	The site is located to the west of the village and to the west of Quernmore Road. It is separated from the existing extent of the village by a shelter belt 40m in width. Development of the site would therefore provide an isolated groups of dwellings that had no relationship to the existing settlement pattern. It is considered that the site sits outside the existing settlement and as such is not considered to be a sustainable location.	
Accessibility	GREEN	There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.	

2017 SHELAA Assessment			
Suitability Summary	RED	There are impacts on landscape however the Council's evidence suggests that limited development of the site is possible subject to additional screen planting being provided and that an access can be provided without impacting on existing woodland. The blocks of woodland, notably on the Quernmore Road frontage, should also be retained in terms of their ecological value. An improved access on to Quernmore Road is likely to impact on heritage and visual amenity, and is likely to involve the removal of a small number of trees. Development of the site would be physically isolated from the village with no frontage on to Quernmore Road and has a poor relationship to the existing settlement pattern. It is considered that the site does not form a logical extension to the existing settlement and is therefore not considered to be a sustainable location for development.	
Achievability	GREEN	This is a greenfield site with no known abnormal costs.	
Availability	GREEN	The site is being actively promoted by the landowner and is assumed to be available.	
Development Assessment	The site is considered to be available and viable. There would be impacts on landscape and heritage and potentially ecology, but it is considered that these could be mitigated. However, the site is physically separated from Quernmore Road and the village itself by a woodland and not considered to form a sustainable extension to the existing settlement. The site is not considered to be suitable for development.		

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F - Undulating Lowland Farmland with Wooded Brooks	G - Undulating Lowland Farmland with Parkland	H - Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward’s Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 - Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 - Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 - Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 - Tatham	D3 – Kettleback	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 - Browsholme	G8 – Dinking Green – New Laund
H1 - Clitheroe and Chatburn	H2 - Higher and Lower Standen	H3 - Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 - Gressingham	K2 - Lower Tatham	K3 – Lawkland	K4- Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 - Quernmore	N2 – The Heights		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

View west from Quernmore Road into wooded edge of site 100, right of the central property



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Poljas" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted		Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spite Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Settlement edge	Wooded site to side of road between two isolated properties	Wooded Copse	N/A	Landscape / townscape edge	N/A	Good

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Assessment of the Effects of Development

This site lies within the Forest of Bowland AONB, located near to the western edge of Caton, currently generally defined by Quernmore Road. It is bound by the access track to Escowbeck Farm to the east, abutting site 99, and Escowbeck Farm to the south separated by mature vegetation.

Two blocks of mature woodland, one to the western edge and one to the north enclose the site from views in or out, with the exception of a gap between these features to the north west, affording framed views out towards Lancaster Road and the Lune Valley.

The site itself comprises gently rolling agricultural pasture land typical of the character of the AONB. It is separated from the built form of Caton by adjacent pasture (site 99) and forms part of the wider setting of the landscape as viewed from Quernmore Road.

The full development of this site would likely result in a change in the visual setting of Caton from the West from the AONB and as a result negatively affect the overall landscape character.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

<ul style="list-style-type: none"> Will the development of this site harm the landscape or settlement character of the AONB? 	positive/neutral	mitigate impacts	Cannot mitigate
<ul style="list-style-type: none"> Will the development of this site harm the visual amenity of the AONB? 	positive/neutral	mitigate impacts	Cannot mitigate

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 100 Land South West of Quernmore Lane, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 32

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Potential Changes to Mitigate/Resolve Identified Effects of Development

It is considered that partial development of this area may be possible – possibly in conjunction with site 99 – whilst forming a distinct new feature, would have limited impact on the AONB due to its generally sheltered setting and limited visual connection to the wider landscape. There would likely be a significant impact on views from Quernmore Road and Escowbeck Farm and mitigation would need to be considered to minimize these impacts. Efforts would need to be made to ensure existing woodland cover surrounding the site was not impacted by development, especially in establishing access to the site.

Additional screening would need to be considered to the north eastern edge to connect the two existing blocks of woodland and minimize effects from Lancaster Road and the Lune Valley to the north west.

Development of sites 99, 100 & 101 would be considered to have a much more significant cumulative impact due to the greater scale of change to the south western edge of Caton. As such careful consideration should be given to the nature of any proposals put forwards and a cumulative impact assessment may be appropriate.

Revised Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	Negative	Negative	Negative	No
Medium	Neutral	Neutral	Neutral	Neutral	Yes
Low	Positive	Positive	Positive	Positive	

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

Revised Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	Neutral	Mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	Neutral	Mitigate impacts	Cannot mitigate

Archaeology

LPSA 99: land southwest of Quernmore Lane, Caton

This site falls within the area of the estate or park of Escowbeck House, as shown on the OS 1848 1:10,560 mapping. The house and park are said to have been developed from 1842 by John Greg, then manager of Low Mill, Caton. There is some small potential for buried archaeology on site, as well as for the existence of designed landscape elements.

A number of Listed Gd II buildings are within 500m of the site. The closest is Willow Mill to the north and then Greenfield House and Cottage, off Copy Lane. Croftlands is c.180m to the northwest; Caton Hall, the Old Post Office, Rose Cottage, Farrar House and the Old Fish Stones along Lancaster Road are all between 220 and 300m to the north.

The site is probably of local significance, as part of the landscape park to Escowbeck.

A desk-based assessment and walk-over survey should be undertaken to inform the design of any development proposal, with the results submitted with any planning application.

Preliminary Ecology (Lancaster)

Site ref. no	100
Site Name	Land South West of Quernmore Lane
NGR (centre of Site)	SD52836434
Area (Ha)	2.47
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species? Yes	Bats Badgers Water vole (Escow Beck) Otter (Escow Beck)
Does the Site support, or have the potential to support, priority habitat types?	Hedgerows
Recommendations for further surveys that would be necessary to inform development plans	Habitat survey Mammal surveys (Bat, Badger, water vole and otter)
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Areas of woodland and habitats adjacent to Escow Beck should be protected but this could be achieved by careful design. The Beck itself should be protected from direct impacts.

Further Ecology (GMEU)

These contiguous sites are dominated by open grassland but also support mature woodland close to the road and hedgerows.

Fig 5 Locations of vantage points (red dots) sites 98 and 99

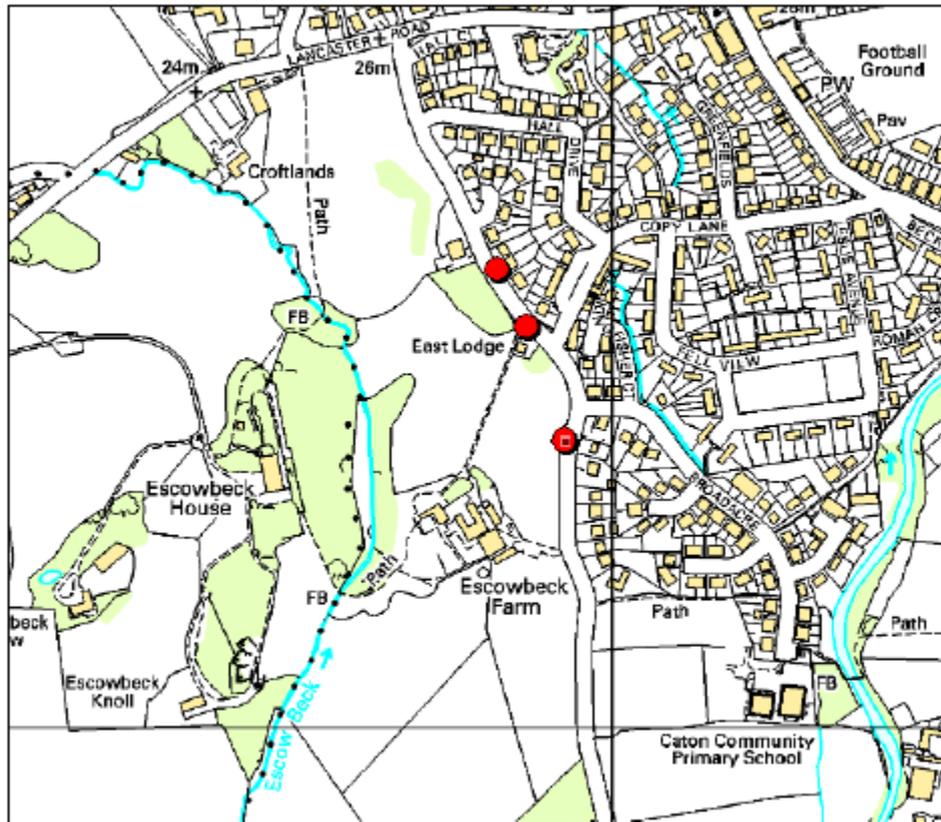


Table 3 Sites 98 and 99 Species, territory estimates and breeding status

Species	Visit 1 (no. of territories)	Visit 2 (no. of territories)	Visit 3 (no. of territories)	Conservation Status	Breeding Status
Blackbird	4	5	2		Confirmed (FF)
Blackcap	1	2	1		Probable (T)
Chaffinch	2	2	2		Probable (T)
Chiffchaff	1	-	-		Confirmed (FF)
Duncock	1	1	-	S41 Amber list	Probable (T)
Goldfinch	-	-	1		Possible (H)
Great spotted woodpecker	-	-	-		Possible (H)
Greenfinch	-	-	-		Probable (D)
Long tailed tit	1	1	-		Probable (A)
Magpie	-	-	-		Probable – family group present
Nuthatch	-	-	-		Possible (H)
Pheasant	1	-	-		Possible (S)
Robin	4	3	3		Probable (T)
Song Thrush	-	1	-	S41 Red list	Possible (S)
Swallow	-	-	-		Possible nearby
Willow Warbler	-	2	2	Amber list	Probable (T)
Wood Pigeon	-	-	-		Possible (S)
Wren	4	3	3		Probable (T)

