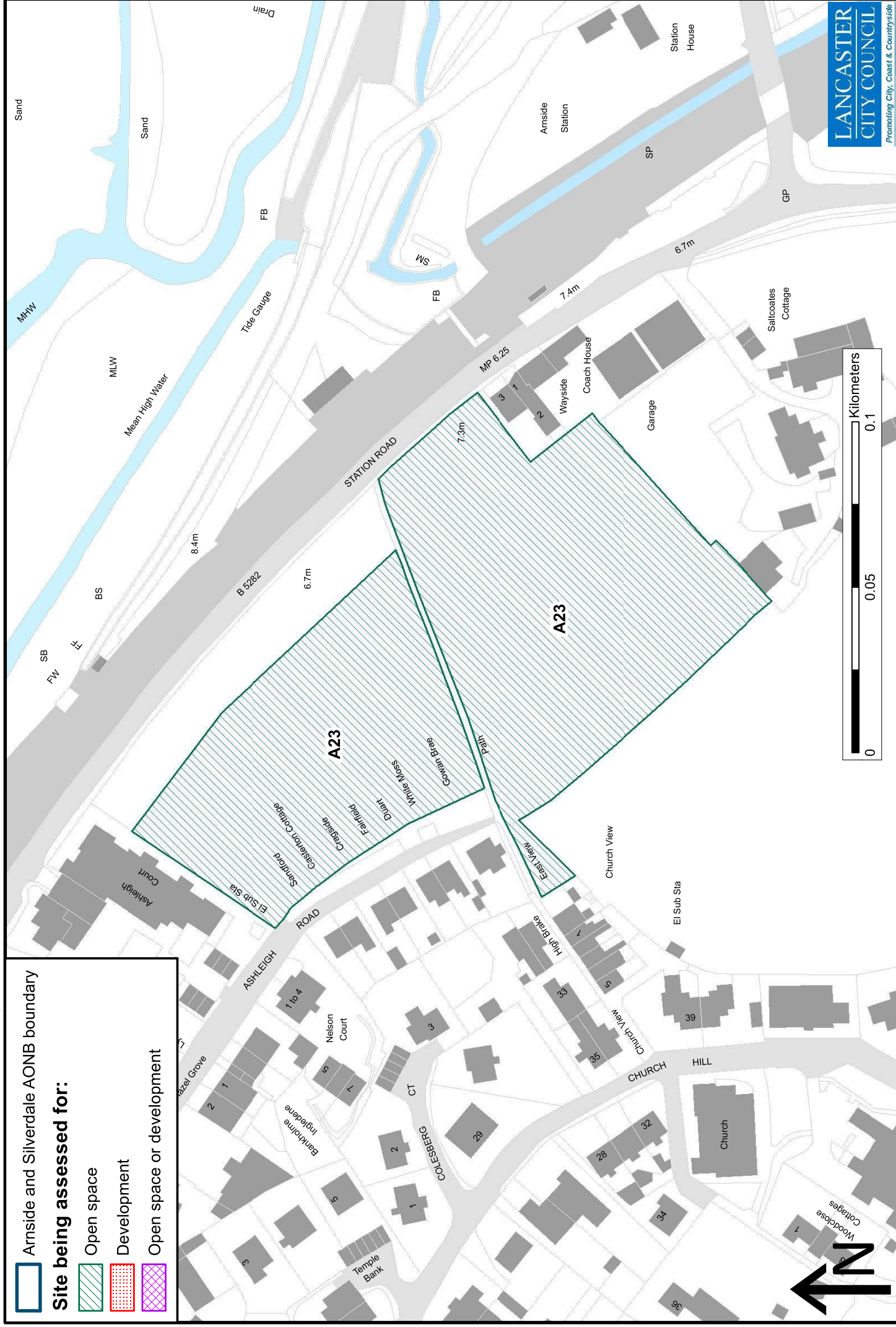




# Site A23: Station Fields, Station Road 1, Arnside







T: 01904 691630  
[www.landscapeagency.co.uk](http://www.landscapeagency.co.uk)  
[enquiries@landscapeagency.co.uk](mailto:enquiries@landscapeagency.co.uk)

## **Site A15 Red Hills Road: Arnside; Cumbria**

### Landscape Review of Potential Residential Allocation

October 2016

RP1114.2-001B



Rev	Date	Description	Initials	Checked
/	28.10.2016	For comment	AR	AR
A	25.11.2016	Client comments	AR	AR
B	20.12.2016	Client comments	AR	AR

