

2014

# Barrow Borough Council



**[GREEN WEDGE REVIEW]**

**Barrow-in-Furness Local Plan**

**Green Wedge Review**

**2014**

**To Inform Preferred Options Draft Local Plan**

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# 1 Introduction

- 1.1 The Green Wedge Review has been carried out to inform the preparation of the statutory Barrow Local Plan for the period 2012 to 2031, specifically its emerging Green Infrastructure (GI) Chapter. The primary role of the review is to inform the development of a Green Infrastructure Strategy Supplementary Planning Document (SPD) appraising whether the existing Green Wedge sites remain fit for purpose as the baseline for developing a sustainable landscape and design-led approach to development that ensure that access to landscape and open space is integrated environmentally, visually and accessibly based on the local characteristics that make it distinctive.
- 1.2 The review analyses the characteristics of each Green Wedge making recommendations as to their suitability and potential.
- 1.3 Policy D4 that provides the policy context for the existing Green Wedges, was carried forward into the Local Plan Review 1996-2006 as a Saved Policy from the previous 1991 Local Plan having proved successful in protecting areas of important 'open green space' from inappropriate development. Green Wedge policy is not about preventing all development but making sure that only development that is complement and would enhance the Green Wedge purposes is allowed. The core purposes of the Green Wedge policy as it evolves as follows:
- (a) Guide settlement form** – Green wedges are intended to help maintain settlement form and identity within the wider landscape. They make sure that areas of strategic open green space important to that character are located and clearly defined in such a way as to act as a buffer separating one development area from another. Future growth must be sustainable and not at the expense of either settlement or wider landscape character. Green Wedges are considered to be fundamental in creating an integrated framework of green infrastructure assets.
- (b) Guide development form** - Green wedges also help guide new development to more appropriate locations and as such help to protect and enhance the character of the urban fringe and open countryside. Green Wedges designated within the Local Plan will be supplemented with Green Routes and Green Spaces identified in adopted Masterplans and Development Briefs to ensure that proposals come forward already informed by the characteristics of the site and any development or design criteria needing to be met. The following list with a settlement-wide network and hierarchy of Green infrastructure:
- Sporting and related facilities
  - Flood alleviation measures
  - Identification, protection and the enhancement of wildlife sites and the movement corridors between them



- Protection and improvement of historic and cultural assets within their settings.
- Sustainable public access and movement corridors and;
- Development infrastructure.

**(c) Provide a green lung into urban areas** - Green wedges provide communities with visual and physical access to open green space providing an antidote to the built density of urban living.

**(d) Provide a recreational resource** – Landed recreation and leisure uses requiring open space are often found in urban fringe locations. A Green Wedge designation is supportive in ensuring that such facilities are viable without exposure to development pressure, have sufficient green space around them to support the character of the use and remain accessible to the urban population. Connected footpath access to the open countryside is important in its own right as well as providing an easy access to different forms of recreation and relaxation opportunity.

1.4 The Green Wedge designation covers a range of different types and sizes of green space. At a strategic level Green Wedges contribute to ensuring that settlements are able to retain their individual identity and setting within the landscape and that there is adequate visual separation between individual districts within the urban area itself. It is also important that separation is maintained between settlements and major transportation routes to ensure that the rural character and identity of the Borough is able to retain its rural character and not appear increasingly urbanised. At the local level Green Wedges provide meaningful design context and setting for adjacent development areas.

1.5 As settlements expand it will be important that the Green Wedge concept extends in parallel informing future patterns of development that are sustainable in providing a balanced forms of development that helps to create a more resolved, integrated and active relationship between the urban areas and the landscape beyond.

1.6 The review also identifies parts of Green Wedges that need amending or no longer meet the core purposes justifying their removal or adjustment as part of the Local Plan Review process.

1.7 Should existing buildings within a Green Wedge area become surplus to requirements they are to be considered as a brownfield development opportunity within the open countryside. Redevelopment of existing buildings should be permitted provided that the scale and character of any

proposals would not increase the amount of development on site, harm the important distinctive character of the existing site or that of the Green Wedge setting in addition to meeting all other relevant Local Plan policies.

1.8 It should be noted that Green Wedges are not Green Belt and as such are a local planning tool not a nationally derived one.

## 2 Green Wedge Review Methodology

- 2.1 The methodology uses a criteria matrix to assess each Green Wedge. Each wedge has been studied from a series of specific publically accessible viewpoints that are considered to be representative of the Green Wedge as a whole, including those from surrounding private land. The review is necessarily descriptive to ensure that the evidence informing the Council's decision-making is objective and verifiable.
- 2.2 A recommendation is made for each Green Wedge based on its ability to meet the core purposes along with an assessment of any potential capacity that may exist to accommodate development without causing harm to the Green Wedge or wider designation. Where development may be feasible due to the nature of the Green Wedge boundary and the ability to improve the clarity of the Green Wedge designation a range of specific layout, architectural and landscape design requirements are highlighted. The criteria highlighted will then be amplified further in detail within a Development Brief SPD to ensure that proposals are capable of enhancing the definition or character of the Green Wedge. A key principle of the Green Wedge concept and the assessment process is to ensure that the size, configuration and function of a green wedge is the minimum required to fulfil the core purposes relating to the individual characteristics of the site.
- 2.3 In building the portrait of each Green Wedge the following stages are followed:

### **Stage 1 – Desktop Survey**

Physical and statutory data collected about each green wedge with respect to:

- Public rights of way
- Protected habitats.
- Historic landscape and archaeological remains.
- Flood risk information.
- Findings from the Minerals & Waste Local Plan.

- Development management decisions within the green wedge including appeals as evidence of development pressure.

## Stage 2 – Green Wedge Review Criteria

2.4 The following schedule explains each of the criteria used in assessing and evaluating the role and contribution of a Green Wedge from a particular viewpoint:

- **View type-** Each mapped viewpoint is assessed in terms of whether its view character can be identified as being either Static and/or Dynamic. A Static view is described as one that is available to permanent 'long term' view for example from a habitable room or a linear route with a clear visual landmark as a focus. A dynamic view is one that changes as it is passed whilst travelling along routes around the area. Where both types of view are notable the most significant one is listed first.

The view type section also describes whether the Green Wedge occupies either a Large, Medium or Small part of the overall visible view. The viewing angle needed for the view is also described as either 'direct' or 'oblique' along with an indication of the 'duration' or length of time that the view can be seen for from that position. Particular characteristics that impact on the nature of the view available from the receptor viewpoint, for example differences in elevation, are also noted. Together the view type information provides an indication of general visual significance in helping to determine the value of the Green Wedge's contribution to streetscene, townscape and wider landscape character.

- **Land use description-** Land uses on the visible part of the Green Wedge are identified along with those adjacent. References to adjacent uses are located using a simple North-South-East-West indicator. Where a highway is the adjacent use the next use beyond is also given.
- **Topography-** Descriptions ranging from 'Flat' to 'Steeply Sloping' are used to describe site levels along with a description as to whether the slope is of a convex or concave profile again with a compass reference indicating the slope's direction of fall.
- **Key landscape features-** Identifiable landscape features of note are recorded to describe the physical and visual character of the view. Distant views of Green Wedge areas in other parts of the settlement are highlighted, especially where it contributes to the definition of a settlement's 'green' landscape horizon. The form and character of vegetation is also noted along with a general indication of its ecological value to the site and its surroundings.

- **Visual separation-** Avoiding the coalescence of settlements both physical and visual, and relieving the visual mass of a settlement are key purposes of the Green Wedge. The hill crests formed by the rolling character of parts of the Borough's landscape help to shield development in a number of places creating the appearance of an effective 'settlement edge' preventing visibility of individual development areas.
- **Defensible boundary-** The edges of each Green Wedge are assessed to ensure that each Green Wedge designation is clearly defined and practically maintainable.
- **Extent of built development-** Identifies the nature of visible man-made structures and curtilages within the area of Green Wedge that can be seen from the viewpoint.
- **Impact of further built form-** An assessment as to the likely visual impact of 'Minor' and 'Major' built development on the character of the Green Wedge is made taking into account the prevailing site and surrounding conditions.
- **Provision of open space-** Access to open space is recorded as one of the key Green Wedge purposes. Distinction is made between formal and informal provision.
- **Recreational opportunities-** Detailed description of the formal and informal spaces within the visible area.
- **Ease of Public access-** Assessment as to the condition and quality of access that may or may not support surrounding land uses.
- **Level of public use-** Observation as to the extent of use at the time of the assessment and based on surface evidence.
- **Effect on Recreational Use of a Boundary Change-** Assessment as to whether a boundary change would impact on the way Green Wedge is being used and in terms of accessibility.
- **Other Comments-** Any specific observations especially relating to the overall composition of a view are set out here.

## **Green Wedge Analysis**

2.5 The Council's air photographic survey undertaken in 2013 has been used to identify features, land uses and patterns of land use activity and vegetation in addition to the investigation carried out as part of the ground survey work. The varied nature of each Green Wedge has led to the identification of sub-character areas within each Green Wedge to assist with characterisation and to identify locations. These are highlighted on the Green Wedge Sub-Character & Viewpoints maps in each Green Wedge section. Each area is assessed in terms of its contribution to local community, landscape and ecology and categorised as being of either 'High', 'Medium' or 'Low' importance. This will also inform the basic approach to be taken when identifying new Green Wedges.

## **Development Pressure**

2.6 Development proposals put forward on land within Green Wedge areas are set out highlighting the determination of planning applications in line with the policy.

## **Evaluation**

2.7 Each Green Wedge is considered against each of the existing core purposes; preventing the merging of settlements, guiding development, providing green lungs and recreational contribution.

## **Issues Arising**

2.8 Where opportunities arise or issues are created by the Green Wedge designation, these are set out with suggestions as to approaches for consideration. The impact of the SHLAA classification is considered enabling the testing of sites within the Green Wedge against the policy.

## **Conclusion**

2.9 Each assessment concludes with a recommendation as to the viability and/or potential of the Green Wedge.

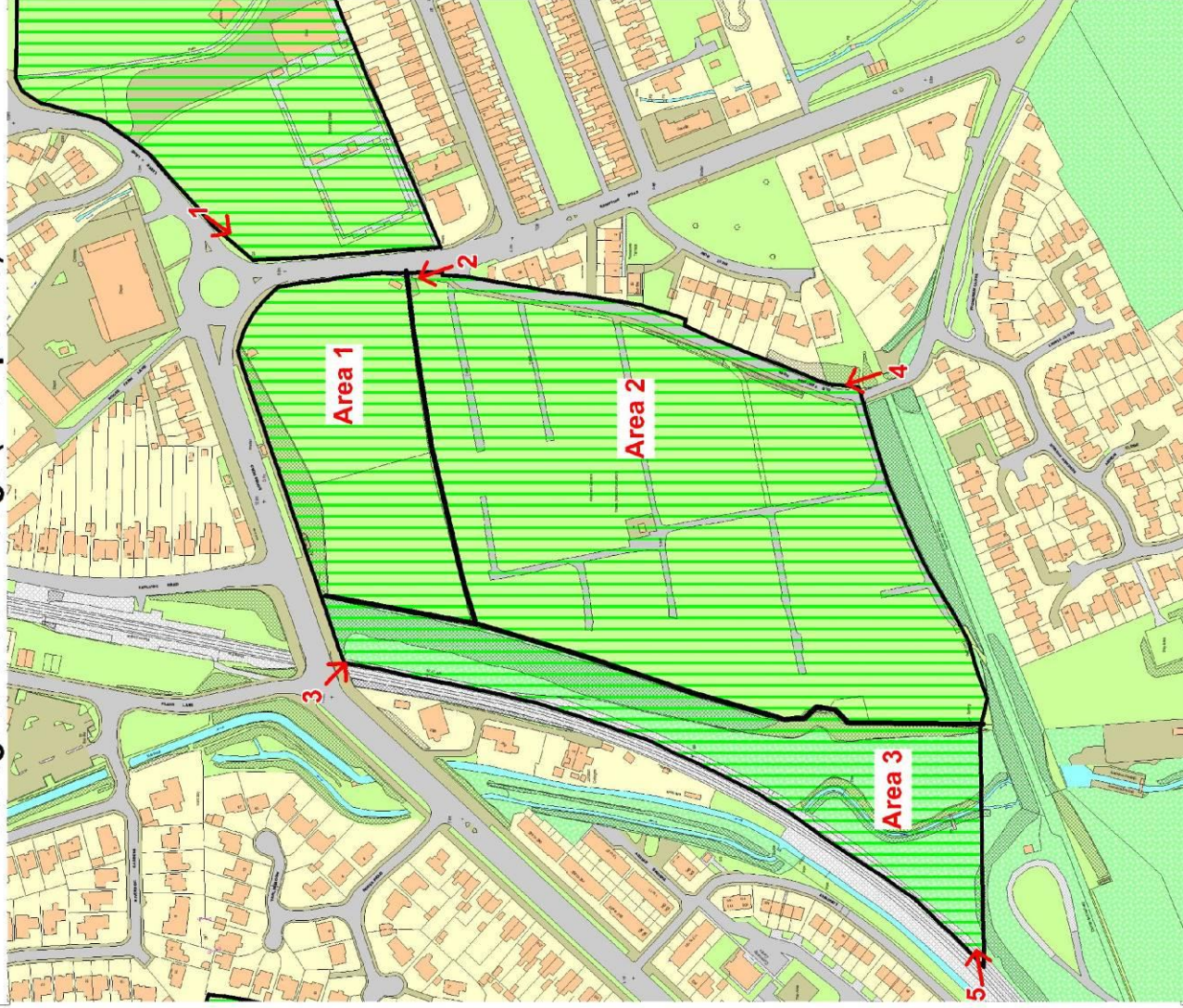
### **3 Green Wedge Evaluation Proformas**