Cumulative Landscape and Visual Impact Assessment

Site description

The site lies at the western edge of Caton. The land is agricultural, used as pasture for sheep. The site rises slightly northwards, then dips gently to the stream in the north western corner and the fields at its northern extent. It is bounded to the north by a stone wall and small wire fence, to the west by a small stream and to the east by a small woodland. The woodland forms a strong boundary at the edge of the settlement and forms the setting to East Lodge. A pair of semi-detached houses are adjacent to its north eastern corner. Houses front Quernmore Road, which runs along the eastern extent of the site. The site is accessed from Quernmore Road via an existing gated access to Escowbeck Farm.

The site forms an important part of the parkland setting to Escowbeck House. Although not listed, the house and its parkland are historically locally important, with strong connections to the mill history of Caton. Escowbeck House was built in 1842 by John Gregg who ran Low Mill (reputed to be the oldest cotton mill in England), Forge Mill, Willow Mill and Rumble Row Mill. The house had significant landscaped parkland - organised so that only the Vicarage could be seen from its windows, with Town End hidden. There was also considerable farmland at Escowbeck farm attached. The house maintains its open views across its parkland setting and can still be easily seen from several places in and around Caton and Brookhouse.

The field forms part of the wider agricultural landscape character to the south and west of the settlement.

Landscape Condition

The landscape condition varies across the 5km wider study area. Within the 1km detailed study area the landscape condition is moderate to good. The condition of the sites reflects this with sites 98, 99, and 100 all being in good condition. Site 39 is in moderate condition with some degraded boundary features.

Landscape Value

The landscape value is high. The sites all lie within the Forest of Bowland AONB. The Forest of Bowland AONB is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. It was designated as a landscape of national significance due to a variety of factors: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; the distinctive pattern of villages; the wildlife of the area; and the landscape's historic and cultural associations.

The value of all sites is high.

Landscape Use

The landscape is used for its scenic beauty, as a backdrop to historic villages and buildings, and as a resource for recreational activities, including walking, cycling, horse riding, paragliding, fishing and motor cross.

All sites form part of the pastoral setting to the village of Caton and Brookhouse. They provide a landscape and visual connection with the wider landscape. Sites 99 and 98 provide part of the parkland setting to locally historically important Escowbeck House.

Landscape Character and Sensitivity to Change

The landscape character sensitivity and guidelines for managing change varies across the 5km wider study area. Within the 1km detailed study area the landscape sensitivity is High. Sites 98, 99 and 100 contain several distinctive features including becks, woodland copses, drumlin landform, hedges and mature trees. These all have a high sensitivity to change. Site 39 has a moderate sensitivity to change due to its distinctive boundary features being of a moderate condition.

Significance on landscape effects

The development of the sites for housing would result in the loss of characteristic landscape features including hedgerows, matrix of fields and would erode the pastoral setting of the village. The development of sites 98 and 99 is likely to have a significant negative effect the parkland character and setting to Escowbeck House. Overall the cumulative adverse impact is considered to be **moderate – major** and unacceptable in landscape terms. With regard to sites 98, 99 and 100 the cumulative adverse impact is considered to be **major** and unacceptable.

Mitigation

The number of sites developed, and the siting, density and scale of any housing could mitigate some of the adverse landscape effects.

The development of part of site 98 and site 39 may not result in unacceptable cumulative landscape effects. Any development should be designed in accordance with Policy CL10 in the emerging Caton and Littledale Neighbourhood Plan.

The eastern part of site 98, closest to Quernmore Road would, is low lying. The height of the site and the containment of the stone boundary wall would help mitigate development on the site and integrate it into the wider landscape. The impact of the landscape setting and character could be further mitigated by siting the housing close to the road, and for housing to be single storey dwellings that reflect the scale of the adjacent housing. This would prevent any development becoming dominant on the

edge of the village. The materials should reflect the vernacular character of mill workers cottages off Quernmore Road, and traditional farm buildings at Escowbeck Farm. The traditional boundary hedge and retaining wall should be retained as important site features.

Site 39 is small in scale and well related to the existing housing around Hawthorn Close and Pinewood Avenue. The site is relatively well contained. However, in order to mitigate landscape effects any development would need to be restricted to small scale, single storey dwellings to ensure a low profile, prevent unacceptable skylining and to prevent any new dwellings becoming a dominant feature in the landscape (especially when viewed from adjacent housing and from the series of public footpaths in the area). The site should reflect the density of nearby housing. The site could be better integrated into the landscape through shelterbelt deciduous tree planting along the southern and western boundaries. This would help form a strong edge of village boundary for the future and reinforce the woodland and hedgerow landscape characteristics of the village and its setting.

It is likely that such mitigation would result in the overall significance being reduced to **moderate**.

Conclusion

The cumulative impacts of sites 39, 98, 99 and 100 on the landscape character of the AONB would be major and unacceptable. The development of the sites would lose significant landscape features, extending the villages into the wider pastoral setting. It would extend the footprint of the villages in the wider landscape.

The development of sites 98 and 99 would have a significant adverse effect on the parkland setting of Escowbeck House, a locally important historic house.

The partial development of site 98, close to Quernmore Road, and the development of site 39 would have a moderate effect on the landscape character of the AONB. Development would need to take place in accordance with emerging policy LC10 of the draft Caton and Littledale Neighbourhood Plan in relation to scale, density, siting, use of vernacular materials and landscaping.

Site 99 Conclusion

The 2015 site assessment concluded that the site was potentially suitable for development subject to sensitive design and layout, and the need to successfully mitigate potential impact on the character of the AONB.

The 2018 site assessment concluded “*There are impacts on landscape however the Council's evidence suggests that limited development of the site is possible subject to additional screen planting being provided and that an access can be provided without impacting on existing woodland. The blocks of woodland, notably on the Quernmore Road frontage, should also be retained in terms of their ecological value. An improved access on to Quernmore Road is likely to impact on heritage and visual amenity and is likely to involve the removal of a small number of trees. Development of the site would be physically isolated from the village with no frontage on to Quernmore Road and has a poor relationship to the existing settlement pattern. It is considered that the site does not form a logical extension to the existing settlement and is therefore not considered to be a sustainable location for development.*”

The site also forms an important setting to Escowbeck House and parkland, and forms part of the wider pastoral setting of the village. Escowbeck House is not a statutory listed building, but the house and its parkland are historically locally important.

The development of site 99 in its entirety would have a detrimental effect on the landscape character of the AONB and also the setting of Escowbeck House. The section of the site adjacent to the settlement comprises a significant area of woodland with a depth of 40m. The woodland forms a strong boundary at the edge of the settlement and forms the setting to East Lodge. Any partial development would be (as stated in the Council's assessment) physically isolated from the settlement and will not form a logical extension.

Site 99 is not suitable for future development.

Site 100 – Land east and south of Caton Community Primary School (101 in 2015)

2015 SHLAA

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	101
Address	Land East And South Of Caton Community Primary School
Settlement	Caton
Area (ha)	5.22
Potential dwelling numbers	100
Previously Developed Land	Greenfield

Suitability

This site is located in a village which has been identified as a sustainable rural settlement in the Development Management DPD. As such, the proposed site is located in a location where the Council would expect to support appropriately designed development in the forthcoming plan period. Part of the site is currently in use as playing field for the local Primary school and any development could only occur where this facility is replaced with facilities of at least equivalent value/benefit to the school. It is recognised the sites location within the Forest of Bowland AONB will require sensitive design and careful consideration of any proposals impacts on the amenities of the area. Notwithstanding this officers consider that subject to the appropriate relocation of the playing fields the site may be a suitable location for residential development. Consequently the proposed site is considered to be in a suitable location.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Availability

The site was put forward by the landowner as part of the call for sites process and includes land currently in Lancashire County Council Ownership. Officers are aware of continued interest in bringing this site forward for development including an arrangement whereby the schools playing facilities would be improved and relocated. It is understood that Governors at the school are aware of these proposals and have given them some consideration.

Achievability

Officers have no evidence to say that this site is achievable.