**Document prepared for on behalf of:**

**Project Number:** 1114.2

**Document Status:** For Comment

**File Path:** M:\JOBS\1114.2 Arnside Redhills and Station Road\GRA - Graphics\Indesign

**Printing Note:** This document should be printed in landscape orientation in full colour on A4 paper size for optimum viewing



T: 01904 691630  
landscapeagency.co.uk  
enquiries@landscapeagency.co.uk

**© The Landscape Agency 2016**

*This document and its content is copyright of The Landscape Agency - © The Landscape Agency Ltd. 2016. All rights reserved.*

*Any redistribution or reproduction of part or all of the contents of this document in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it in any form or by means electronically, photocopying, mechanically or otherwise, or store the information in any web site or other form of electronic retrieval system.*

*This document has been designed and produced by The Landscape Agency Ltd. All images are copyright of TLA unless stated otherwise.*

## **1.0 INTRODUCTION**

### 1.1 Introduction

## **2.0 RED HILLS ROAD: SITE A15**

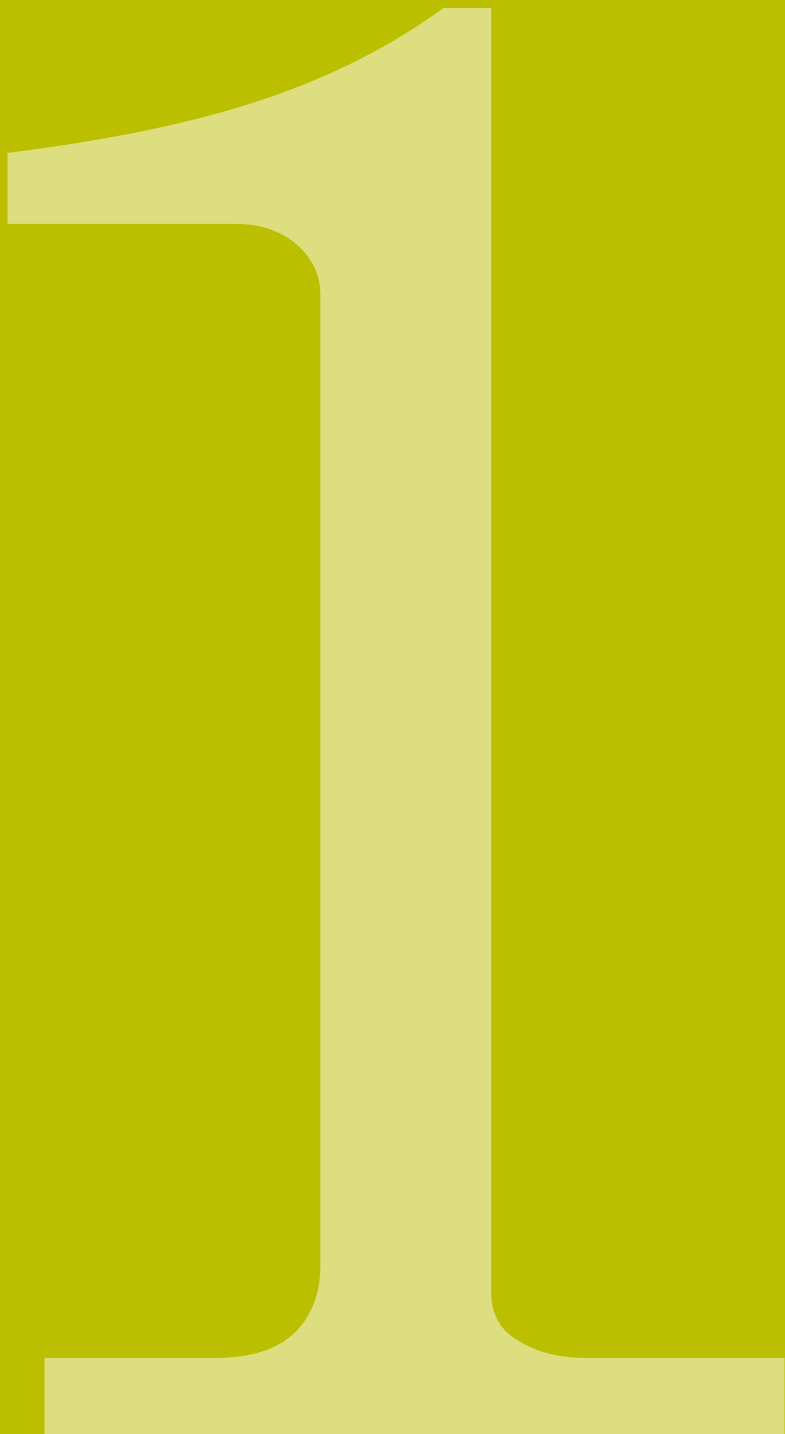
### 2.1 LCC/SLDC Landscape and Visual field study (LVFSS) Response