- (a) Roosegate
- (b) Leece Lane
- (c) Flass Lane
- (d) Ormsgill
- (e) Walney
- (f) Dalton (South West)
- (g) Dalton (South East)
- (h) Dalton (North)

Roosegate Green Wedge



## Roosegate Green Wedge (Viewpoints)



Scale: Not to Scale



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Green Wedge Review: Roosegate					
<b>Evaluation Location, Date &amp; Time</b>	1 09 Jan 14/12:00 Area 1	2 09 Jan 14/12:10 Area 1	3 09 Jan 14/12:15 Area 1 & 3	4 09 Jan 14/12:20 Area 2	5 09 Jan 14/12:35 Area 3
<b>Type of View</b>	Medium Part of Dynamic view, Direct, Short - Medium duration	Small to Medium part of Dynamic view, Oblique, Glimpse – Short duration	Medium to Large part of Static/ Dynamic view, Direct & Oblique, Medium duration.	Medium part of Static/Dynamic view, Direct and Oblique, medium duration	Medium to Large part of Static/Dynamic view, Direct and Oblique, Medium duration.
<b>Land Use Description</b>	Horsiculture/Grazing	Horsiculture/Grazing /Allotments	Horsiculture/Grazing	Allotments	Scrub woodland/Floodplain
<b>Adjacent Land Uses</b>	(n) Highway/Res (e)Highway/Grazing (s) Allotments (w) Woodland	(n) Highway/Res (e)Highway/Grazing (s) Allotments (w) Woodland	(n) Highway (e)Highway (s) Allotments (w) Woodland	(n) Horsiculture (e)Highway/res (s) Woodland (w)Woodland	(n) Highway/res (e) Railway/ wood (s) Railway/ woodland (w) Res/highway
<b>Topography</b>	Hilltop. Convex slope (w-e)	Convex slope (w-e)	Hilltop. Convex slope (e-w)	Convex slope (w-e)	Generally flat
<b>Landscape Features</b>	Mature hedgerows including trees. Elevation relative to adjacent highway.	Tree canopies within mature hedgerows.	Mature hedgerows including trees.	Internal sporadic hedge and allotment sub-divisions	Engineered embankment to Railway, addressing watercourse.
<b>Visual Separation</b>	Prominent contribution to edge of settlement character. Focal Hilltop skyline.	Contribution to setting of settlement gateway centred on roundabout.	Strong contribution to edge of settlement character due to defined elevated tree group.	(w-e) Slope provides separation from housing areas beyond to the west.	Provides separation between Redshaw Avenue and Longway housing areas.
<b>Defensible Boundary</b>	Robust elevated hedges supported by fencing. High wall to front of site.	Robust elevated hedges supported by fencing. High wall to front of site.	Formal well-maintained linear wall supporting tree group.	Varied eclectic mix of poor quality of solid and open boundary treatments.	Palisade fencing back of highway to watercourse and railway beyond.

<b>Extent of Built Form</b>	Single animal shelter	Single animal shelter	Pillbox.	Exposed pattern of eclectic allotment structures and boundary treatments many in poor condition.	Hardstanding/track
<b>Impact of further Built Form</b>	<b>Minor:</b> Large visual intrusion into openness. <b>Major:</b> Significant visual intrusion undermining rural edge and 'gateway' character.	<b>Minor:</b> Prominent visual intrusion into openness <b>Major:</b> Large visual intrusion with loss of openness.	<b>Minor:</b> Visual intrusion into openness during winter months when trees have no leaves <b>Major:</b> Large visual intrusion into openness during winter months when trees have no leaves	<b>Minor:</b> Loss of allotments. Impact on openness. <b>Major:</b> Large scale loss of allotments. Loss of openness.	<b>Minor:</b> Loss of commonplace urban landscape and habitat <b>Major:</b> Significant loss of commonplace urban landscape and habitat. Reduced separation between development areas.
<b>Provision of Open Space within Urban Area</b>	None. Visual access only	None. Visual access only	None. Seasonal visual access only	None. Semi-private allotments only.	None.
<b>Recreational Opportunities</b>	Private horsiculture	Private horsiculture	Private horsiculture	Semi-private horticulture	Informal access apparent off footpath (601108) No access from Longway.
<b>Ease of Public Access</b>	n/a	n/a	n/a	Low	Low
<b>Level of Use of Public Access</b>	n/a	n/a	n/a	Low	Low
<b>How would Recreational use be impaired by Boundary Change</b>	n/a	n/a	n/a	Reduction in numbers of allotments.	Potentially enhanced.

<b>Other Comments</b>	Area of Green Wedge makes prominent elevated contribution to edge settlement/gateway character	Unobstructed visibility of tree canopy and green slope make important contribution to Gateway character.	Viability of trees key to on-going contribution of site to edge settlement character.	The slope is less prominent and fits reasonably in relation to the Green Wedge 'spine' running alongside the railway line.	The area between the footpath (601108) and the railway line is important in separating areas of development.
<b>Green Wedge Analysis</b>	<p>It is considered that the Roosegate Green Wedge has three distinct areas:</p> <p><b>Area 1</b> – Is characterised by the elevated convex field defined by mature planting around its edge that addresses the southern 'gateway' roundabout junction of Roosegate and Rampside Road. The hilltop elevation of the site with its 'horizon' view forms the highest point in the area contributing to the order of the junction and creating distinctive focal views from Leece Lane in particular. <b>Low Local, High Landscape, Medium Ecological importance.</b></p> <p><b>Area 2</b> – Located to the south of Area 1 the allotments occupy a lower position on the convex slope location exposing the eclectic mix and cluttered nature of the structures and boundary treatments. Sustained views are achievable from the small number of properties along Old Rampside Road. Public Right of Way 601108 runs east to west along part of the southern edge of Area 2. <b>Medium Local, Low Landscape, Medium Ecological importance</b></p> <p><b>Area 3</b> – Green Wedge Spine. An area of mature scrub woodland running east to west along the rear edge of the Roosegate highway and south westerly boundary along the line of the railway forming the western edge to the allotment area. A Public Pipe Combined and a Main Pipe Combined run through the area north to south. A possible cycle route has been identified north to south along the eastern edge of Area 3. An area to the south west corner is in Flood Risk Zone 3 with a small area alongside the watercourse in the south west corner is susceptible to surface water flooding. <b>Low Local, High Landscape, High Ecological importance.</b></p> <ul style="list-style-type: none"> <li>• All three areas fall with the Minerals Consultation Zone for sand and gravel.</li> <li>• A Wildlife Corridor to the west covers the majority of Area 3 and part of Area 2 to the south west corner.</li> </ul>				

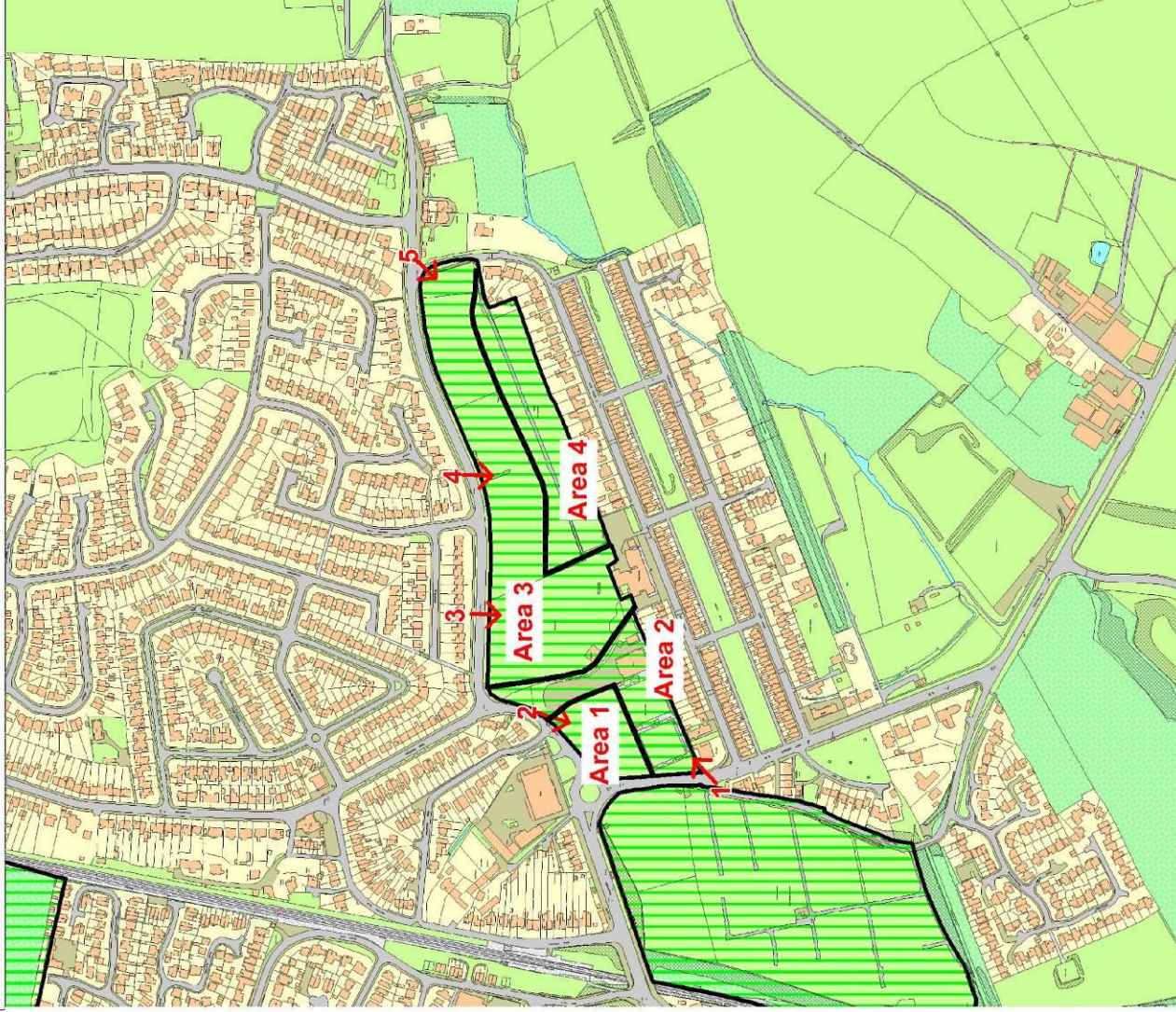
<b>Development Pressure</b>	<p>1983/0021 – <b>Approved with Conditions.</b> Consent to display hoarding advertisements at land adjoining Roose Road opposite Yarlside Road junction.</p> <p>1989/0972 – Workshop development and access road. <b>.Appeal Allowed.</b> Proposed access along southern edge of Green Wedge deemed fit for purpose.</p> <p>1998/0241 – <b>Prior Notification.</b> Erection of second telecoms mast (15m high)</p> <p>2004/1118 – <b>Refused.</b> Replacement of existing 15m high mast with 20m mast.</p> <p>2005/0237 – <b>Approved.</b> Telecommunications antennae on existing 17.3 metre mast.</p>
<b>Evaluation</b>	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Roosegate Green Wedge does not contribute directly to preventing the coalescence of settlements. It does however contribute significantly in terms of visual relief in providing a transitional buffer between the outlying Redshaw Avenue housing areas and the built-up area north of Roose Road. Its close relationship with the Leece Lane Green Wedge combines to create a wider visual access to open countryside to the east.</li> <li>• <b>Guide development form</b> - The Roosegate Green Wedge has not been subject to any particular development pressure the only applications being for telecommunications masts and an advertising hoarding onto Roose Road.</li> <li>• <b>Provide a green lung into urban areas</b> – The Roosegate Green Wedge albeit close to the southern edge of the built-up area of Barrow does contribute as a green lung to those areas to the north of Roose Road and to the Longway housing area. In conjunction with the Leece Lane Green Wedge it contributes to a continuous open visual resource that ‘softens’ the appearance of the entrance into Barrow from the south.</li> <li>• <b>A recreational resource</b> – The Roosegate Green Wedge contributes to private recreation in the form of allotments and land for the grazing of horses. Access to the allotment area is open, but is not extensively used by anyone other than those working allotments.</li> </ul>