Development Assessment

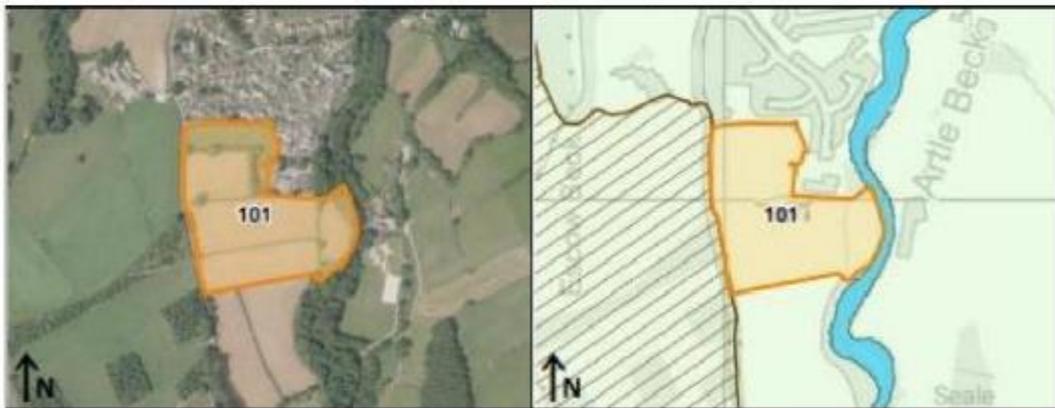
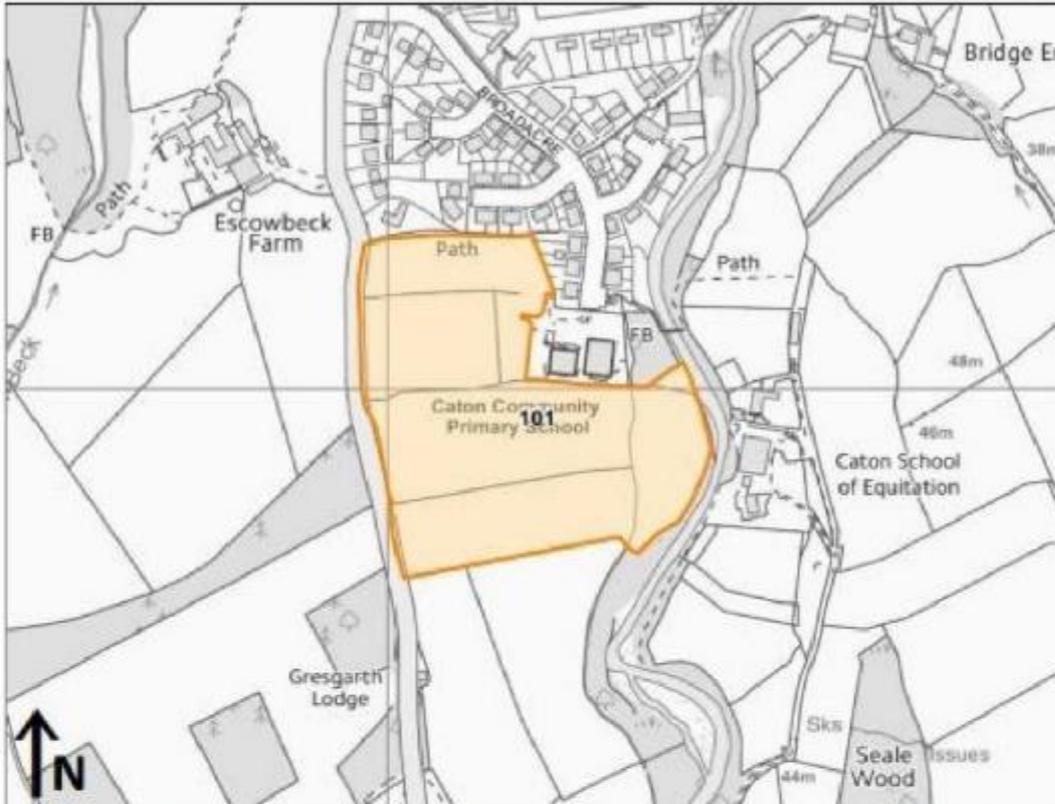
The site has been assessed as being a deliverable site for housing with the site offering potential, this is subject to the sensitive design and layout of the proposal and an appropriate arrangement between the school, Lancashire County Council and the landowners being secured. This is reflective of the revised policy position in the Development Management DPD.

Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

Conclusion	Deliverable
Development Phase	6-10 Year Phase

SHLAA 2015 - Deliverable Sites Portfolio

SHLAA reference	101
Address	Land East And South Of Caton Community Primary School



- | | | |
|------------------------------|-------------------------------|-----------|
| Strategic sites | Deliverable, 1-5 year phase | Completed |
| Arnsdale and Silverdale AONB | Deliverable, 6-10 year phase | |
| Undeliverable | Deliverable, 11-15 year phase | |

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2018 SHELAA

LPSA Site Reference	100	Site Name	Land East And South Of Caton Community Primary School
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Site Summary

Site Description	The site is located on the southern edge of the village to the east of Quermore Road and includes land belonging to Caton Primary School. Artle Beck runs along the eastern boundary. Part of the site is a school playing field and the remaining is currently used for agriculture.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	5.216889		
Armside and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Developable		
Development Estimate	30		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	RED	No planning history post 2000. The site is identified as open countryside within the AONB in the adopted and emerging Local Plan.
Ecology	AMBER	Development of the site has the potential to impact designated sites located to the south of the site (Artle Dale SSSI and BHS). The site itself has the potential to support protected species and habitats. Overall it is not considered that there will be any significant ecological constraints. Where necessary appropriate mitigation measures should be put in place.
Flood Risk and Drainage	AMBER	The eastern edge of the site lies within FZ3 (Artle Beck). The site may require the sequential test to be passed. Any subsequent design/layout will need to take into account the area of FZ3.
Neighbouring Land Use	AMBER	Consideration will need to be given to impacts on neighbouring residential properties, the school, and the ecological assets of the adjacent beck.
Highways	AMBER	An access to the site could be provided directly from Quermore Road. There are likely to be limited impacts on the wider network. The main constraint is the lack of footway on Quermore Road and the poor connectivity to the village centre. There is a very narrow public footpath from the site to Broadacre. A new footpath would need to be provided on Quermore Road (on third party land) or through the existing school grounds.
Heritage and Archaeology	AMBER	Borwicks Farm is a listed building and lies just to the east of Artle Beck. Potential impacts will need to be considered. The site contains a feature associated with Rumble Row Mill and is of local significance. This feature should be retained in order to avoid heritage impacts.
Open Space	AMBER	Development of the site could potentially lead to the loss of the existing school playing field. It is understood

LPSA Site Reference	100	Site Name	Land East And South Of Caton Community Primary School
	AMBER	that it may be possible for land to be made available on land outside the County Council's ownership in order to relocate the playing field. The retention or relocation of the playing field is a pre-requisite for development to take place	
Landscape	AMBER	The development of the entire would be likely to have significant negative effects on the landscape character of the AONB. Partial development limited to the two northerly fields may be acceptable subject to careful siting and design. If development were to also come forward on sites to the west of Quermore Road then an assessment of cumulative impacts would need to be undertaken and impacts on the AONB considered further.	
Utilities	AMBER	The site is located on the edge of the village and connections to utilities is not considered to be a significant issue.	
Trees and Hedges	AMBER	There is a TPO relating to trees located just to the south of the existing school buildings. There a number of hedgerows within and along the boundary of the site and significant hedgerow trees. Significant trees should be retained. If hedgerows are lost then then mitigation will need to be provided.	
Hazards	AMBER	The Camforth/Trales Transmission pipeline runs east/west through the southern part of the site. This is a significant constraint and an easement will be required. The site lies within a Mineral Safeguarding Area. The views of the County Council will need to be considered.	
Sustainability	AMBER	The site lies on the southern edge of Caton village which has been identified as a sustainable settlement (Sustainable Settlements Review 2017). Subject to an acceptable footway being provided between the site and village it is considered to be a sustainable location.	
Accessibility	AMBER	The most suitable access to serve the site is from Quermore Road, however, there is a lack of a footway on Quermore Road beyond Broadacre. A Public Right of Way links the site to Broadacre (and the village) however this is via a narrow path between existing houses. A new path would need to be provided along the western side of Quermore Road or an alternative route provided via the school grounds.	

2017 SHELAA Assessment

Suitability Summary	AMBER	There are a number of constraints relating to landscape, ecology, pipeline easement and flood risk that constrain development to the two most northern fields. Careful siting and design will also be required to minimise landscape impacts. The main constraint relates to the lack of a footway between the site and the village. A new footway would need to be provided on third party land on Quermore Road or via a new footway on school land from Broadacre.
Achievability	AMBER	The site will require a land swap in order that the school playing field is not lost. It is understood that discussions have taken place between relevant landowners. In addition a new footway will need to be provided on third party land and/or potentially through the school grounds from Broadacre. Viability is a considerable issue.
Development Assessment	It is considered that the site is suitable for partial development and it is understood that there is the possibility of a 'land swap' with an adjoining landowner to relocate the existing playing field. The site's suitability is subject to an acceptable footway being provided between the site and the village, either through third party land or via the school grounds.	