### 2.2 Response to Field Survey

### 2.3 Site overview

### 2.4 Constraints and opportunities

### 2.5 Landscape recommendations



# Introduction

## 1.1 INTRODUCTION

Russell Armer (RA) are promoting the Red Hills Road Site, A15, in Arnside for residential development through the joint Lancaster City Council and South Lakes District Council (LCC/ SLDC), Land Allocations process for the Silverdale and Arnside Area of Outstanding Natural Beauty (AONB).

A Landscape and Visual Field Survey Sheet (LVFSS) was produced by Arcadis Ltd on behalf of LCC/ SLDC in response to the initial pre application, as part of the Area of Outstanding Natural Beauty (AONB) allocations.

The initial response to the site was limited in its support to the potential of residential development across the entire site, support was however provided for partial development of the western area of the site adjacent to Lawrence Drive.

Further to the LVFSS recommendations, and SLDC's conclusion drawn from this that the site should not be developed, The Landscape Agency was commissioned to prepare an initial response to the LVFSS which sets out an alternative position with regard to potential layout and landscape mitigation. The findings of this response could allow SLDC to support the inclusion of site A15 as land for potential residential development.

To support further discussion the following is explored:

- A review of the assessment, comments and recommendations made in the LVFSS of the site.
- A brief site assessment including site photography.
- A constraints and opportunities plan.
- Landscape recommendations to support residential development.





The Kent Estuary

The Promenade/B5282

Station Road/B5282

Sandside Road/B5282

Black Dyke Road

Silverdale Road

ARNSIDE

Red Hills Road

Red Hills  
Site A15







▲ Site A15: Red Hills Road



Red Hills Site A15



### 2.1 LCC/SLDC LANDSCAPE AND VISUAL FIELD STUDY (LVFSS) RESPONSE

#### **Arcadis Field Survey Summary**

- Site A15 is a gently rolling secluded area located on the northern lower settled slopes of Arnside Knott and forms an intrinsic part of the mosaic urban and pasture farmland landscape which defines this area. To the north the site is delineated by a strong line of mature trees on steadily rising ground. There are scattered mature trees dotted along its urban edges and overlooked by residential development and a footpath. The context of the surrounding built form affects the sites' tranquillity. The combination of perimeter trees and residential properties gives the site a sense of containment. Site A15 is considered to form part of the wider urban and pasture farmland mosaic character which defines this part of Arnside within LCA F1. The open pasture contributes to the character and amenity of the surrounding townscape.
- It is considered that development on Site A15 would result in the total loss of an important landscape element which contributes to the defining characteristic of the local area.

#### **Arcadis Field Survey Summary Recommendations:**

- There is the potential for open space use on Site A15 with some associated small scale single storey vernacular building and associated landscape proposals within the north west corner of the site. The open, undeveloped remainder of the site should be retained to contribute to the urban / pasture farmland mosaic character.
- The nature of Site A15 is considered to have the capacity to accommodate

*a vernacular style building with appropriate landscape proposals without resulting in harm to the character and visual amenity of the AONB.*

### 2.2 RESPONSE TO FIELD SURVEY

- It is acknowledged that Site A15 is a contained site bounded by residential development and wooded slopes which forms part of the mosaic of urban and pasture farmland landscape.
- This contained nature limits the opportunities to appreciate this landscape within the context of Red Hills Road, Arnside Knott and the AONB.
- The Public Right of Way (PRoW) which runs along the entire southern boundary provides the primary experience of this landscape. However the rear first floor windows of properties on Red Hills Road overlook the site and reinforce that this space is adjacent to a settlement and not an isolated rural landscape.
- The site falls 2.5m from Red Hills Road at the high point to the western end adjacent to properties on Lawrence Drive which additionally overlook the site.
- The site, although open, plays a limited contribution to defining open space in the wider context due to the enclosed and overlooked character.