<b>Issues Arising</b>	<p>Potential exists to expand the Green Wedge to the south-west to consolidate the buffer between the Longway and Redshaw Road housing areas. In addition to providing an element of strategic open space for any redevelopment of the Salthouse Mills area. Green Wedge designation would help to exert greater control over the layout design and landscaping of any future development deemed to be suitable in the vicinity of this area.</p> <p>The southern edge of the Green Wedge may be again subject pressure to form part of an access for a redevelopment of the Salthouse Mills site to the west.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA identifies Area 1 and 2 as being 'potentially developable'. It is considered that Areas 1 and 3 have no development potential due to Green Wedge purposes.</p>
<b>Conclusion</b>	<p>The Roosegate Green Wedge contributes to an important edge of settlement character within the Roose Road streetscene due to its landscape elevation forming a distinct edge above the south side of the road defined by mature tree planting. Any development that would encroach upon this character would be detrimental to the open landscape character of the Green Wedge when viewed from the north.</p> <p><b>Recommendation:</b> Retention of Green Wedge as currently designated. The potential redevelopment of the Salthouse Mills site highlights an opportunity to extend the Roosegate Green Wedge integrating any new development within a mature landscape setting.</p>



Leece Lane Green Wedge

# Leece Lane Green Wedge (Viewpoints)



Scale: Not to Scale



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## Green Wedge Review: Leece Lane - Analysis and Evaluation Pro-forma

<b>Evaluation Location, Date &amp; Time</b>	1 09 Jan 14/12:25 Area 1	2 09 Jan 14/12:30 Area 1,2 & 3	3 09 Jan 14/12:45 Area 3 & 4	4 09 Jan 14/12:50 Area 3 & 4	5 09 Jan 14/13:00 Area 3 & 4
<b>Aspect</b>	Small part of Dynamic view, Oblique, Short duration	Medium part of Dynamic view, Direct/Oblique, short to medium duration	Medium part of Dynamic/Static view Oblique and Direct, Short to Medium duration.	Medium part of Dynamic/Static view, Oblique and Direct, medium duration	Medium part of Dynamic/Static view, Oblique and Direct, Medium duration.
<b>Land Use Description</b>	Grazing/Bowling Green	Grazing/Bowling Green	Playing Fields	Playing Field and unused Playing Field/ Allotments	Horsiculture/unused Playing Field/ Allotments
<b>Adjacent Land Uses</b>	(n) Highway/Res (e) Clubhouse (s) Residential Gdns (w) Highway/ Horsiculture	(n) Highway/Res (e)Allotments (s) Clubhouse (w) Grazing	(n) Highway/Res (e)Unused Playing Field (s) School (w) Clubhouse	(n) Highway/Res (e)Horsiculture (s) Allotments (w)Playing Field	(n) Residential (e) Highway (s) Residential (w) Unused Playing Field
<b>Topography</b>	Flat to convex slope. Terracing effect with housing on elevated land beyond wedge.	Flat to convex slope	Convex slope (n-s)	Lower flat foreground. Convex (s-n) slope with Allotments beyond.	Generally flat. Embanking to field/former pitch boundaries evident.
<b>Landscape Features</b>	Distant mature hedgerows and trees to highway.	Fenced boundary	Mature regular tree lined verge across view.	Mature regular tree lined grass verge across view.	Fallow Playing Fields. Mature tree lined highway.
<b>Visual Separation</b>	Separation of North Terrace from Leece Lane Housing Area.	Foreground view assimilating into Area 1 of the Roosgate Green Wedge beyond creating edge of settlement character.	Strong visual separation between defined residential areas.	Separation achieved between housing on Leece Lane with North Row to the south.	Separation achieved between housing on Leece Lane with allotments on slope to the south.

<b>Defensible Boundary</b>	Masonry wall.	Concrete post and wire (e) Wall (w), Hedge and wire (n) Fence (s)	Formal post and fence.	Post and wire fence/Hedge to highway various to allotments to south.	Post and wire mesh, eclectic allotment boundaries.
<b>Extent of Built Form</b>	Small sporadic buildings ancillary to recreational use. Continuous built form edge to (s) of Green Wedge.	Clubhouse adjacent.	Continuous residential frontage on Leece Lane addressing highway frontage and Green Wedge.	Allotment clutter. Eclectic mix of structures and boundary treatments.	Allotment clutter. Eclectic mix of structures and boundary treatments.
<b>Impact of further Built Form (Sensitivity to - HML)(Who affected)(scale of change)</b>	<b>Minor:</b> Potentially prominent and incongruous form of development <b>Major:</b> Significant visual intrusion undermining openness of settlement 'gateway' character.	<b>Minor:</b> Prominent due to position within otherwise open area. <b>Major:</b> Obtrusive form. Fundamental change to edge settlement character of 'gateway' junction.	<b>Minor:</b> Obtrusive reduction of clear separation and part distant countryside aspect. <b>Major:</b> Large visual intrusion into openness and loss of distant countryside especially during winter season due to loss of leaves.	<b>Minor:</b> Obtrusive reduction of clear separation and part distant countryside aspect. <b>Major:</b> Large visual intrusion into openness and loss of distant countryside aspect.	<b>Minor:</b> Obtrusive compromising of separation and countryside edge <b>Major:</b> Obtrusive loss of separation and countryside edge.
<b>Provision of Open Space within Urban Area</b>	None. Private playing greens	None. Visual access only. Private	None. Private open space. Playing fields.	None. Formal Playing fields.	None. Allotments/Playing fields.
<b>Recreational Opportunities</b>	Semi-public	None	Semi-public	Semi-public	Private. Paddock
<b>Ease of Public Access</b>	Low	n/a	Medium	Low	n/a
<b>Level of Use of Public Access</b>	Low to Medium	n/a	Low	None to Low	None.

<b>How would Recreational use be impaired by Boundary Change</b>	None to Impact on number and character of greens.	n/a	None to loss of pitches.	None to Reduction in numbers of allotments. Playing fields (disused)	Less likely to be attractive for horticulture.
<b>Other Comments</b>	Strong visual openness on approaching junction and appreciation of proximity of settlement edge relative to open countryside beyond.	The visual role of the Roosegate and Leece Lane Green Wedges combine to create a significant landscape asset within the streetscene.	Incursion into this area would fundamentally change the perceptible settlement edge character and reduce/remove the separation between housing areas.	Poor aspect of allotments have a negative visual quality/condition impact on the quality of the Green Wedge	Almost unbroken view to the Roosegate/Rampside Green Wedge hilltop creating a strong unbroken separation between areas of built form.
<b>Green Wedge Analysis</b>	<p>It is considered that the Leece Lane Green Wedge has four distinct areas:</p> <p><b>Area 1</b> – The open grazing field addressing the Roose Road and Rampside Road roundabout is relatively flat and enclosed by a maintained fence and hedge. A private sewer pipe runs north to south through Area 1. Area 1 is susceptible to surface water flooding. <b>Low Local, Medium Landscape and Low Ecological importance.</b></p> <p><b>Area 2</b> – Area 2 is defined by the enclosures relating to the bowling greens and the clubhouse building. <b>Medium Local, Low Landscape and Low Ecological Importance.</b></p> <p><b>Area 3</b> – Is comprised of open green space used for pitches including one now in disuse and including a small area of private paddock at the junction of Leece Lane and Stonedyke Lane. A public sewer pipe and associated manholes run alongside and through Area 3 west to east. <b>Medium Local, Medium Landscape and Low Ecological Importance</b></p> <p><b>Area 4</b> – Comprises an area of allotments on a gentle south to north slope against the rear boundaries of properties fronting onto North row. <b>Medium Local, Low Landscape and Medium Ecological Importance.</b></p> <ul style="list-style-type: none"> <li>All Areas fall within the Minerals Consultation Zone for sand and gravel.</li> </ul>				



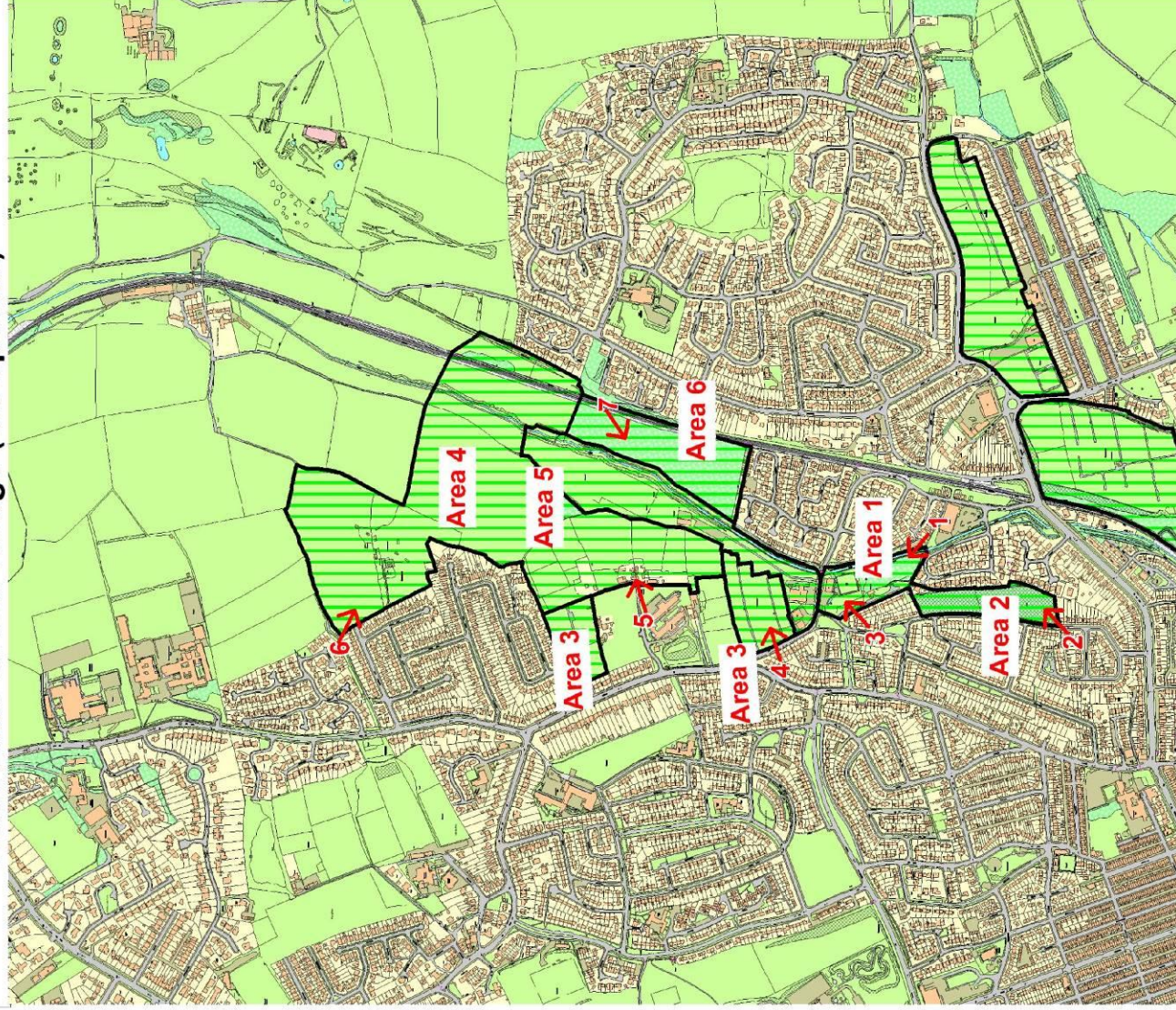
<b>Development Pressure</b>	<p>1977/0253 – <b>Approved with Conditions</b>. Residential development at OS filed No.5851, south of Leece Lane (Outline)</p> <p>1978/0145 – <b>Approved with Conditions</b>. Changing and washing accommodation. Playing fields Roose ARLFC, Leece Lane</p> <p>1984/0428 – <b>Approved with Conditions</b>. Erection of floodlights at Land south of Leece Lane.</p> <p>1990/0979 – <b>Refused</b>. Erection of 2no. dwellings and garages on land at Roose Conservative Club, Leece Lane. Appeal Dismissed</p> <p>1993.0734 – <b>Approved with Conditions</b>. All-weather surface pitch and ancillary structures at Roose ARLFC, Leece Lane.</p>
<b>Evaluation</b>	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Whilst Leece Lane Green Wedge does not contribute directly to preventing the coalescence of settlements it does contribute significantly in providing visual relief as a buffer between the outlying 'Rows' housing area and built-up area north of Leece Lane. Its close relationship with the Roosegate Green Wedge combines to create a wider settlement edge character with visual access to open countryside to the east.</li> <li>• <b>Guide development form</b> – Subsequent to the adoption of the Green Wedge policy the Leece Lane Green Wedge has not come under any extensive development pressure. The appeal decision relating to the 2no. dwellings was dismissed on the basis of the intrusion that the proposals would have had on the open aspect of the Green Wedge.</li> <li>• <b>Provide a green lung into urban areas</b> – The Leece Lane Green Wedge albeit close to the southern edge of the built-up area of Barrow contributes as a green lung to those areas to the south and north of Leece Lane and North Row housing areas respectively. In conjunction with the Roosegate Green Wedge it contributes to a continuous spatial resource that supports visual access to the open countryside to the east and softening of the entrance character into Barrow from the south.</li> <li>• <b>A recreational resource</b> – The Leece Lane Green Wedge creates a setting for private and semi-private formal recreation in the form of playing fields relating to Roose School, rugby club and allotments.</li> </ul>