Landscape and Visual Survey

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 101 Land East/South of Caton Primary School, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zarlutuna

Sheet No.: 34

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Bowland Local Character Type:

A – Moorland Plateaux	B – Unenclosed Moorland Hills	C – Enclosed Moorland Hills	D – Moorland Fringe
E – Undulating Lowland Farmland	F – Undulating Lowland Farmland with Wooded Brooks	G – Undulating Lowland Farmland with Parkland	H – Undulating Lowland Farmland with Settlement and Industry
I – Wooded Rural Valleys	J – Valley Floodplain	K – Drumlin Field	L – Rolling Upland Farmland
M – Forestry and Reservoir	N – Farmed Ridges		

Bowland AONB Local Character Area (LCA) and Associations:

A1 – Ward's Stone	A2 – Brown Berry Plain and Holdron Moss	A3 – Baxton Fell	A4 – White Hill	A5 – Pendle Hill	B1 – Mallowdale
B2 – Abbey Stead	B3 – Burn Moor Fell	B4 – Pendle Hill	B5 – Bleasdale	B6 – Wolf Fell to Mellor Knoll	B7 – Langden
B8 – Croasdale to Lythe	B9 – Goodber Common	C1 – Caton Moor	C2 – Crutchenber	C3 – Easington	C4 – Beacon Fell
C5 – Longridge Fell	C6 – Twiston	C7 – Lingbobs and Stainscombe	C8 – Birk Bank	C9 – Newton and Birkett	C10 – Downham
D1 – Caton Moor	D2 – Tatham	D3 – Kettlebeck	D4 – Hare Appletree	D5 – Beatrix to Collyholme	D6 – Nicky Nook
D7 – Moorcock	D8 – Pendleton	D9 – Wheathead	D10 – Bleasdale	D11 – Longridge	D12 – Upper Sabden Valley
D13 – Park House	D14 – Abbeystead	D15 – Wolf-Burnslack	D16 – Middop	E1 – Whitechapel	E2 – Quernmore
E3 – Forest of Mewith	E4 – Rimington	E5 – Bleasdale	E6 – Pendleton	E7 – Worston	E8 – Dudland and Gisburn
F1 – Calder Vale and Brock Valley	F2 – Bolton by Bowland to Waddington	F3 – New Row	F4 – Caton	G1 – Wyresdale	G2 – Little Bowland
G3 – Upper Hodder	G4 – Hurst Green	G5 – Downham	G6 – Sabden	G7 – Browsholme	G8 – Dinkling Green – New Laund
H1 – Clitheroe and Chatburn	H2 – Higher and Lower Standen	H3 – Barrow and Whalley	I1 – Littledale	I2 – Roeburndale	I3 – Hindburndale
I4 – Keasden	I5 – Over Wyresdale	I6 – Upper Hodder	I7 – Lower Hodder	I8 – Ribble	J1 – Lune
J2 – Ribble	K1 – Gressingham	K2 – Lower Tatham	K3 – Lawkland	K4 – Coronation	L1 – Harrop field
M1 – Gisburn	M2 – Barley	N1 – Quernmore	N2 – The Heights		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 101 Land East/South of Caton Primary School, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

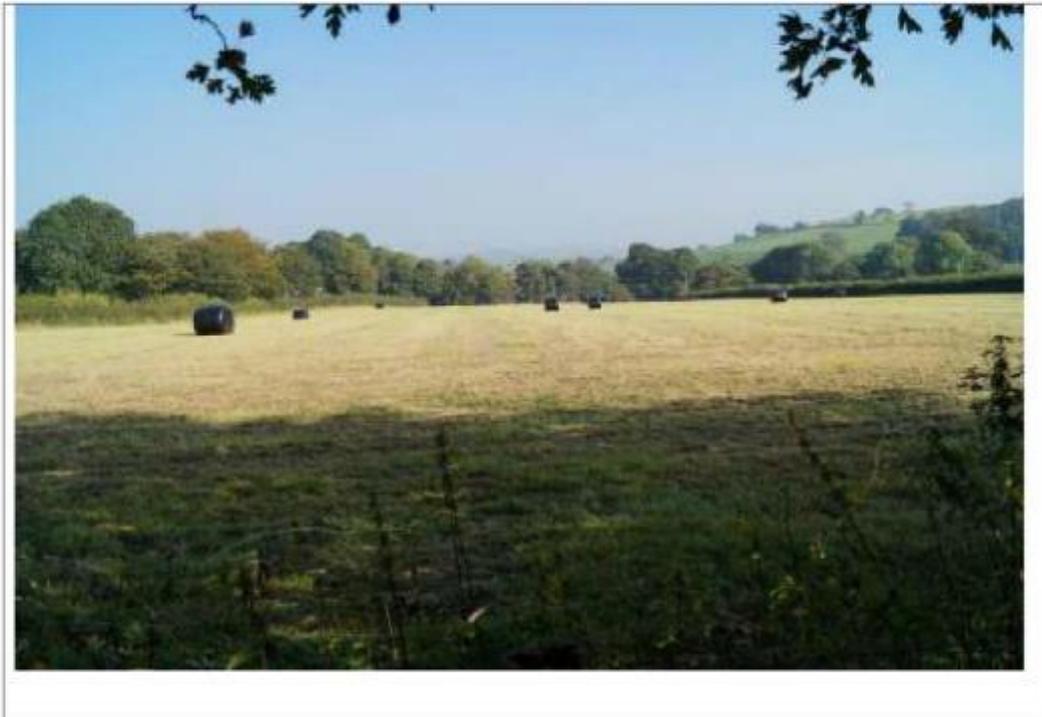
Sheet No.: 34

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref.: 17

View east from Quernmore Road across Residential site 101



Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 101 Land East/South of Caton Primary School, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 34

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Key Landscape Elements

Topography	Vegetation Type	Woodland / Trees	Farming	Heritage	Built Form	Hydrology	Corridor
Flat	Freshwater Mosses	Deciduous	Pasture	Vernacular	Farm Buildings	Drained	Road
Low Lying	Wetland	Coniferous	Damp pasture	Designed Estate	Settlement	Stream	Railway
"Poles" – Flat Plain / Depression	Coastal Marsh	Mixed	Improved Pasture	Ancient Enclosure	Tourism	Open Water	Canal
Low Limestone Hills	Saltmarsh	Shelterbelt	Limestone Pasture	Medieval	Pylons / O/H Power Line	Coastal	Lane
Drumlin	Reeds	Hedgerow Trees	Hedgerow	Parliamentary Enclosure	Masts	Natural pond	Green Lane
Limestone Pavements	Limestone Grassland	Wet Woodland	Fences	Modern Enclosure	Industry	Artificial pond	Bridleway
Gently Rolling	Marsh	Tree Clumps	Dry Stone Walls	Prehistoric Site	Wind Turbines	Lake	Footpath
Crag	Water Meadows	Isolated Trees	Field ditch	Hill top Enclosure / Fort	Power stations	Tidal	Cycle route
Scarp / Cliff	Saltmarsh	Scrub	Strip Fields	Religious	Camping	Estuary	CROW Access land
Rolling	Dunes	Alder / Willow Carr	Laid Hedgerows	Monument / Tower	Golf course	Raised Mires	Country Park
Glacial Erratics	Foreshore	Wind sculpted	Intensive	Ridge and Furrow Field System	Brownfield	Fishing Lakes	Common Land
Distant Fells	Fen	Yew Woodland		Relict Parkland	Quarry / extraction		
		Coppiced			Urban		
					Spile Walls		

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

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Surveyor: A. Zorlutuna

Sheet No.: 34

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Landscape Visual Characteristics

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

Key Site Qualities

Key Quality	Tranquility (Views and Noise)	Landscape Condition / Quality	Seascape Condition / Quality	Settlement Character	History	Countryside Access
Settlement edge	Wooded site to side of road between two isolated properties	Pasture land	N/A	Townscape edge / rural landscape, distant wind turbines		Good

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 101 Land East/South of Caton Primary School, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 34

Review: 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref: 17

Assessment of the Effects of Development

The site lies within the Forest of Bowland AONB, located to the far south of Caton, bound by Quernmore Road to the west, residential properties to the north, Caton Community Primary School to the north east, Artle Beck to the east and open agricultural land to the south.

The site consists of 4 pasture fields gently falling to the east from Quernmore Road into a shallow Valley to Artle Beck, typical of the local landscape character. The fields are generally linear in appearance, separated by native species hedgerows with occasional hedgerow trees. A linear belt of deciduous trees follows the line of Artle Beck along the eastern boundary, screening views to and from the site.