In recognition that Site A15 has limited wider visual connectivity with Red Hills Road, Arnside Knott and the AONB, that the experience of the site is overlooked by residential development, the loss of this space within the wider AONB and setting of Arnside would have a very limited visual impact on the designation and character of the village.

## 2.3 SITE OVERVIEW



▲ Views into the pasture are limited to the site entrance from Red Hill Road



▲ Views of the fields are contained



▲ View experienced from the PRoW are contained and bounded by residential properties which overlook the field



## 2.4 CONSTRAINTS AND OPPORTUNITIES



▲ Existing bungalows form an unfinished boundary to the western boundary on Lawrence Drive










▲ The PRoW is well used with an open character



▲ Site A15: Red Hills Road

### KEY

- |   |                                  |   |                      |
|---|----------------------------------|---|----------------------|
|  | Sense of openness                |  | High Point/Low Point |
|  | Key Views, limited to PRoW       |  | Potential entrances  |
|  | Glimpsed Views                   |  | Wooded boundary      |
|  | Overlooking and garden character |   |                      |

Site A15 Red Hills Road; Arnside | Landscape Review of Potential Residential Allocations






The Landscape Agency

## 2.5 LANDSCAPE RECOMMENDATIONS

Development of this site could have the following potential benefits:

- **Maintain a generous open green corridor** adjacent to the PRow which is not segregated from pedestrian access.
- Set back properties on Red Hill Road Frontage to **maintain the line of development on Red Hills Road**.
- Ensure a **high quality gable end to enhance property** facing Red Hills Road to provide a **positive character to the street scene** which is highly visible in this location.
- Maintain **clear lines of sight along the green corridor**, avoiding additional tree planting to ensure the existing woodland canopy is the dominant feature. This has the potential of offering the illusion of a more generous uncluttered corridor.
- The low point in the NW of the site could accommodate a higher density of development with density reducing towards Red Hills Road.
- We would recommend a single dwelling at the Red Hills Road entrance. Existing properties are detached with a **garden setting** on this stretch of Red Hills which Site A15 connects to.
- Promoting a visually less dense character without courtyard parking will **retain a more rural character in this prominent location**.

### KEY

	Strategic Green Corridor
	Medium Density
	Low Density
	Buffer Planting
	Key Views







T: 01904 691630  
[landscapeagency.co.uk](http://landscapeagency.co.uk)  
[enquiries@landscapeagency.co.uk](mailto:enquiries@landscapeagency.co.uk)





T: 01904 691630  
[www.landscapeagency.co.uk](http://www.landscapeagency.co.uk)  
[enquiries@landscapeagency.co.uk](mailto:enquiries@landscapeagency.co.uk)

## **Site A24 Station Road: Arnside; Cumbria**

### Landscape Review of Potential Residential Allocation

November 2016

RP1114.2-002A



Rev	Date	Description	Initials	Checked
/	25.11.2016	For comment	AR	AR
A	20.12.2016	Client comments	AR	AR

*Document prepared for on behalf of:*

**Project Number:** 1114.2

**Document Status:** For Comment

**File Path:** M:\JOBS\1114.2 Arnside Redhills and Station Road\GRA - Graphics\Indesign

**Printing Note:** This document should be printed in landscape orientation in full colour on A4 paper size for optimum viewing



T: 01904 691630  
landscapeagency.co.uk  
enquiries@landscapeagency.co.uk

### © The Landscape Agency 2016

*This document and its content is copyright of The Landscape Agency - © The Landscape Agency Ltd. 2016. All rights reserved.*

*Any redistribution or reproduction of part or all of the contents of this document in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it in any form or by means electronically, photocopying, mechanically or otherwise, or store the information in any web site or other form of electronic retrieval system.*

*This document has been designed and produced by The Landscape Agency Ltd. All images are copyright of TLA unless stated otherwise.*