<b>Issues Arising</b>	<p>The Leece Lane Green Wedge is well defined by highway and development frontage. The only issue arising relates to the extent of use and condition of parts of Area 3.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA does not identify any part of the Leece Lane Green Wedge as having development potential.</p>
<b>Conclusion</b>	<p>The Leece Lane Green Wedge contributes an important edge of settlement character within the Leece Lane streetscene as part of the wider buffer created in conjunction with the adjacent Roosegate Green Wedge. Any development encroaching upon this character would be detrimental to the open landscape character of the Green Wedge.</p> <p><b>Recommendation:</b> Retention of Green Wedge as currently designated.</p>

Flass Lane Green Wedge

## Flass Lane Green Wedge (Viewpoints)



Scale: Not to Scale



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Green Wedge Review: Flass Lane - Analysis and Evaluation Pro-forma							
<b>Evaluation Location, Date &amp; Time</b>	1 09 Jan 14 14:30 Area 1	2 09 Jan 14 14:45 Area 2	3 09 Jan 14 15:00 Area 1	4 09 Jan 14 15:30 Area 3	5 09 Jan 14 16:00 Area 4	6 21 Jan 14 13:30 Area 4	7 21 Jan 14 13:45 Area 4 & 5
<b>Aspect</b>	Medium part of Short-Medium distance view. Dynamic Oblique view of short duration.	Small part of very Large Panoramic elevated view. Static view of Long duration.	Medium part of Small short-distance view. Static Direct view of Short duration	Small part of small short-distance view. Dynamic view of Short duration.	Medium part of short to long-distance view. Dynamic view of Very Short duration	Part-concealed Medium part of Medium-large distance view. Static view of short duration.	Medium part of Long distance view. Static view of very Short duration
<b>Land Use Description</b>	Informal wetland open space	Informal scrub open space	Informal wetland open space	Allotments	Farm buildings and Grazing field beyond	Grazing field (Part-flooded)	Verge
<b>Adjacent Land Uses</b>	(n) Tree boundary (e) Res Gardens (s) highway (w) Re Gardens	(n) Highway (e) Scrub Grassland (s) Residential (w) Residential	(n) Commercial (e) Watercourse (s) Residential (w) Highway	(n) Institutional (e) Watercourse (s) Commercial (w) Highway	(n) Grazing field (e) Watercourse (s) Grazing field (w) Highway	(n) Scrub Wood (e) Residential (distant) (s) Allotments (w) Highway	(n) Res Gardens (e) Highway /Res (s) Highway/Res (w) Railway/Fields beyond.
<b>Topography</b>	Flat, low-lying ground steep embankment down to watercourse.	Ridge top to steep (w) – (e) slope and convex (n) – (s) slope	Flat, low-lying ground steep embankment down to watercourse.	Gentle convex slope rising (w) – (e)	Summit of convex slope.	Undulating open field forms with elevated hilltop ridge in distance.	Elevated view across flat valley base. Exposed hillsides opposite.
<b>Landscape</b>	Mature sporadic	Scrub Grassland	Mature sporadic	Mature irregular	Mature Scrub	Grazing pasture	Watercourse in

<b>Features</b>	tree groups. Scrub Grassland/Wetland/ Watercourse	and sporadic succession trees.	tree groups. Scrub Grassland/ Wetland/ Watercourse	scrub hedge to roadside with access to allotments.	walled hedge to access incorporating entrance to property.	with mature natural hedge field boundaries.	valley base. Mature convex sloping field boundaries.
<b>Visual Separation</b>	Enclosed scrub grassland contributes separation and setting for development	HaHa effect with foreground revealing distant townscape views and open countryside beyond.	Strong visual separation between defined residential areas.	Countryside edge character as no visibility of development beyond due to slope form and allotment coverage.	Summit leads to elevated view of countryside to the east. Housing at Yarlside visible in distant foreground.	Strong visual countryside/settlement edge character	Distinct vertical and horizontal separation between existing areas of housing.
<b>Defensible Boundary</b>	Strong linear watercourse and fencing to river walk.	Defensible access achieved by elevation from road. Otherwise generally accessible area	Watercourse	Locked site access. Mature hedge and fence boundary to highway	Existing wall and hedgerow	Open field side to road. Part hedge to either side.	Mature hedgerow boundaries and Watercourse
<b>Extent of Built Form</b>	None	None	Pumping station	Eclectic Allotment clutter	Walling and adjacent farm dwelling.	None	Club building and associated pitches and fencing.
<b>Impact of further Built Form (Sensitivity to - HML)(Who affected)(scale of change)</b>	<b>Minor:</b> Potentially prominent and incongruous form of development. Loss of openness and aspect.  <b>Major:</b> Loss of	<b>Minor:</b> Prominent due to openness and elevation.  <b>Major:</b> Obtrusive	<b>Minor:</b> Prominent due to openness and restricted development area.  <b>Major:</b> infeasible	<b>Minor:</b> Potentially incongruous due to existing openness. .  <b>Major:</b> Loss of	<b>Minor:</b> Potentially incongruous due to existing openness and elevation of surrounding area.  <b>Major:</b> Obtrusive	<b>Minor:</b> Potentially incongruous due to effect of form and scale on openness. Some potential providing maintaining aspect is the focus <b>Major:</b> Obtrusive	<b>Minor:</b> Potentially incongruous due to scale of openness.  <b>Major:</b> Reduction

	space, setting and openness	form. Fundamental change to streetscene aspect.	due to ground conditions and proximity of watercourse. Loss of openness and separation.	countryside edge settlement character.	loss of separation and countryside edge character.	loss of separation and countryside edge character.	in openness. The loss of east facing convex slopes would noticeably reduce the visible proportion of the green wedge. Development of eastern side of valley base more feasible.
<b>Provision of Open Space within Urban Area</b>	Formal riverside walks and informal tracks through grassland.	Informal access only via unmade paths and scrub areas.	Formal riverside walks and informal tracks through grassland.	Limited due to the private nature of Allotments	Private	Private	Formal private pitch.
<b>Recreational Opportunities</b>	Public and Semi-public walking	Informal access only	Public and Semi-public walking	Semi-private	None	None	Walking
<b>Ease of Public Access</b>	Medium. Logical connection fenced off.	Very Low. Visual access High.	Low	Low	None. Private	None. Private	Medium
<b>Level of Use of Public Access</b>	Medium	Low	Low	Low	None. Private.	None. Private	Medium
<b>How would Recreational use be impaired by Boundary Change</b>	Enhanced (n)-(s) movements if connectivity achieved	Change unlikely due to slope profile.	n/a	Reduction in numbers of allotments.	N/a	N/a	N/a providing access route not impinged.



<b>Other Comments</b>	Identifiable and useable commonplace urban landscape that supports the residential character of the area.	The elevation of Piel View Grove creates a highly distinctive vertical and horizontal separation. Actual landform contribution only fully evident from slope edge.	Important commonplace urban landscape providing significant setting and separation between defined areas of residential development.	Poor aspect of allotments has a negative visual quality/condition impact on the quality of the Green Wedge and surrounding streetscene character.	Distinct small group of smallholding buildings. Strong countryside /settlement edge character.	Although strong settlement edge dip does present the ability to extend outward and maintain this character providing siting of development is organic relative to the topography and avoids those areas liable to flooding using them as positive site features.	Soften drawing of line reducing the amount of land taken for floorspace would help to retain a more visually discernable green wedge.
<b>Green Wedge Analysis</b>	<p>It is considered that the Flass Lane Green Wedge has five distinct area types:</p> <p><b>Area 1</b> – Scrubland that functions as a commonplace urban landscape with good habitat value with low level opportunities for public access due to watercourse, ground condition and accessibility. Identifiable floodplain which is susceptible to surface water flooding located within flood risk zone 3. The watercourse is identified as part of the strategic wildlife corridor centred upon the watercourse. A microwave fixed link extends (nw–se) across Area 1. The trees to the east of the watercourse are protected by Tree Preservation Order. The area has good enclosure and a sense of place providing an attractive setting for surrounding development. <b>High Local, Medium Landscape and Medium Ecological Importance.</b></p> <p><b>Area 2</b> – Sloping Scrubland. Land alongside Piel View Grove comprising scrubland with sporadic trees and scrub hedges. The elevation of Piel Grove View and slope of the Green Wedge contributes to local spaciousness and panoramic views eastward. The steepness of the slope and width of highway reduces visibility of the Green Wedge from Piel Grove View, but provides an informal aspect from the rear of properties along the west side of Riverside Gardens. The sporadic collection of shrub trees and grasses on site reduces its ecological value. <b>Medium Local, Medium Landscape and Low Ecological Importance.</b></p>						

	<p><b>Area 3</b> – The Allotments. Located to the east of Flass Lane located in two groups the allotments occupy partially concealed locations due to their position on a convex slope that after rising slightly falls away eastward out of view from the Flass Lane frontage. The mature hedgerow provides a degree of ‘softening’ to the character of the highway, but beyond this introduces a relatively untidy ad hoc appearance. <b>Low Local, Low Landscape and Medium Ecological Importance.</b></p> <p><b>Area 4</b> – Grazing fields. A variety of fields in various states of improvement for agriculture and horsiculture. A Main sewer crosses west to east. An extensive array of sloping fields with clear boundaries providing an attractive green setting to the Rating Lane area with its informal groupings of buildings providing a rural quality. <b>Low Local, High Landscape and Medium Ecological Importance.</b></p> <p><b>Area 5</b> – Grazing/Footpath/Pitches and ancillary structures. The Barrow and District Rugby Club have pitches running along the valley bottom to the centre of the green wedge. The formality of the maintained grass areas is assimilated effectively into the wider rural context with adjacent sloping grazing fields in Area 4 to the west providing the landscape focus. The footpath to the east of the watercourse is well-maintained and well-used. The level of activity within the area will have some effect on ecology. <b>Medium Local, Medium Landscape and Medium Ecological Importance.</b></p> <p><b>Area 6</b> – Area of scrubland to the north of Sherborne Avenue located between the watercourse and the railway line.</p> <p><b>Area 7</b> – Area of buildings fronting onto Flass Lane with access between open green areas.</p>
<b>Development Pressure</b>	<p>The following planning applications and appeals impacting upon the Green Wedge have been determined as follows:</p> <p>1974/0253 – <b>Refused.</b> Bungalow with garage on land adjoining riding school at Beacon Hill.</p> <p>1979/1133 – <b>Approved with Conditions.</b> Use of land as a garden centre at land adjoining Red River Club, Flass Lane.</p> <p>1982/0958 – <b>Approved.</b> Change of use to playing fields at OS Fields 9815 and 1140.</p> <p>1983/0432 – <b>Refused.</b> Erection of Nissan Hut and change of use to plant storage depot.</p> <p>1988/0220 – <b>Approved with Conditions.</b> Erection of a building to accommodate changing rooms, toilet and a gymnasium.</p> <p>1989/0969 – <b>Appeal Dismissed.</b> 70 Detached dwellings at land off Meadowlands Avenue. No identified need and harmful to landscape appearance.</p> <p>1992/0422 – <b>Approved with Conditions.</b> Floodlights for training area at Red waters Field, Flass lane.</p>