There are open views from the site out to the wider AONB to the south, west and North including to the rising hillsides in the distance.

Access into the site is easily available from Quernmore Road.

Overall, it is considered that development of this full site would result in a significant impact on the wider landscape character and affect limited views from the wider AONB.

Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	N/A	Negative	Negative	No
Medium	Neutral	N/A	Neutral	Neutral	Yes
Low	Positive	N/A	Positive	Positive	

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

Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	Cannot mitigate

Landscape and Visual Field Survey Sheet

Project Name: Lancaster City Council SHLAA Sites

Project Number: UA001453

Receptor Ref: Residential 101 Land East/South of Caton Primary School, Caton

Date of Survey: 02/10/2015

Surveyor: A. Zorlutuna

Sheet No.: 34

Review 23/02/2018

Assessment Type: Landscape

2014 SHLAA MAP Ref. 17

Potential Changes to Mitigate/Resolve Identified Effects of Development

Although the full development of the site would be likely to result in significant negative impacts on the landscape character of the AONB, as the site is reasonably well contained – particularly to the northern edges – it is considered that partial development of the site limited to the northern two fields in line with Caton Community Primary School and grounds may be possible with much reduced impact on the setting of the AONB.

As such any development in line with the above would need to be of a suitable density, design and layout as part of a mitigation strategy, sensitive to the setting.

Development of sites 99, 100 & 101 would be considered to have a much more significant cumulative impact due to the greater scale of change to the south western edge of Caton. As such careful consideration should be given to the nature of any proposals put forwards and a cumulative impact assessment may be appropriate.

Revised Site Assessment Summary

Nature of site to change	Harm Landscape Character	Harm Seascape Character	Harm Settlement Character	Harm Visual Amenity	Mitigate Impacts
High	Negative	Negative	Negative	Negative	No
Medium	Neutral	Neutral	Neutral	Neutral	Yes
Low	Positive	Positive	Positive	Positive	

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

Revised Site Assessment Conclusion

• Will the development of this site harm the landscape or settlement character of the AONB?	Neutral	Mitigate impacts	Cannot mitigate
• Will the development of this site harm the visual amenity of the AONB?	Neutral	Mitigate impacts	Cannot mitigate

Archaeology

LPSA 100: Land east and south of Caton Community Primary School

This site lies between the park of Escowbeck and that to Gresgarth (or Grassyard) Hall. Parallel field boundaries shown on the 1847 OS mapping would suggest that it may have formed part of the settlement's townfields. Its eastern side is crossed by the line of the headrace that formerly fed the late 18th century Rumble Row Mill. The route of the Roman road from Lancaster to Overburrow Fort is thought to run to the south of the site, although its exact course is yet to be confirmed. A Roman milestone, presumably originally standing alongside the road, was discovered in the Artle Beck in 1803 some 250m downstream of the site. There is some potential for early occupation here, but it is not especially high.

Borwick Farmhouse, Listed Gd II, lies less than 50m to the east of the site across the Artle Beck. Gresgarth Lodge stands 80m to the south and Willow Mill is some 325m to the north, both are Gd II.

The site is of local significance, for the mill leat line.

A topographic survey of the former mill leat is recommended, but can be made a condition of any planning consent. It is recommended that the leat is retained and managed as a running watercourse if at all possible.

Preliminary Ecology (Lancaster)

Site ref. no	101
Site Name	Land East And South of Caton Community Primary School
NGR (centre of Site)	SD53116395
Area (Ha)	5.22
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	Potentially The site lies with the Impact Risk Zone for Artle Dale SSSI for residential development of 100 Units or more and lies outside the existing settlement. Housing at this location may result in increased recreational pressure on the SSSI.
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	Potentially The proposal may increase recreational pressure on Artle Dale (West of SSSI) BHS
Does the Site have any potential to support specially protected species? Yes	Bats Water vole Otter Badger
Does the Site support, or have the potential to support, priority habitat types? Yes	Hedgerows
Recommendations for further surveys that would be necessary to inform development plans	Habitat survey Mammal surveys (Bat, Badger, water vole and otter)
Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?	Adequate provision for recreation is likely to be required in any scheme brought forward to avoid recreational impacts on designated sites, but overall there should not be any significant ecological constraints on development at this site.

Cumulative Landscape and Visual Impact Assessment

Site description

Site 100 comprises four level rectilinear, small to medium sized, grassy fields at the southern edge of the settlement. All have strong hedge boundaries. Most of the site is used for pasture, with the field closest to the settlement being used as a school playing field and a community leisure resource. A public footpath runs along the northern boundary of the site, connecting Quernmore Road with Broadacre and the public footpaths to the east of the site.

At its northern end, the site is bounded by some medium sized educational buildings, and smaller scale bungalows, with more domestic style hedges and walls. The eastern part of the site is bounded by Artle Beck and more pasture fields, and a mature belt of trees alongside the beck. There is a strong matrix of hedges that bound the fields within the site and along Quernmore Road. Artle Beck, its sinuous wooded banks and the matrix of hedges with mature trees are important and distinctive landscape features.

The site reflects the pastoral characteristics of the wider undulating lowland farmed landscape and forms part of the pastoral setting to the village.

This school playing field/community leisure resource is identified as a 'Local Green Space' in studies for the neighbourhood development plan. The field immediately west of the school is being considered as an all-weather playing pitch.

The site forms an important part of the parkland setting to Escowbeck House. Although not listed, the house and its parkland are historically locally important, with strong connections to the mill history of Caton. Escowbeck House was built in 1842 by John Gregg who ran Low Mill (reputed to be the oldest cotton mill in England), Forge Mill, Willow Mill and Rumble Row Mill. The house had significant landscaped parkland - organised so that only the Vicarage could be seen from its windows, with Town End hidden. There was also considerable farmland at Escowbeck farm attached. The house maintains its open views across its parkland setting and can still be easily seen from several places in and around Caton and Brookhouse.

The field forms part of the wider agricultural landscape character to the south and west of the settlement.

Landscape Condition

The landscape condition varies across the 5km wider study area. Within the 1km detailed study area the landscape condition is moderate to good. The condition of the sites reflects this with sites 98, 99, and 100 all being in good condition. Site 39 is in moderate condition with some degraded boundary features.

Landscape Value

The landscape value is high. The sites all lie within the Forest of Bowland AONB. The Forest of Bowland AONB is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. It was designated as a landscape of national significance due to a variety of factors: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; the distinctive pattern of villages; the wildlife of the area; and the landscape's historic and cultural associations. The value of all sites is high.

Landscape Use

The landscape is used for its scenic beauty, as a backdrop to historic villages and buildings, and as a resource for recreational activities, including walking, cycling, horse riding, paragliding, fishing and motor cross.

All sites form part of the pastoral setting to the village of Caton and Brookhouse. They provide a landscape and visual connection with the wider landscape. Sites 99 and 98 provide part of the parkland setting to locally historically important Escowbeck House.

Landscape Character and Sensitivity to Change

The landscape character sensitivity and guidelines for managing change varies across the 5km wider study area. Within the 1km detailed study area the landscape sensitivity is High. Sites 98, 99 and 100 contain several distinctive features including becks, woodland copses, drumlin landform, hedges and mature trees. These all have a high sensitivity to change. Site 39 has a moderate sensitivity to change due to its distinctive boundary features being of a moderate condition.

Significance on landscape effects

The development of the sites for housing would result in the loss of characteristic landscape features including hedgerows, matrix of fields and would erode the pastoral setting of the village. The development of sites 98 and 99 is likely to have a significant negative effect the parkland character and setting to Escowbeck House. Overall the cumulative adverse impact is considered to be **moderate – major** and unacceptable in landscape terms. With regard to sites 98, 99 and 100 the cumulative adverse impact is considered to be **major** and unacceptable.

Mitigation

The number of sites developed, and the siting, density and scale of any housing could mitigate some of the adverse landscape effects.

The development of part of site 98 and site 39 may not result in unacceptable cumulative landscape effects. Any development should be designed in accordance with Policy CL10 in the emerging Caton and Littledale Neighbourhood Plan.

The eastern part of site 98, closest to Quernmore Road would, is low lying. The height of the site and the containment of the stone boundary wall would help mitigate development on the site and integrate it into the wider landscape. The impact of the landscape setting and character could be further mitigated by siting the housing close to the road, and for housing to be single storey dwellings that reflect the scale of the adjacent housing. This would prevent any development becoming dominant on the edge of the village. The materials should reflect the vernacular character of mill workers cottages off Quernmore Road, and traditional farm buildings at Escowbeck Farm. The traditional boundary hedge and retaining wall should be retained as important site features.