## **1.0 INTRODUCTION**

### 1.1 Introduction

## **2.0 STATION ROAD: SITE A24**

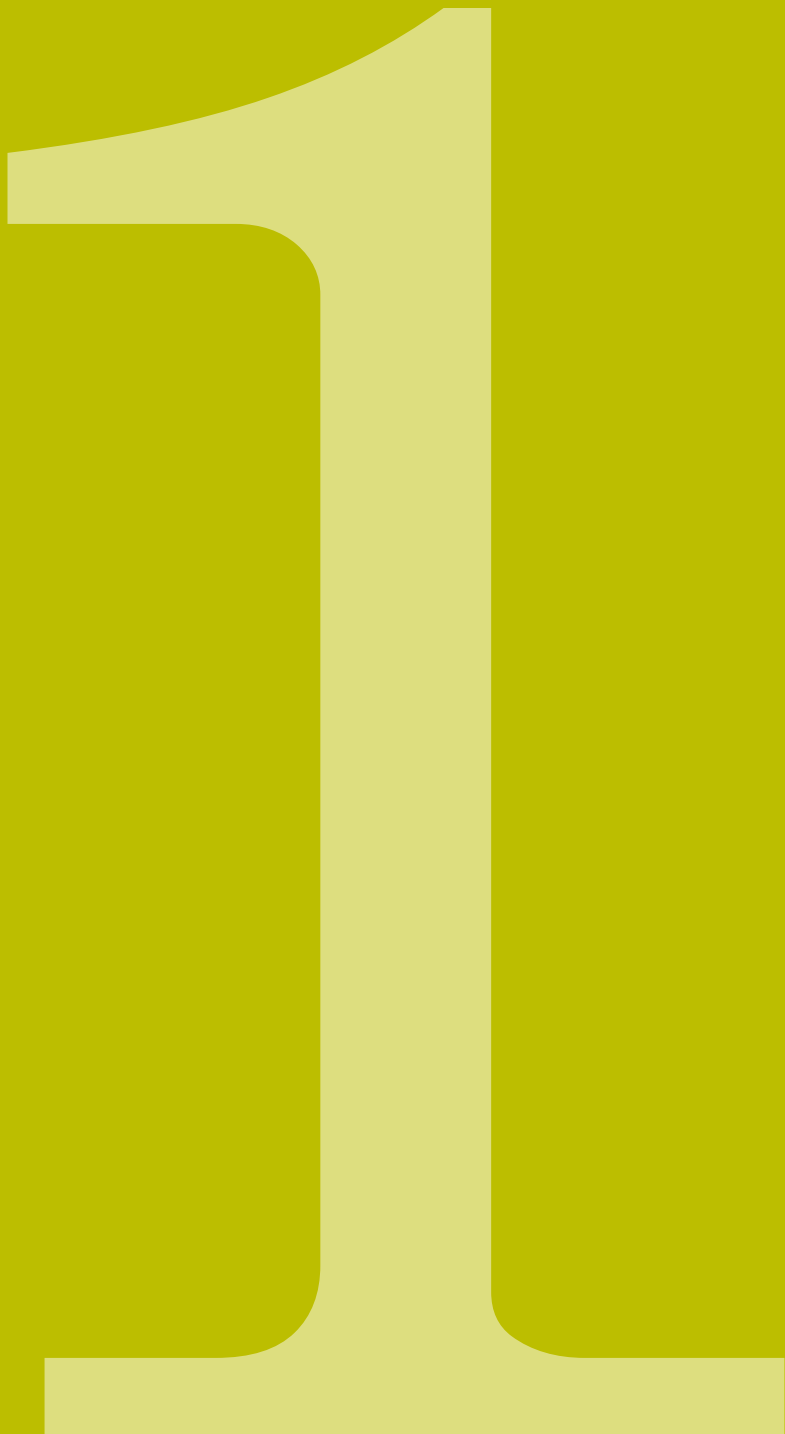
### 2.1 LCC/SLDC Landscape and Visual field study (LVFSS) Response

### 2.2 Response to Field Survey

### 2.3 Site overview

### 2.4 Constraints and opportunities

### 2.5 Landscape recommendations



# Introduction



## 1.1 INTRODUCTION

Russell Armer (RA) are promoting the Station Road Site, A24, in Arnside for residential development through the joint Lancaster City Council and South Lakes District Council (LCC/ SLDC), Land Allocations process for the Silverdale and Arnside Area of Outstanding Natural Beauty (AONB).