	<p>1998/0684 – <b>Appeal Dismissed</b>. Residential development (Outline) at land off Cleveland Avenue.</p> <p>1998/0685 – <b>Appeal Dismissed</b>. Residential development (Outline) at land off Meadowlands Avenue. An uncoordinated extension of residential development into the open countryside.</p> <p>2003/0980 – <b>Appeal Upheld</b>. Change of use to dwelling curtilage at land to the rear of 79 Highlands Avenue.</p> <p>2004/0761 – <b>Approved with Conditions</b>. Erection of stables at field adjoining the periscope Hotel, Mill Lane.</p> <p>2004/9004 – <b>Appeal Upheld</b>. Construction of a screening building, vehicular access and footbridge on land at Flass Meadows (CCC).</p> <p>Apart from minor development relating to appropriate Green Wedge uses all applications for major development have been resisted including at appeal.</p>
<b>Evaluation</b>	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Flass Lane Green Wedge does not contribute directly to preventing the coalescence of settlements. It does however contribute significantly to providing visual separation between the Yarlside Road and Rating Lane housing areas in balancing the settlement edge with the wider panoramic views into the surrounding open countryside towards Furness Abbey.</li> <li>• <b>Guide development form</b> – Decisions relating to the development of land off Meadowlands has restrained development at the north western edge of the Green Wedge which is most vulnerable to development due to its visibility from the Yarlside area and from the train into Barrow.</li> <li>• <b>Provide a green lung into urban areas</b> – The Flass Lane Green Wedge contributes as a green lung from Piel View Grove, through Flass Meadow into open countryside with development set sufficiently far back to allow the perception of openness to be the defining character especially from the Yarlside housing area.</li> <li>• <b>A recreational resource</b> – The Flass Lane Green Wedge contributes to recreational use in the area with a well-used cycle track and footpath into the countryside and Furness Abbey, the Rugby Club playing field and two areas of allotments creating a wide mix of formal and informal recreational opportunities.</li> </ul>

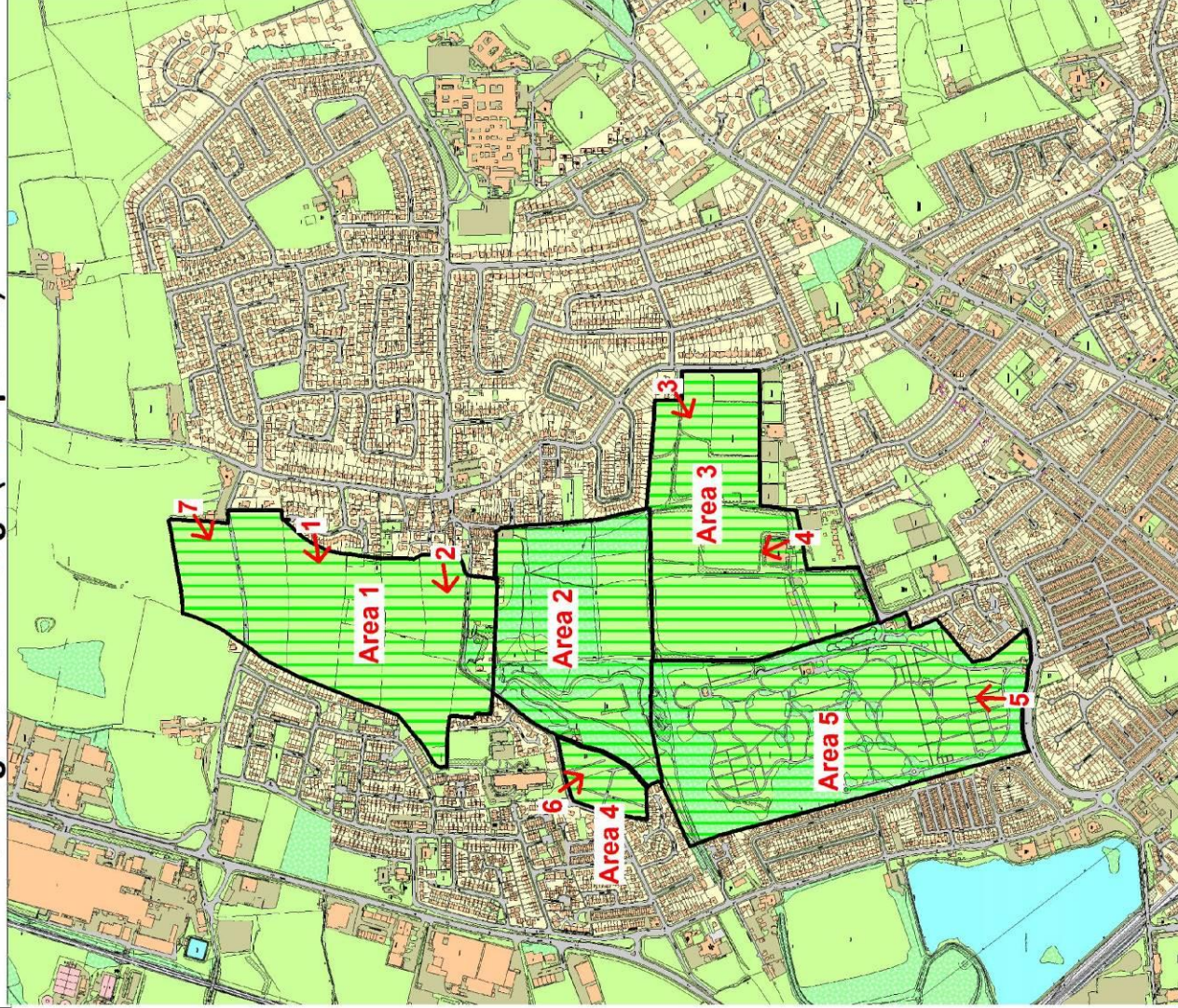
<b>Issues Arising</b>	<p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA site SH070 in Area 3 is shown as being 'potentially developable'. Its position is to the eastern side of a convex slope with an open visible aspect when seen from the Yarlside Road housing area to the east.</p> <p>The SHLAA site SHL075 in Area 6 is shown as being 'potentially developable', its position lying next to the Sherborne Avenue development enclosed by the railway line to the east and the watercourse to the west makes it appear a logical extension of that development. Whilst the land is of relatively low value in landscape terms it has an ecological value as part of the strategic wildlife corridor.</p> <p>The SHLAA site SHL103 is shown as being 'potentially' developable. Its position is on lower lying ground relative to the edge of the built up area adjacent to Meadowlands. The site is gently rolling with several low points subject to surface water flooding.</p> <p>The issues are as follows:</p> <ul style="list-style-type: none"> <li>(a) The key issue relates to a scenario where both SHL070 and SHL075 were developed. The elevation and sloping character of the SHL070 site would present a significant visible mass of development appearing to 'sprawl' across the landscape resulting in a significant reduction of the amount of visible Green Wedge that could be seen from the Yarlside housing area, the footpath passing through the Green Wedge and from the train on arrival into Barrow. This would have the effect of bringing the point where the Green Wedge narrows further out changing the wider character of the area from being largely agricultural to one that is dominated by built form relieved only in small part by the flat visually shallow area occupied by the playing fields. The consequence would be a substantial reduction in the visible extent to which this part of the Flass Lane Green Wedge extends into the urban area and remove a large part of the 'green mass' that provides the visual separation between the Rating lane and Yarlside housing areas. This effect would be further compounded to users of the footpath if the SHL075 site was also developed to its maximum extent making the footpath more of an alleyway with restricted open visibility to either side.</li> <li>(b) Developed on its own the SHL075 site unlike SHL070 would have a lesser impact on the wider character of the Green Wedge due to the land sitting lower than the adjacent Yarlside housing area. The land would be sufficiently low for the eastern facing slope of the SHL070 site to remain visible above any development. Visibility of the site would be achieved mainly from the footpath.</li> <li>(c) The previous reasons for refusal for residential development on the site and dismissal of the subsequent appeal on the grounds that development of the site would be an unacceptable encroachment on landscape quality remain valid.</li> </ul>
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	<p>It is considered that Areas 1, 2, 4 and 5 have no development potential due to the overriding purposes of the Green Wedge objectives. The main issue is therefore whether Area 6 as an identifiable parcel of land adjacent to the Sherborne Avenue development should remain within the Green Wedge or be excluded.</p> <p><b>Specific Site Context</b></p> <p>The context for the SHL075 site is the development of Sherbourne Avenue to the south that was won on appeal at outline. The release of this area of land for housing has created a physical relationship in terms of built form that creates a logical 'next step' for development.</p>
<b>Conclusion</b>	<p>The Flass Lane Green Wedge provides important visual relief in providing separation between the Rating Lane and Yarlside housing areas. It also provides green lung, recreational opportunities as well as an edge of settlement character.</p> <p>It is considered that the SHL075 site could feasibly accommodate development in terms of built form in a 'rounding' of the urban fringe without undermining the characteristics of the remaining Green Wedge area. If it is determined through the current local plan that the site is required then its development will need to accord with a range of design criteria based on the four core objectives of the Green Wedge to ensure that development does not undermine the qualities of the Green Wedge that justified its designation. (This site is now subject of a planning application)</p> <p><b>Recommendation:</b> Retention of Green Wedge as currently designated. Area 6 highlighted for removal from the Flass Lane Green Wedge.</p>

Ormsgill Green Wedge



## Ormsgill Green Wedge (Viewpoints)



Scale: Not to Scale



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## Green Wedge Review: Ormsgill- Analysis and Evaluation Pro-forma

<b>Evaluation Location, Date &amp; Time</b>	1 21 Jan 14 14:30 Area 1	2 21 Jan 14 15:00 Area 1	3 21 Jan 14 15:30 Area 2/1	4 22 Jan 14 10:45 Area 4	5 22 Jan 14 11:00 Area 3	6 22 Jan 14 12:00 Area 3	7 22 Jan 14 12:35 Area 5
<b>Aspect</b>	Small part of Very Large distant view. Static Direct view of Medium to Long duration	Small part of Medium distant view of	Medium part of Medium-distance view. Static Direct view of Short duration	Medium part of medium-distance view. Static Direct view of short duration.	Medium part of part- concealed Short – Medium distance view. Dynamic Oblique view of medium duration	Part concealed short – medium distance view. Dynamic view of glimpse to short duration.	Medium part of Large Long distance view. Dynamic view of Short to Medium duration
<b>Land Use Description</b>	Horsiculture.	Fields.	Playing fields	Playing fields	Cemetery	Allotments	Fields
<b>Adjacent Land Uses</b>	(n) Res Gardens (e)Res Gardens (s) Res Gardens (w)Fields	(n) Fields (e)Highway/Fields (s) Fields (w) Highway/Fields	(n) Residential (e)Highway/Res (s) Playing fields (w) Playing fields	(n) Fields (e)Highway (s) Highway (w)Reservoir	(n) Allotments (e) Reservoir (s)Highway/Res Gdns (w) Res Gardens	(n) highway/ fields (e) Fields (s) Cemetery (w) Highway/Res	(n) Golf /Fields (e) Golf (s) Fields (w) Highway/Res
<b>Topography</b>	Level to steep convex slope	Ridge top to steep (e) – (w) slope	Gradual flat slope rising (w)-(e)	Flat elevated Gentle convex slope rising (e) – (w)	Gentle convex slope rising (w)-(e)	Gentle rising slope (w)–(e)	Ridge top. Steep convex slope rising (w)-(e)
<b>Landscape Features</b>	Significant levels change (e)-(w) resulting in HaHa effect relative to distant coast and fell views.	Mature formal hedgerow to highway. Distant coast and fell views.	Mature hedgerow and sporadic scrub woodland.	Maintained grassland with sporadic scrub and formal hedge.	Mature managed woodland to hilltop. Scattered specimen trees.	Scrub hedge frontage to highway. Mature tree canopy to ridge/horizon.	Maintained scrub hedgerow to highway. Open panoramic coastal and seascape views