Site 39 is small in scale and well related to the existing housing around Hawthorn Close and Pinewood Avenue. The site is relatively well contained. However, in order to mitigate landscape effects any development would need to be restricted to small scale, single storey dwellings to ensure a low profile, prevent unacceptable skylining and to prevent any new dwellings becoming a dominant feature in the landscape (especially when viewed from adjacent housing and from the series of public footpaths in the area). The site should reflect the density of nearby housing. The site could be better integrated into the landscape through shelterbelt deciduous tree planting along the southern and western boundaries. This would help form a strong edge of village boundary for the future and reinforce the woodland and hedgerow landscape characteristics of the village and its setting.

It is likely that such mitigation would result in the overall significance being reduced to **moderate**.

Conclusion

The cumulative impacts of sites 39, 98, 99 and 100 on the landscape character of the AONB would be major and unacceptable. The development of the sites would lose significant landscape features, extending the villages into the wider pastoral setting. It would extend the footprint of the villages in the wider landscape.

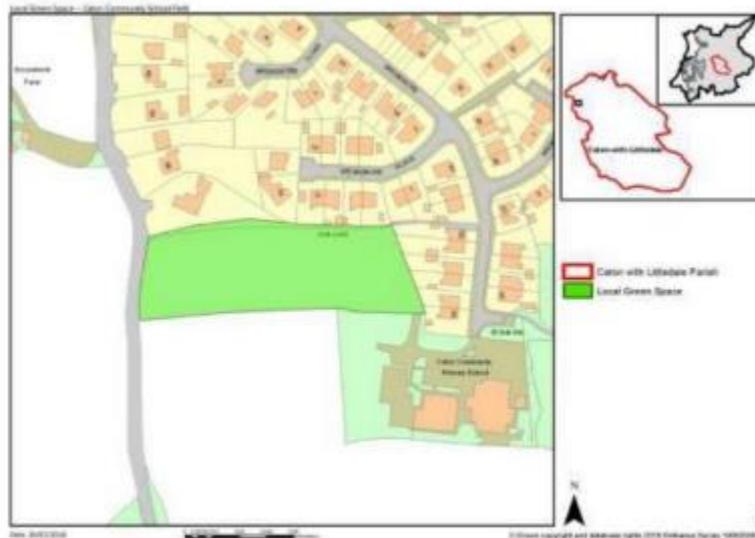
The development of sites 98 and 99 would have a significant adverse effect on the parkland setting of Escowbeck House, a locally important historic house.

The partial development of site 98, close to Quernmore Road, and the development of site 39 would have a moderate effect on the landscape character of the AONB. Development would need to take place in accordance with emerging policy LC10 of the draft Caton and Littledale Neighbourhood Plan in relation to scale, density, siting, use of vernacular materials and landscaping.

Potential Designation as Local Green Space Assessment

The following is the abridged version of the LGS assessment. For the full version see the parish council website.

3. Caton Community School Field



Site Reference	3
Site Name	Caton Community Sports Field
Site Address	Land between Caton Community Primary school and Quermore Road
Settlement	Caton
Put forward through:	Community Consultation
Planning Permission for alternative use	No
Allocated for alternative use	No
Designation compatible with planning permission or allocation	N/A
TEST 1 PASSED	YES

Proximity to Community

Test 2 Comments	The site is located on the edge of Caton and provides the school playing fields for Caton School. Whilst on the edge of the village it clearly serves the whole village and as such can be viewed to meet the requirements of this test.
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TEST 2 PASSED	YES
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Extensive tract of land	The site is 0.678ha. It is not considered to be an extensive tract of land
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Local in character	The site lies on the edge of Caton
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Test 3 Comments	Whilst on the edge of the village, the site does not form an extensive tract of land. It has very clear boundaries defined by its function and is considered to relate well to the community which it serves.
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TEST 3 PASSED	YES
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Test 4 Can the site be shown to be demonstrably special to the local community

Beauty	<p>The site is noted to be a valued open green space in an Area of Out-standing Natural Beauty on the edge of the village of Caton. The sub-mission notes that the sports field form a transition between the urban setting of the village and the surrounding open farmland, creating an area that can be enjoyed both for its recreational value and its natural beauty. There are noted to be open views both of the surrounding farmland and to the rising moors of the Forest of Bowland. The site forms part of the open rural landscape character of this part of the AONB, which is part of the landscape character type 'undulating farmland with wooded brooks.</p> <p>The views from the field to the west are especially fine, including the wooded hillside of the once extensively landscaped grounds of Escowbeck House, including rolling hillocks through which the Escow Beck runs.</p>
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Historic Significance	<p>The open field system with traditional hedge boundaries is noted to form part of the historic character of the area of ancient and post-medieval enclosure.</p> <p>Caton school playing field has been in use by the community for centuries. The present boundaries are</p>
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identical to those shown on 'old maps', and on many of which the present footpath is marked.

Recreational value

The site is noted to have been used for formal and informal recreation uses since the school was built. There is noted to be a long history of social and recreational uses of the site since the school and more modern surrounding housing was built, and in particular more recently since the community hall was built at the school. Multiple generations are noted to have grown up using the site for play and formal sports both through the school, clubs and informal recreation. Currently the site is regularly used by residents of all ages for both formal sports and for quiet recreation. The following written evidence of a wide range of recreational activities were sent in by residents. These include:

Organised sports:

- *'This field has been used by local children before the school was built in 1974. The local children have been playing competitive football in the local Youth League on this ground since about 1970/1. The field has been in constant use since on a regular basis.'*
- *'There are regular football training sessions after school hours on at least one afternoon per week. On Saturday mornings there is junior football training and coaching organised, I understand, by one of the local churches, and junior matches occur several times per season on Sunday mornings.'*

Informal community recreational use:

- *'Quite often families with grandchildren and great grandchildren play games on the sports-field. Our grandchildren when they came to visit often used to play in the field now it is our great grandchildren.'*

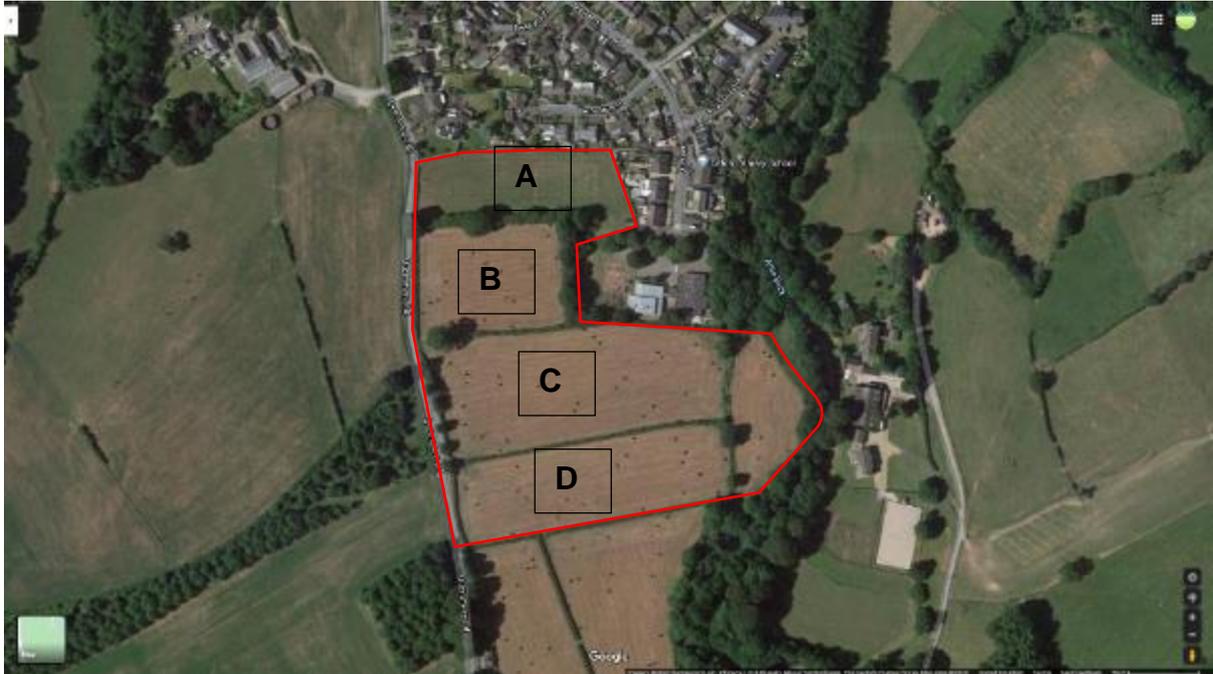
Others spoke of picnics on the field, informal games, and of flying kites - the remains of one is still lodged high in the branches of the veteran oak. From their home overlooking the field it was observed that *'On a casual basis I often see families using the field - playing, exercising dogs, flying kites, even flying model aircraft.'*

An important feature stressed by many local people is that the field can be accessed safely by local children completely away from traffic. It is at the end of a quiet cul de sac: 'It is essential for children to be able to take part in