A Landscape and Visual Field Survey Sheet (LVFSS) was produced by Arcadis Ltd on behalf of LCC/ SLDC in response to the initial pre application, as part of the Area of Outstanding Natural Beauty (AONB) allocations. The initial response to the site was limited in its support to the potential of residential development.

Further to the LVFSS recommendations, and SLDC's conclusion drawn from this that the site should not be developed, The Landscape Agency was commissioned to prepare an initial response to the LVFSS which sets out an alternative position with regard to potential layout and landscape mitigation. The findings of this response could allow SLDC to support the inclusion of site A24 as land for potential residential development.

To support further discussion the following is explored:

- A review of the assessment, comments and recommendations made in the LVFSS of the site.
- A brief site assessment including site photography.
- A constraints and opportunities plan.
- Landscape recommendations to support residential development.





The Kent Estuary

The Promenade/B5282

Station Road/B5282

Station Road  
Site A24

Sandside Road/B5282

Black Dyke Road

Silverdale Road

Red Hills Road

ARNSIDE







▲ Site A24: Station Road



Station Road Site A24

### 2.1 LCC/SLDC LANDSCAPE AND VISUAL FIELD STUDY (LVFSS) RESPONSE

#### **Arcadis Field Survey Summary**

- *Site A24 is located on the eastern lower settled slopes of Arnside Knott and forms an intrinsic part of the mosaic urban and pasture farmland landscape which defines this area. The tranquillity of the site is affected by the surrounding residential development on two sides and the B5282 and railway on the north side. The sites comprise two pasture fields on low lying sloping ground which form prominent elements in views from the B5282 and Arnside railway station. It is considered that development on Site A24 would result in the loss of important, highly visible landscape elements at the arrival location for visitors to Arnside and which contributes to the defining characteristic of the local area.*
- *Harm to the landscape or settlement character of the AONB cannot be mitigated.*

### 2.2 RESPONSE TO FIELD SURVEY

It is acknowledged that site A24 forms part a mosaic view of urban and pasture farmland experienced from the Station and B5282. The current view experience is as follows:

- Development to 4 sides including, Station Road, Ashleigh Court, Ashleigh Road and the southern farmstead. This existing development creates a strong sense of enclosure to the site. Development character along these boundaries varies in scale, age and form which provides a disjointed and un-cohesive character.

This we feel is not a strong representation of the built or landscape character of Arnside in this location.

- Ashleigh Court is a dominating structure within this view and is not characteristic to the scale of Arnside or this location.
- Existing development has broken the natural skyline.
- A Public Right of Way (PRoW) dissects the site connecting residential areas with the station.
- High quality views of the estuary are appreciated from this PRoW to the north at the PRoW highest point.
- A distant view from the Station and B5282 is only permitted in the SW over the rising fields between the developed edges of the site.
- The distant field viewed from the SW corner of the site is partially bounded with residential development which breaks the natural skyline.
- Views from the B5282 are restricted by mature hedgerows and a high quantity of on street parking along side the sites frontage associated with the station.
- Views from the B5282 are limited to immediately adjacent to the site due to dense development along this road. The value of views from the B5282 are limited and experienced briefly.
- Views from the station and foot bridge are elevated, views from this vantage point of the distant SW fields are a strong feature. Development in the low levels would not obscure these views.



## 2.3 SITE OVERVIEW



▲ View experienced from Station Road. The view is experienced in the context of residential development. (This is a stitched panoramic photo.)