<b>Visual Separation</b>	Topography creates visual separation.	Green Wedge provides separation between residential area and commercial area on Park Road.	Strong visual separation between Clovelly Terrace and Thorncliffe Road residential areas.	Open large scale edge of settlement character to (w) due to topography.	Robust visual separation between Thurlow Way and Laburnham Crescent housing areas.	Strong visual countryside/settlement edge character.	Distinct vertical and horizontal separation between existing areas of housing.
<b>Defensible Boundary</b>	Post and rail fencing.	Formal hedges maintained to either side of highway.	Formal hedge to highway forming edge. Open access to playing fields to (w)	Hedge to (n) countered by open fields to (w)	Elevated high stone wall to highway along Devonshire Road.	Mature hedge frontage.	Mature hedgerow boundaries to highway and residential gardens.
<b>Extent of Built Form</b>	Ancillary Horsiculture buildings	Highway.	Club house/changing rooms building	Club house/changing rooms building, hardstanding	Cemetery and associated structures. Boundary walls. Entrance lodge building.	Eclectic allotment structures and boundary treatments.	Highway.
<b>Impact of further Built Form (Sensitivity to - HML)(Who affected)(scale of change)</b>	<b>Minor:</b> Potentially incongruous due to scale of openness and elevation of the site in being visible from Park Road.	<b>Minor:</b> Prominent due to openness and elevation.	<b>Minor:</b> Potentially incongruous due to relationship with existing built form.	<b>Minor:</b> Potentially incongruous due to scale of existing openness.	<b>Minor:</b> Infeasible due to existing use.	<b>Minor:</b> Potentially achievable close to existing standalone buildings as cluster.	<b>Minor:</b> Potentially incongruous due to visual exposure of site.



	<b>Major:</b> Obtrusive form of development that would remove visual separation from Park Road views of ridge.	<b>Major:</b> Obtrusive form. Fundamental loss of openness resulting in appearance of urban sprawl and potential loss of coastal panorama.	<b>Major:</b> Loss of openness, separation and distinctive local character.	<b>Major:</b> Loss of defined open space and countryside edge settlement character.	<b>Major:</b> Infeasible due to existing use.	<b>Major:</b> Well-screened and natural extension with sufficient elevation behind to maintain edge settlement / countryside backdrop.	<b>Major:</b> Incongruous form of development would contribute to apparent urban sprawl.
<b>Provision of Open Space within Urban Area</b>	None. private	None. private	Formal playing fields	Formal playing fields	Public cemetery	Allotments	Agriculture. Private
<b>Recreational Opportunities</b>	Horsiculture. Private	Agriculture. Private	Semi-private sporting. Public walking	Semi-private sporting. Private walking	Walking. resting	None	None
<b>Ease of Public Access</b>	N/a	N/a	Medium	Low	High	Low	None
<b>Level of Use of Public Access</b>	N/a	N/a	Low	Low	Low to Medium	Low	None. Private
<b>How would Recreational use be impaired by Boundary Change</b>	N/a	N/a	n/a	Loss of playing fields.	N/a	N/a	N/a

<b>Other Comments</b>	Existing development illustrates consequences of developing near to ridges in terms of visual impact on the landscape setting of settlements.	The role of topography makes a clear separation between the Rakesmoor area and Commercial area of Park Road.	Distinctive semi-enclosed open space contributes to visual separation and local character.	Playing fields relate to former Thorncliffe School	Strong separation due to extent of mature tree canopy. Not developable.	The allotment site is well-defined and reasonably related in terms of frontage. It would be important to ensure that any development, if feasible, was well set-back into the site to maintain its settlement edge character from Ormsgill Lane.	Consolidation of the incursion over the ridge should not be supported as incremental developments would inevitably lead to a loss of separation important at this key gateway into Barrow.
<b>Green Wedge Analysis</b>	<p>It is considered that the Ormsgill Green Wedge has five distinct area types:</p> <p><b>Area 1</b> – Sloping fields with hedgerow boundaries used for grazing. The elevation of the slope when viewed from park Road would result in any development being prominent and incongruous in relation to the integrity of the settlement edge within the wider landscape. The properties developed along Keppleway Drive illustrate this type of impact already. The area is accessed by two public rights of way No.s 601091 and 601092 from the south east corner to the west and north west corner of Area 1 respectively. Area 1 also comprises Wildlife Corridor designation. The southern half of Area 1 falls within the 250m buffer zone for the former Ormsgill Quarry waste site with a small part of the south western corner of Area 1 falling within the 100m buffer of a microwave fixed link. A Main Pipe Combined runs east to west along Bank Lane. <b>Low Local, High Landscape and Medium Ecological Value.</b></p> <p><b>Area 2</b> – Amenity Park and Woodland. Area 2 is an important recreational resource split with mature woodland to the western part, originally a restored waste site, designated as a Nature Conservation Site (Saved Policy D11) and as a Regionally Important geological site. The other part of Area 2 to the east is a younger are of woodland planted for the Millennium within former field boundaries with semi-formal access routes cut through. Public Right of Way 601067 defines the eastern side of Area 2, which has also been identified as a possible cycle route. Area 2 falls entirely within the Wildlife Corridor designation. A microwave fixed link crosses the south eastern corner of Area 2. <b>High Local, High Landscape and High Ecological Value.</b></p>						

	<p><b>Area 3 – Playing Fields.</b> Area 3 provides an array of field based outdoor sporting pitches and tracks within former field hedgerow boundaries. The visual impact of the Green Wedge from Hawcoat Lane providing a large and distinctive open space within the local streetscene. A public and Private Pipe Combined cross in the middle of Area 3 north to south along the line of the Public Right of Way 601067 and possible cycle route. The western half of Area 3 is part of the local Wildlife Corridor. A number of small areas to the eastern side of Area 3 are susceptible to surface water flooding. The north western part of Area 3 falls within the 250m buffer of the former Ormsgill Quarry waste site. <b>Medium Local, Medium Landscape and Low Ecological Value.</b></p> <p><b>Area 4 – The Allotments.</b> An enclosed area surrounded by woodland and residential gardens. The allotments occupy a partially concealed behind the mature hedgerow frontage to The Allotments fall wholly within the Wildlife Corridor designation. Area 4 lies completely within the 250m buffer for the Ormsgill Quarry waste site. <b>Medium Local, Low Landscape and Medium Ecological value.</b></p> <p><b>Area 5 – Cemetery.</b> <b>High Local, Medium Landscape and Medium Ecological Value.</b></p>
<b>Development Pressure</b>	<p>The following planning applications impacting on the Green Wedge have been determined as follows:</p> <p>1979/1020 – <b>Refused.</b> Detached Bungalow and Garage on land at Quarry Brow.</p> <p>1980/0073 – <b>Refused.</b> Detached bungalow and Garage on land south side of Quarry Brow.</p> <p>1983/0892 – <b>Refused.</b> Two Detached Bungalows on land at the rear of 2-8 Ecclerigg Avenue.</p> <p>1984/0657 – <b>Refused.</b> Two Detached Bungalows and New Access Road (outline)</p> <p>1987/0028 – <b>Refused.</b> Erection of 1no. Detached Dwelling at North East corner of OS Filed 2231, Bank Lane.</p> <p>1988/0786 – <b>Approved with Conditions.</b> Construction of Replacement Dwelling at Quarry Cottage, Quarry Brow.</p> <p>1989/0966 – <b>Approved with Conditions.</b> Changing Rooms (Deemed Consent) on land at Thorncliffe Road.</p> <p>1996/0461 – <b>Refused.</b> Bungalow (Outline) on land at 82 Ormsgill Lane.</p> <p>1997/0157 – <b>Approved with Conditions.</b> Sports Hall (Reserved Matters following Outline 1996/0429 on land at Thorncliffe School, Thorncliffe Road.</p>

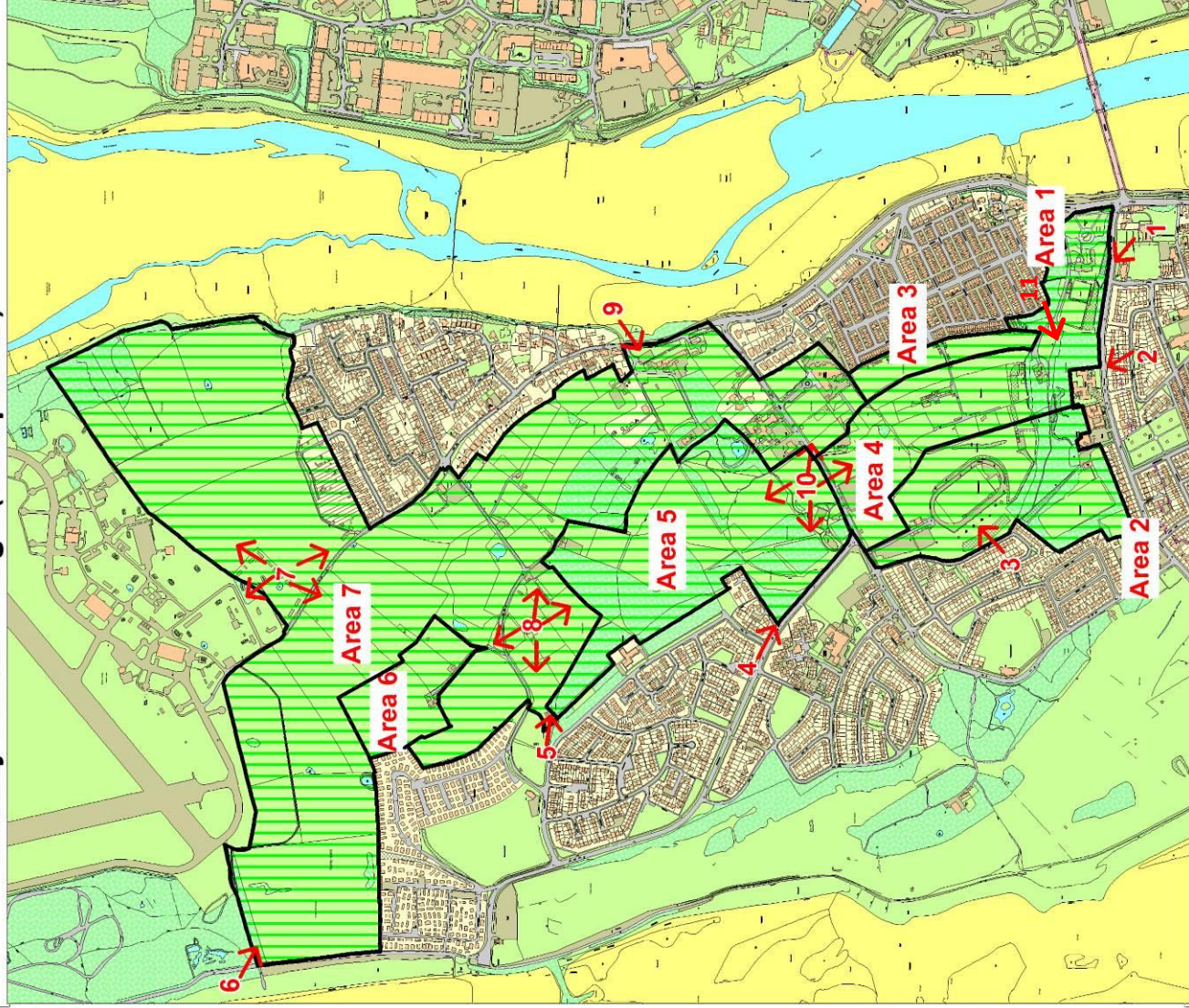
	<p>2005/0427 – <b>Approved with Conditions.</b> Replace Existing Farm Buildings and Access on land adjacent to 19 Quarry Brow.</p> <p>Apart from development relating to appropriate Green Wedge uses all minor applications for individual or small numbers of dwellings have been refused with no decisions being taken to appeal.</p>
<b>Evaluation</b>	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Due to its enclosure by built-up areas on three sides Ormsgill Green Wedge does not contribute directly to preventing the coalescence of settlements. It does however contribute to providing visual separation between the Rakesmoor Lane and Sowerby Avenue housing areas. This is particularly important to avoid further compromise the horizon character of the ridge when viewed from Park Road.</li> <li>• <b>Guide development form</b> – the integrity of the Green Wedge has been successfully protected with a number of single dwelling applications being refused with no appeals.</li> <li>• <b>Provide a green lung into urban areas</b> – The Ormsgill Green Wedge contributes as a green lung with public rights of way extending through the site from north to south and east to west. The rising crestline running from north to south creates an edge of settlement character for those housing areas from Fell View Grove, through Flass Meadow into open countryside.</li> <li>• <b>A recreational resource</b> – The Ormsgill Green Wedge contributes well to public and private recreational use in the area with a wide range of formal sporting facilities and a network of public rights of way enabling access into the countryside.</li> </ul>
<b>Issues Arising</b>	<p>The main issue relates to the future use of the sports pitches and former Thorncliffe School site and the impact that its future use would have for the ongoing sporting character of the area.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA site SHL099a is shown as being 'potentially developable'. Its location enclosed by Clovelly Terrace and Hawcoat Lane emphasises the openness of this site within the context the surrounding mass of built form providing a high degree of visual relief and access to established sporting facilities. The extent of the Green Wedge is such, with its rising land to the west, that an effective landscape horizon 'edge of settlement' character is created. It is considered that the loss of this site would significantly change the townscape character of this area.</p>