	<p>any sport and the field is ideal with no danger from passing traffic.' It is also separate from the main roads passing through Caton:</p> <p>Use of the footpath The footpath, noted as a historical feature, linked Quernmore road (then a quiet lane) and Caton residents to Rumble Row mill (the mill pond of which now said to be the site of Caton community School buildings). It now links the stile to Quernmore Road along the field edge and continues through the bungalows along the original route to Broadacre, bypassing the school. The path is in popular use as is evident by the well-worn track.</p>
Tranquillity	N/A
Richness of Wildlife	<p>The very large oak tree is a prominent feature of the field for everyone. One resident assessed the girth to see if it would qualify as a veteran tree: 'It is approx. three quarters of the length of the field from the school and the circumference about four metres' (at chest height). A very rough estimate of age is between 160 and 200 years old. Veteran trees are renowned for the diversity of wildlife, invertebrates, lichens etc living in and on them because of their age.</p> <p>The school children are beneficiaries of having such a wildlife and plant rich environment so close to the school. Other community groups such as church youth groups, and beavers and scouts, are also potential beneficiaries. The wide, wild hedge and trees along the south of the field encourage 'School lessons include observations on wildlife and identifying wild flowers.'</p> <p>There is also a lot of wildlife around the area, to name a few: - blackbirds, goldfinches, blue tits, great tits, long tailed tits, greenfinches, woodpeckers, sparrows, robins, magpies, pigeons, rabbits and squirrels etc even a rogue sparrow hawk. Squirrels are often seen, also the occasional hedgehog. At night owls can be heard.</p>
Assessment	<p>The site performs an important function for the village for both informal and formal recreation. It is a wildlife haven and a safe area for children to travel to and play.</p> <p>This area provides a valued green space at the heart of the community. Many residents expressed how much they enjoyed watching children play, watching wildlife and walking along the footpath.</p>
TEST 4 PASSED	YES
Conclusion	The above assessment clearly shows the site is demonstrably special to the local community and satisfies the criteria for designation as a Local Green Space.

Site 100 Conclusion

As can be seen from the aerial photo below the site is divided up into several sections. The most northerly section is the area which is currently used as playing field with the remainder of the site being in agricultural use.



The northerly section is proposed as a designation as a Local Green Space (LGS) through the Caton Neighbourhood Plan, and there is a significant amount of evidence to demonstrate that the site is demonstrably special. Lancashire County Council objected to the designation as an LGS, as it restricted the expansion of the school. However, if you look at the aerial photograph above the section annotated as “B” would be more appropriate for any expansion of the school.

Site 100 is highly visible from the moorland surrounding the village of Caton and would have a detrimental impact on the character of the AONB.

There are a number of additional constraints relating to landscape, ecology, pipeline easement and flood risk (surface water) that would impact on development of the two northern fields. Neither is there a footway between the site and the village.

If section A is successful in designation as an LGS and site B is appropriate for an extension to the school, sections C and D would be physically isolated from the village.

Given the many constraints and the detrimental impact on the sider landscape Site 100 is not considered suitable for allocation.

3. Conclusion

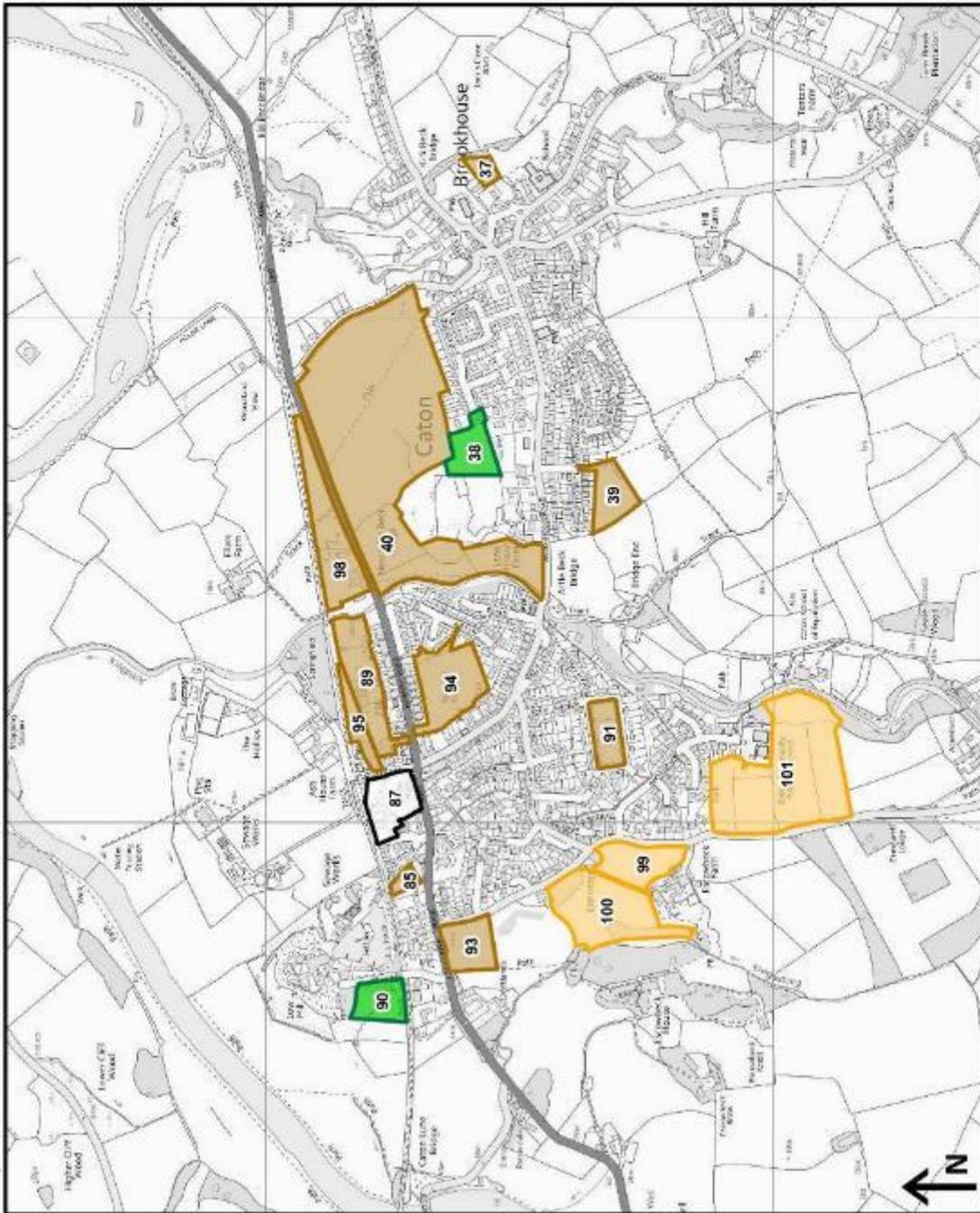
Using the comprehensive information provided by Lancaster City Council, in addition to the additional work the Parish Council have commissioned to support this process, it is clear that two sites are suitable for allocation in the Cation Neighbourhood Development Plan as follows:

Site 89 – Land at Mill Lane

Site 98 – Land west of Quernmore Road, (A section adjacent to Quernmore Road)

Appendix 1 – 2015 SHLAA Maps Caton

Map 18: Caton and Brookhouse



This map book illustrates officers' assessment of sites considered in the Strategic Housing Land Availability Assessment (SHLAA) 2015. It accompanies the SHLAA 2015 Report and SHLAA 2015 Sites Portfolio which can be viewed at www.lancaster.gov.uk/shlaa.