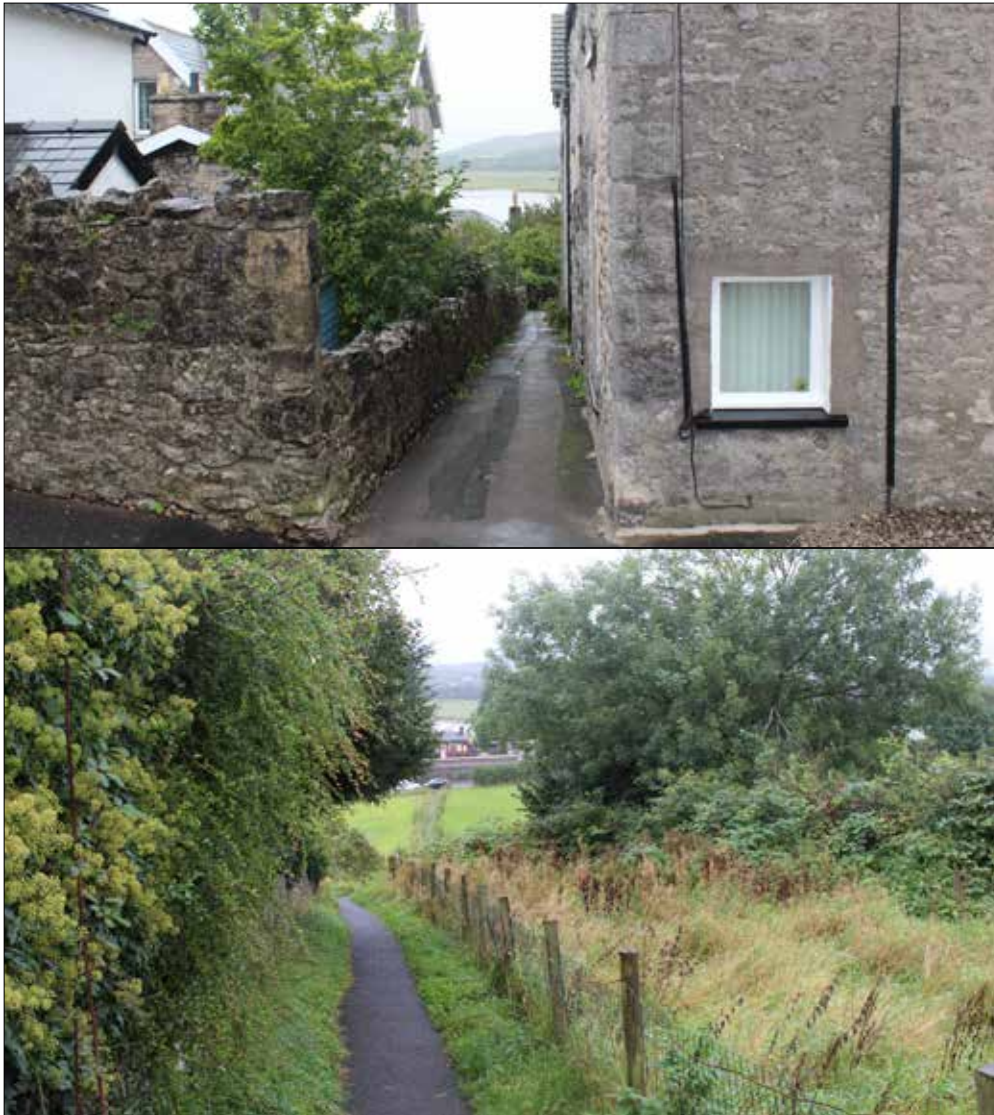
▲ View experienced from the PRoW. Kent Estuary is visible in the context of development. Ashleigh Court is a dominating block. (This is a stitched panoramic photo.)



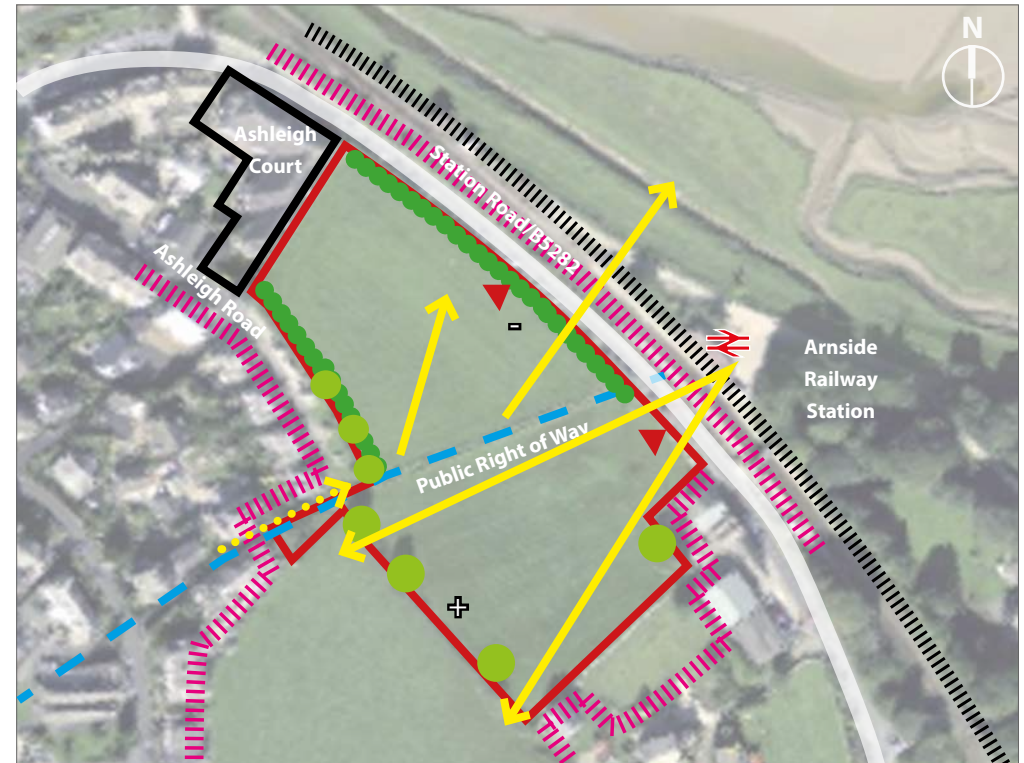
▲ View experienced from the railway station platform. The view is bounded by residential properties, a distant view of pasture is only partly permitted. Ashleigh Court is a dominating block (This is a stitched panoramic photo.)