	<p>SHL099b is identified as being deliverable. The contribution of the site to the Green Wedge is primarily as a well-established sporting facility visually enclosed behind mature formal hedge and embankment. Whilst a development could be assimilated behind the established and addressing the open space the loss of such a good quality playing pitch would be detrimental to the overall character and sporting provision of the area.</p> <p>SHL081 is enclosed by woodland and a mature treed hedgerow boundary. It is divided into two by a north to south hedgerow enabling the creation of sub-character areas. Whilst the site may be feasible for development the contribution of the allotments to the area is considered to be of greater importance.</p> <p>The Rec09 site as part of Area 1 has been identified as potentially developable. It is located on a convex sloping site fronting onto Quarry Brow road by a hedgerow incorporating mature trees. The shape of the field and its coincidence with Quarry brow makes it a prominent site in contributing to edge settlement character. Care will need to be taken in providing adequate separation from adjacent development and the least disturbance to the treed character of the road frontage.</p> <p>Issue arising:</p> <p style="padding-left: 40px;">To the north of the SHL099a site is a strip of land owned by the St. Paul's CofE Junior School for use as open green space and playing field is well positioned to provide a logical extension of Clovelly Terrace in the event that provision could be made for the School's needs potentially elsewhere within the sports provision available elsewhere within the Green Wedge. (The site is well-used and unlikely to come forward as it has not been identified as surplus to requirement by the landowner).</p> <p>It is considered that Areas 2, 3, 4 &amp; 5 have no development potential due to the overriding purposes of the Green Wedge purposes.</p>
<b>Conclusion</b>	<p>The Ormsgill Green Wedge provides important visual relief, green lung and townscape separating roles as well as providing important 'settlement edge' context to the arrival into Barrow from Park Road. Due to the combination of active and restricted land uses, ground conditions and important landscape.</p> <p><b>Recommendation:</b> Retention of Green Wedge as designated with the exception of the REC09 site within Area 1 which is considered to be suitable for development subject to the retention of an adequate buffer with adjacent housing and the protection of the landscape frontage character.</p>

Walney Green Wedge



## Walney Green Wedge (Viewpoints)



Scale: Not to Scale



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1



2



3



4





5



6



7a



7b



7c



7d



8a



8b





8c



8d



9



10a



10b



10c



10d



11



## Green Wedge Review: Walney - Analysis and Evaluation Pro-forma (Sheet 1)

Evaluation Location, Date & Time	1 22 Jan 14 13:30 Area	2 22 Jan 14 13:40	3 22 Jan 14 14:00	4 22 Jan 14 14:30	5 22 Jan 14 15:00	6 22 Jan 14 16:00	7 23 Jan 14 10:00
Aspect	Large part of Medium distant view. Static and Dynamic view of Medium duration	Partly concealed Small part of Medium distant Dynamic view of glimpse to Medium duration	Partly concealed small part of Medium distant Static view of glimpse to short duration.	Large part of short-medium-distance view. Static and Dynamic Direct and Oblique view of Long to Medium duration.	Large part of part-concealed Short – Medium distance view. Dynamic Oblique view of medium duration	Large part of Large Long distance view. Static and Dynamic view of Medium to Long duration.	Medium part of Large Long distance view. Dynamic view of Short to Medium duration
Land Use Description	Civic park	Civic park	Athletics track and field.	Informal open space/Scrubland	Informal open space/Scrubland	Open grazing land	Fields
Adjacent Land Uses	(n) Res Gardens (e)Highway/estuary (s) Highway junction (w)Playing Fields	(n) Res Gardens (e)Civic Park (s) Highway (w) Allotments	(n) Clubhouse/Scrub (e)Scrub/fields (s) Playing fields/Footpath (w) Highway/Res	(n)Highway/Res (e)Highway (s) Highway (w)Playing Fields	(n) Highways/Res (e) Fields/ Horsiculture (s)Residential (w) Highway	(n) Airfield (e) Scrubland (s) Residential (w) Coast	(n) Golf /Fields (e) Golf (s) Fields (w) Highway/Res
Topography	Base of valley.	Steep escarpment down to park in valley base.	Flat site lower than housing to (w)	Gradual convex slope (w)-(e)	Flat.	Flat.	Ridge top. Steep convex slope rising (w)-(e)
Landscape Features	Formal parkland comprising gentle undulating landscape and formal pitches.	Mature scrub woodland to highway.	Mature hedgerow and sporadic scrub woodland.	Scrub heath to contrast with maintained playing fields opposite.	Scrubland edges to small fields in agriculture and/or horsiculture.	grassland	Maintained scrub hedgerow to highway. Open panoramic coastal and seascape views

Visual Separation	Distinctive edge to Central Drive/Chapel Brow. Mature specimen and groups of trees.	Green Wedge provides well defined horizontal and vertical separation between Vickerstown South and French Street housing areas.	Large visual separation between Trent Vale and Vickerstown North residential areas.	Open large scale edge of settlement character to (e)	Provides visual separation between permanent housing Solway Drive and static caravan park.	Open large scale countryside / settlement edge character.	Distinct vertical and horizontal separation between existing areas of housing.
Defensible Boundary	Formal hedging with open pedestrian entrances	Formal railings and steep-sided landform	Formal high post and mesh fence to highway forming edge. Open access to playing fields to (e)	None	Low level post and wire fencing.	Stone wall	Mature hedgerow boundaries to highway and residential gardens.
Extent of Built Form	Ancillary Recreational buildings	Footpaths and ancillary recreational and infrastructure buildings.	Club house/changing room building	Settlement edge adjacent.	Ancillary horticulture structures.	Temporary Permanent Caravans adjacent.	Highway.
Impact of further Built Form (Sensitivity to - HML)(Who affected)(scale of change)	<b>Minor:</b> Potentially incongruous due to impact on openness, function and landscape character of park setting.	<b>Minor:</b> Prominent due to openness and elevation. Poor accessibility.	<b>Minor:</b> Feasible providing use is made of existing remnant landscape to structure development.	<b>Minor:</b> Potentially incongruous due to scale of existing openness.	<b>Minor:</b> Exposed location would make any development visually prominent undermining the open character of the site.	<b>Minor:</b> Prominent and Incongruous due to openness and defined northern edge of Static caravan site.	<b>Minor:</b> Potentially incongruous due to visual exposure of site.

	<b>Major:</b> Obtrusive form of development that would remove physical and visual access to major formal open space providing visual separation between Vickerstown South and French Street housing areas.	<b>Major:</b> Obtrusive form. Fundamental loss of openness resulting in appearance of urban sprawl. Poor accessibility.	<b>Major:</b> Potential loss of open character distinctive of the central belt of Walney Island, especially the rural character of Mill lane. Loss of, separation between Vickerstown North and Trent Vale areas.	<b>Major:</b> Loss of defined open space and countryside edge settlement character.	<b>Major:</b> Loss of open countryside/settlement edge character...	<b>Major:</b> Loss of open countryside/settlement edge character.	<b>Major:</b> Incongruous form of development would contribute to apparent urban sprawl.
Provision of Open Space within Urban Area	Public Open Space	Public Open Space	Formal playing fields	Informal open space	None. Private	None. Private	Agriculture. Private
Recreational Opportunities	Walking, recreation and sporting	Walking, recreation and sporting	Semi-private sporting. Public walking	Walking	None. Private	None. Private	None
Ease of Public Access	High	High	Medium	Low	N/a	N/a	None
Level of Use of Public Access	Medium	Medium	Low	Low	None. Private	None. Private	None. Private

How would Recreational use be impaired by Boundary Change	Loss of access to open space and reduced visual openness.	Loss of access to open space and reduced visual openness.	Loss of athletics facilities.	Footpath access network would need to be retained.	N/a	N/a	N/a
Other Comments	Existing Parkland makes a very distinctive landscape contribution to the character of the gateway to Walney Island	Good quality footpath access from Trent vale housing area to Jubilee Bridge.	Potential to accommodate development in cluster format providing well set back from Mill lane to retain existing character.	Gradual convex slope may serve to conceal development beyond scrub woodland canopy.	Area represents the limits of the permanent settlement.	The proximity of the airfield represents a further constraint to development.	Consolidation of the incursion over the ridge should not be supported as incremental developments would inevitably lead to a loss of separation important at this key gateway into Barrow

## Green Wedge Review: Walney- Analysis and Evaluation Pro-forma (Sheet 2)

<b>Evaluation Location, Date &amp; Time</b>	8 23 Jan 14 10:20	9 23 Jan 14 10:45	10 23 Jan 14 11:30	11 23 Jan 14 12:00
<b>Aspect</b>	Large part of Short to Medium distant view. Dynamic view of Short to Medium duration	Medium part of Medium distant views. Direct and Dynamic views of Medium to glimpse duration	Large part of Medium to long distant views. Dynamic views of medium to Long duration.	Medium part of short and long distance views. Static and Dynamic Direct and Oblique views of Short to Medium duration.
<b>Land Use Description</b>	Horsiculture/ scrubland	Highway/grazing fields/ commercial	POS/vacant and scrubland	Allotments
<b>Adjacent Land Uses</b>	(n) airfield (e) amenity area (s) scrubland/POS (w) Playing Fields	(n) scrubland (e) highway/estuary (s) Commercial (w) Informal POS	(n) Landscaped POS/scrubland (e) Fire Station (s) Vacant Athletic Track (w) Highway/Res	(n) Res Gardens (e) Highway (s) Garaging (w) POS/fields
<b>Topography</b>	Predominantly flat with local undulation	Predominantly flat.	Predominantly flat with local undulation.	Steep slope rising (w) to (e).
<b>Landscape Features</b>	Mature scrub hedges to highway.	Mature groups of scrub hedge/ woodland leading to and along horizon.	Mature hedgerow and sporadic scrub woodland.	Scrub treed hedgerows along accesses and boundaries.
<b>Visual Separation</b>	Distinctive separation between horizon views of Solway Drive in the (w) and North Scale in the (e)...	Distinctive local settlement edge character.	Large visual separation between Trent Vale and Vickerstown North residential areas.	Vertical and horizontal visual separation between Vickerstown and Southport Drive area.
<b>Defensible Boundary</b>	Informal hedging supported by fencing to horsiculture areas.	Mature scrub hedges to public access and low stone walls to residential frontage.	Mature scrub hedges to some frontages otherwise open.	Post and wire fence.
<b>Extent of Built Form</b>	Ancillary horsiculture buildings	Sporadic residential and commercial uses.	Formal landscaped play area	Garaging, allotment and utility structures.