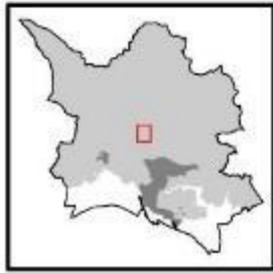
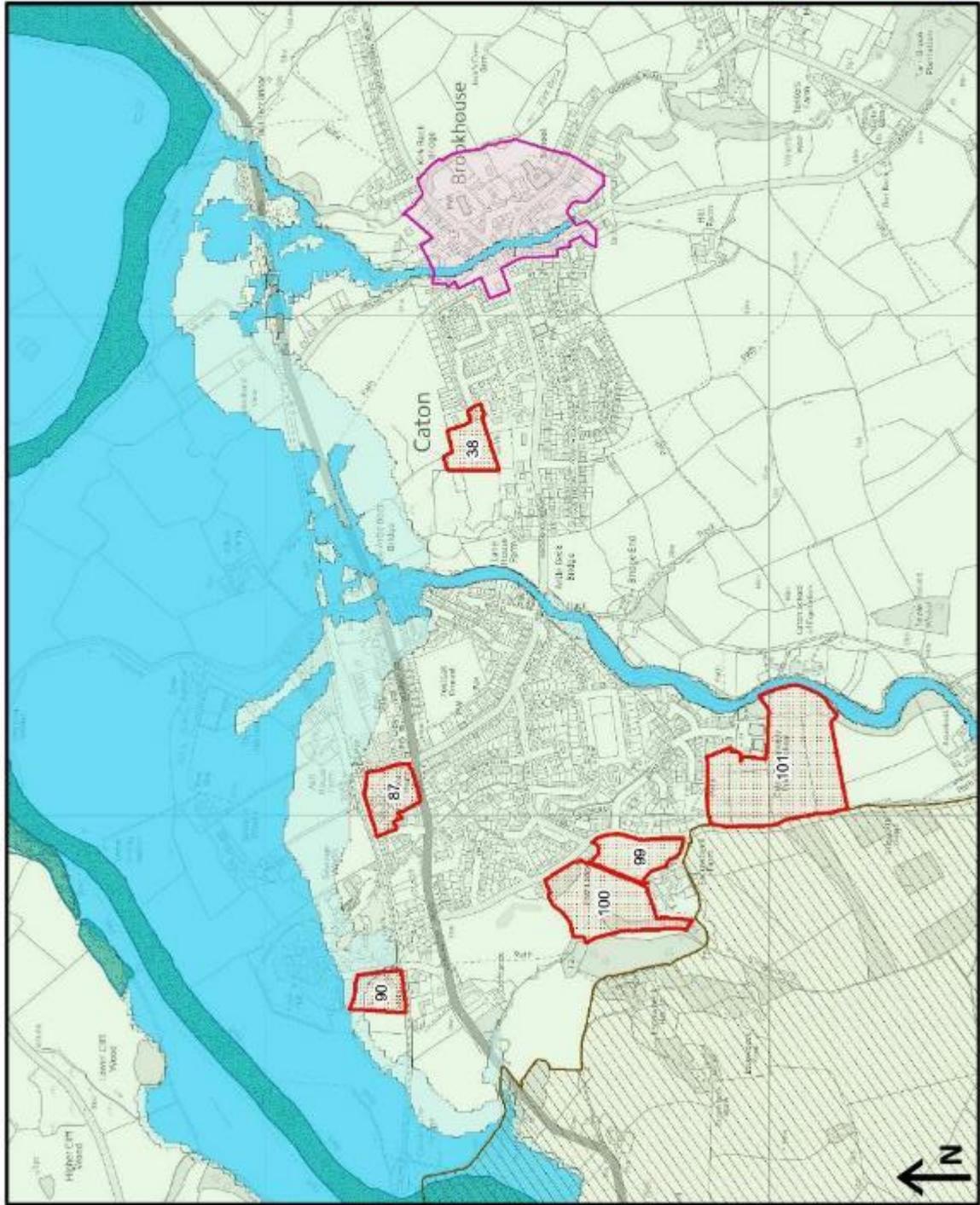
A list of frequently asked questions can be found at the front of this map book and an index of sites can be found at the back.

For further information contact the Planning and Housing Policy team on 01524 582388, or email planningpolicy@lancaster.gov.uk.

Assessment of sites

- Strategic site
- Amenity & Strategic AONB
- Undeliverable
- 1-5 Year Phase
- 6-10 Year Phase
- 11-15 Year Phase
- Completed

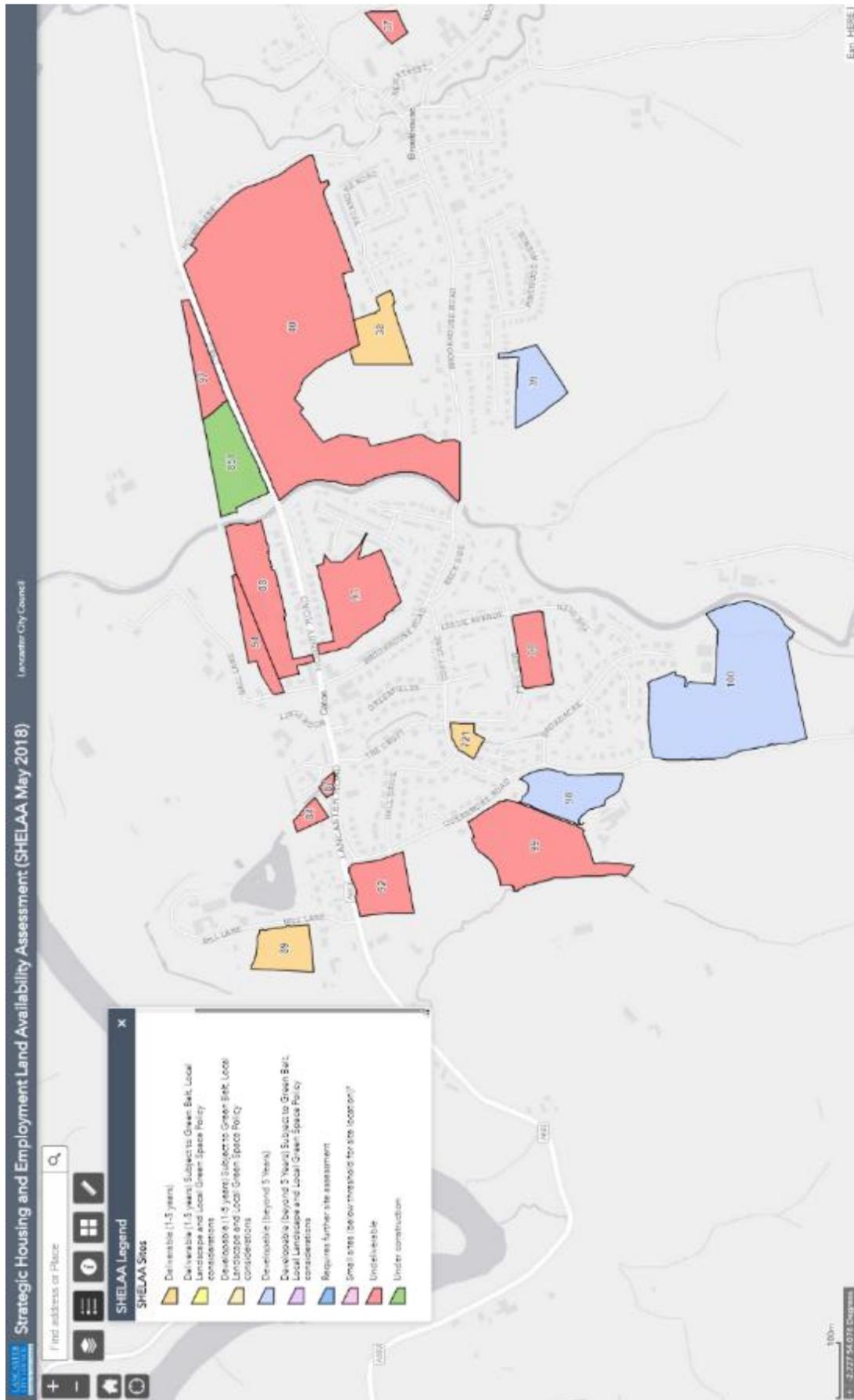
Constraint Map 18: Caton and Brookhouse



Constraints

- Deliverable site
- Strategic site
- North Lancashire Green Belt
- Ancient Woodland
- Defended Flood Area
- Flood Zone 2
- Flood Zone 3
- Environmental Designation**
- International and European
- Sites of Special Scientific Interest
- Geological Heritage Sites
- Biological Heritage Sites
- AONB
- Nature Improvement Area
- Park and Gardens
- Conservation Area
- Scheduled Monuments

Appendix 2 – 2018 SHELAA Map



Appendix 3 – Highway Authority Response – Re: Sites 39, 89 and 98



RE: Caton with Littledale potential site allocations

1 message

1 November 2019 at 10:31

Hi Claire,

I would make the following comments about the 3 sites. To summarise, site 39 is not considered acceptable, however sites 89 and 98 are considered acceptable for residential housing allocation.

Site 39 – Land to rear of Hawthorn Close – The existing site access between 1 and 6 Hawthorn Close measures approx. 8m wide between the dwelling boundaries. Public footpath 17 runs along the eastern side of the access and is separated by a timber fence.

This access is not suitable to accommodate the proposed residential development for the following reasons.

1. Adequate visibility splays cannot be provided on Hawthorn Close.
2. Adequate radius kerb arrangement cannot be provided on Hawthorn Close/site access junction.
3. The difference in land level between the site access and number 1 Hawthorn Close is likely to require a retaining structure and given the very limited width there is insufficient space for construction and maintenance easements.

Site 89 – Land at Mill Lane – Planning application 18/0002 was for 9 dwellings and we raised no objection. We do acknowledge Mill Lane is single working under the bridge however for a small increase from 9 to 15 dwellings (proposed in the SHELAA) we would not raise an objection in principal.

Site 98 - Land south west of Quernmore Road –There is a long frontage with Quernmore Road which gives plenty of scope to create a new access with suitable visibility splays and connecting footways for pedestrians to cross onto the eastern side to access the local facilities (school and shop, etc.). There are no concerns with this site in principal.

Hope this helps, please contact me if you need any further information.

Thanks



Highways Development Support
Highways and Transport
Lancashire County Council