**Site A24 Station Road; Arnside | Landscape Review of Potential Residential Allocations**

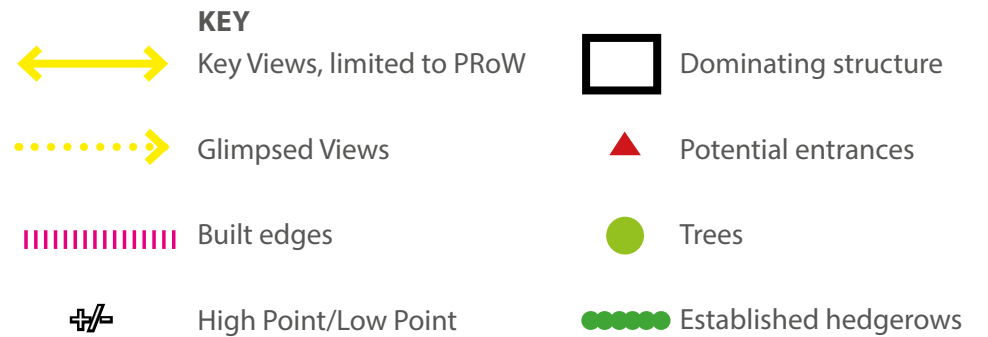
## 2.4 CONSTRAINTS AND OPPORTUNITIES



▲ Views along the PRoW looking towards the Kent Estuary.



▲ Site A24: Station Road













## 2.5 LANDSCAPE RECOMMENDATIONS

Development of this site could have the following potential benefits:

- Potential development of the low lying fields within site A24 would not restrict views of the distant farmland landscape to the SW from the railway station, therefore **maintaining the intrinsic existing urban pasture landscape character**.
- Cohesive **rounding off** of the existing incremental stages of historic development and **softening** of the less characteristic development scale of Ashleigh Court.
- Positive **reinforcement of the Station Road** character through **active frontage** and strategic opportunities to appreciate **views** of distant fields.
- Opportunities to provide **off street parking** for the station and **improve the arrival experience, highway safety** and urban character of Arnside.
- Potential to completely remove on street parking from Station Road.
- A **stronger arrival experience for train users** and the general arrival experience to Arnside.
- Potential of denser development to the north of the PRoW to **round off Ashleigh Road and Court**.
- Potential of reduced density south of the PRoW to **retain pasture views**, openness and soften the transition to existing development densities.
- Improvements to the **PRoW to improve** the quality of this route and ensure views of the Kent Estuary to the north are maintained.

### KEY

	Public Right of Way (PRoW) Green Corridor
	Green buffer
	High Density
	Medium Density
	Designated station parking and buffer planting
	Key Views from station and footbridge to respect
	Key Views of the Kent Estuary to respect
	Positive Active Frontage





▲ Conceptual Recommendations



T: 01904 691630  
[landscapeagency.co.uk](http://landscapeagency.co.uk)  
[enquiries@landscapeagency.co.uk](mailto:enquiries@landscapeagency.co.uk)