<b>Impact of further Built Form (Sensitivity to - HML)(Who affected)(scale of change)</b>	<p><b>Minor:</b> Potentially incongruous subject to siting due to impact on openness and landscape character. A less dense well-buffered development with varied typology and spatial arrangement to reflect a modest range of agricultural may be achievable set well back to the north and south of Cow Tarns Lane</p> <p><b>Major:</b> Obtrusive development would reduce visual separation between Vickerstown South and French Street housing areas.</p>	<p><b>Minor:</b> Additional development would reduce the softer interface with the rural hinterland.</p> <p><b>Major:</b> Obtrusive development would lead to a large scale loss of openness resulting in appearance of urban sprawl and loss of the settlement countryside edge character.</p>	<p><b>Minor:</b> Feasible providing use is made of existing remnant landscape to cluster development.</p> <p><b>Major:</b> Potential major loss of visible open and distinctive character of the central wedge to Walney. Visual coalescence of Vickerstown North and Trent Vale areas.</p>	<p><b>Minor:</b> Potentially incongruous due to scale of existing openness and slope.</p> <p><b>Major:</b> Loss of defined open space wedge character.</p>
<b>Provision of Open Space within Urban/Rural Area</b>	Informal public open space	Access to informal public open space.	Formal playing pitches and play areas	Footpath access to network.
<b>Recreational Opportunities</b>	Walking and private horsiculture	Walking	Walking, informal sporting	Walking, Private Allotment
<b>Ease of Public Access</b>	low	Low to medium	Medium	Low
<b>Level of Use of Public Access</b>	low	Low	Medium	Low
<b>How would</b>	Reduction of access to private	Loss of open space and reduced	Loss of athletics facilities.	Loss of openness.



<b>Recreational use be impaired by Boundary Change</b>	horsiculture.	visual openness.		
<b>Other Comments</b>	Very open area with 360 degree views though only really accessed by those private land owners/tenants.	Distinctive local character due to the arrangement and mix of built form...	Need to maintain openness to Mill Lane with any development set back from road to maintain open character of route.	Slope unsuitable for development due to gradient and setting of formal park access route.
<b>Green Wedge Analysis</b>	<p>It is considered that the Walney Green Wedge has seven area types:</p> <p><b>Area 1</b> – Parkland. Maintained formal civic park at the base of a valley form the eastern part of which lying within the Vickerstown North Conservation Area. The Park comprises areas of maintained grassland and associated recreational structures within a network of hard surfaced footpaths incorporating Public Rights of Way 601025-27and bounded by groups of mature trees. The location of the Park contributes to a distinctive sense of place on arrival onto Walney Island when viewed from the bridge. A number of Main Pipes Combined run east to west through the Park along the line of the service road to the northern side of the Park with a number of Public and Private Pipe Surface connections. The central core of the Park is identified as Flood Risk Zone 3 due to the potential risk of inundation from the Channel to the east. The Park is also susceptible to surface water flooding in a central position around the bowling green and at its north western edges. <b>High Local, High Landscape and Low Ecological Value.</b></p> <p><b>Area 2</b> – Formal Recreation. As the valley spreads out a number of formal pitches and tracks occupy its base with higher ground to the side set within a largely unimproved natural succession landscape of sporadic groups of trees, shrubs and hedgerows. A second area adjacent to Central Drive features a Multi-use Games Area. Area 2 includes a Main Pipe Combined and Private and Public Surface Pipes running along the valley floor. A number of areas along the valley basin especially to the south west corner of the existing athletics track and to its north are susceptible to Surface Water Flooding. A microwave fixed link is located to the northern part of the site. <b>Medium Local, Medium Landscape and Medium Ecological Value.</b></p> <p><b>Area 3</b> – Allotments. The allotments are located to the eastern side of the Green Wedge on elevated land abutting the rear gardens of properties on Gatacre Street. The slope-top location has the effect of reducing the visual mass of the allotment area from surrounding public viewpoints. <b>Low Local, Medium Landscape and Medium Ecological Value.</b></p> <p><b>Area 4</b> – Varied Scrubland. A composite area of grazing fields, vacant development sites, play sites and storage areas resulting in a prominent tract of</p>			

	<p>land in relatively poor condition that nevertheless contributes spatially to the essential rural character and openness of the central area of Walney and the separation of built form on the east with that on the west. A main Combined Pipe runs north to south along the western edge of the Area with a Public and Private Surface Pipe running parallel further into the site. An area to the western boundary of the site around to the frontage and part of the Central Drive is prone to Surface Water Flooding. <b>Medium Local, Medium Landscape and Medium Ecological Value.</b></p> <p><b>Area 5 – Heathland.</b> The central area of Heathland provides an important recreational resource with its network of informal footpaths providing a high quality and intimate rural character combining with open long distant views of the Lake District. <b>High Local, High Landscape and High Ecological Value.</b></p> <p><b>Area 6 - Smallholdings.</b> An area of smallholdings to the west of Red Ley Lane is tightly defined within the hedgerow confines of the original field boundary. The Smallholdings are characterised by an eclectic mix of boundary treatments and ancillary structures. <b>Low Local, Low Landscape and Low Ecological value.</b></p> <p><b>Area 7 – Grazing &amp; Horsiculture.</b> A characteristic feature of Walney is the extensive use of land for recreational horse keeping with its combination of semi-improved grassland, fencing and sporadic stables set within a network of relatively small fields producing a distinctive rural landscape. Larger grazing fields for cattle are found to the north of the area. The area abuts the North Walney National Nature Reserve connected to Red Ley Lane by Public Right of Way 601066. The edge of the area abutting the coast is identified as a Flood Risk Zone 3 area. The eastern and western shorelines about the Duddon Estuary European RAMSAR, SSSI, Special Area of Conservation and Special Protection Area in addition to Natural England's Coastal Sand Dunes designation on the western shoreline. <b>Medium Local, High Landscape and Medium Ecological Value.</b></p>
Development Pressure	<p>The following planning applications and appeals impacting upon the Green Wedge have been determined as follows:</p> <p>1975/1111 – <b>Approved with Conditions</b> Reclamation of derelict land at Mill Lane.</p> <p>1976/0836 – <b>Approved with Conditions.</b> Erection of horse shelter on land at OS Field No. 7478, Cows tarn lane.</p> <p>1978/0613 – <b>Refused.</b> Open air skateboard park on land behind the Training Centre, Promenade</p> <p>1978/0910 – <b>Refused.</b> Erection of Bungalow at land east of Red Ley Lane and north of No's 1-3 Haverigg Gardens.</p> <p>1978/1000 – <b>Approved.</b> Change of use of field to allotments at land to the rear of Haverigg Gardens.</p>

	1981/0217 – <b>Approved with Conditions.</b> Change of use from field to miniature golf course on land at Field No. 1633 north of Earnse Point.
	1982/0119 – <b>Approved with Conditions.</b> Renewal of temporary consent for stable and store on land at Part OS Field No.9074, Cows Tarn Lane.
	1986/0823 – <b>Approved with Conditions.</b> Change of use from training centre to boat store, Walney Training centre, Promenade.
	1987/0436 – <b>Approved with Conditions.</b> Siting of a porta-gym, changing unit and 2no. garages.
	1988/0690 – <b>Approved.</b> Erection of stable on land off Cows Tarn Lane.
	1988/0970 – <b>Approved with Conditions.</b> Erection of stables at the grazing plot at the corner of Mill Lane.
	1989/0173 – <b>Approved.</b> Erection of stables on land at Filed No.29, Mill Lane.
	1989/0174 – <b>Approved with Conditions.</b> Change of use from training centre to vehicle parts store and garaging at Former Training Centre, North Scale.
	1989/0281 – <b>Refused.</b> 2no. Bungalows on land at junction of Mill Lane and Promenade.
	1989/0678 – <b>Approved.</b> Erection of stable at Plot 24, south side of mill Lane.
	1989/0696 – <b>Approved.</b> Erection of stables on land at Filed No.33, Cows Tarns Lane.
	1989/0733 – <b>Approved.</b> Erection of stable block and store on land at Filed 23, south side of Mill Lane.
	1990/0305 – <b>Approved.</b> Erection of stables on land at Field No.34, Solway Drive.
	1990/0505 – <b>Approved with Conditions.</b> Erection of stables on land at Field No.39, Cows Tran lane.
	1990/0794 – <b>Approved.</b> Erection of stable at land between Cow Tarn Lane and Solway Drive.
	1990/0812 – <b>Approved.</b> Erection of timber stable on land at Field No.30, Mill Lane.
	1990/0996 – <b>Approved with Conditions.</b> Erection of single garage at land west of Gatacre Street.

	<p>1992/0118 – <b>Approved.</b> Erection of garage at No.47 Melampus Street.</p> <p>1992/0260 – Golf driving range on land at Park Vale Sports Centre, Mill Lane.</p> <p>1992/0766 – <b>Approved with Conditions.</b> Replacement garage at No.13 Gatacre Street.</p> <p>1993/0155 – <b>Approved with Conditions.</b> Golf driving range, shop and club house</p> <p>1993/0682 – <b>Approved with Conditions.</b> Stable for 1no. Horse on land at Vale Track and Community Centre, Central Drive.</p> <p>1993/0727 – <b>Approved with Conditions.</b> Change of use to garden centre on land at Mill Lane.</p> <p>1993/0728 – <b>Refused.</b> Consent to display advertisements at Avon landscapes, Mill Lane.</p> <p>1993/0753 – <b>Approved with Conditions.</b> Erection of a stable at land at Mill Lane.</p> <p>1993/0813 – <b>Approved.</b> Landscape reclamation for public open space on land to the north of Cows Tarn Lane.</p> <p>1994/0582 – <b>Approved with Conditions.</b> Replacement stable on land adjacent to Cows Tarn Lane.</p> <p>1995/0163 – <b>Approved with Conditions.</b> Two houses (Outline) on land at the junction of Gatacre Street and Lord Robert Street. (Not implemented)</p> <p>1995/0471 – <b>Approved.</b> Erection of stables and hay store on land at Cows Tarn Lane, North Scale.</p> <p>1995/0550 – <b>Approved with Conditions.</b> Erection of stable/hay store on land at Field 20b Cows Tarn lane.</p> <p>1995/0749 – <b>Approved with Conditions.</b> Erection of new garage at No.20 Land off Douglas Street.</p> <p>1996/0327 – <b>Approved with Conditions.</b> Erection of a double stable on land at Plot 51, Land off Mill lane.</p> <p>1996/0428 – <b>Approved with Conditions.</b> Erection of double stable and hay store on land at Cows tarn Lane.</p> <p>1996/0436 – <b>Approved.</b> Erection stable on land to the north of Field No.52a, Cows Tarn Lane.</p>
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	1996/0651 – <b>Approved.</b> Erection of double stable on land at Plot 46 off Mill lane.
	1997/0081 – <b>Approved with Conditions.</b> Erection of a vehicle/trailer store on Plot 17, land at Gatacre Street.
	1997/0675 – <b>Approved with Conditions.</b> Seven Garages for domestic use at land at Gatacre Street.
	1998/0078 – <b>Approved with Conditions.</b> Resubmission of 1997/0675.
	1998/0585 – <b>Approved</b> (Reg 3). Environmental Improvements on land to the west of former MoD site, North of Mill lane.
	1998/9017 – <b>Approved with Conditions.</b> Demolition of existing new control building, fencing and landscaping on land at James Dunn Park.
	1998/9007 – <b>Approved with Conditions.</b> Waste water pumping station on land the Promenade.
	1999/0554 – <b>Approved with Conditions.</b> 12 month consent for stable on land at Field at Solway Drive/Cows Tarn lane.
	2000/0799 – <b>Approved with Conditions.</b> Erection of a garage at Plot 8 Gatacre Street.
	2000/0891 – <b>Refused.</b> Notification of Prior Approval for a 12.5 m mast, antennae, microwave dish and microcellular cabin.
	2001/0162 – <b>Approved with Conditions.</b> Erection of stable on land off Red Ley Lane.
	2001/0997 – <b>Approved.</b> Erection of double stable on land at Field No.29a, Cows Tarn Lane.
	2003/0454 – <b>Approved with Conditions.</b> Erection of a stable block on land at Field No. 28a Red Ley Lane.
	2003/1235 – <b>Refused.</b> 25 Dwellings with garages on land at Longlands, Mill Lane. <b>Appeal Dismissed.</b>
	2004/0032 – <b>Approved with Conditions.</b> Erection of a block of 4no. garages on land adjacent to Red Ley Lane.
	2004/0793 – <b>Approved with Conditions.</b> Erection of detached garage on land at allotments adjacent to Melampus Street.
	2004/0941 – <b>Approved with Conditions.</b> Erection of replacement garage on Plot 79C, at Melampus Street.

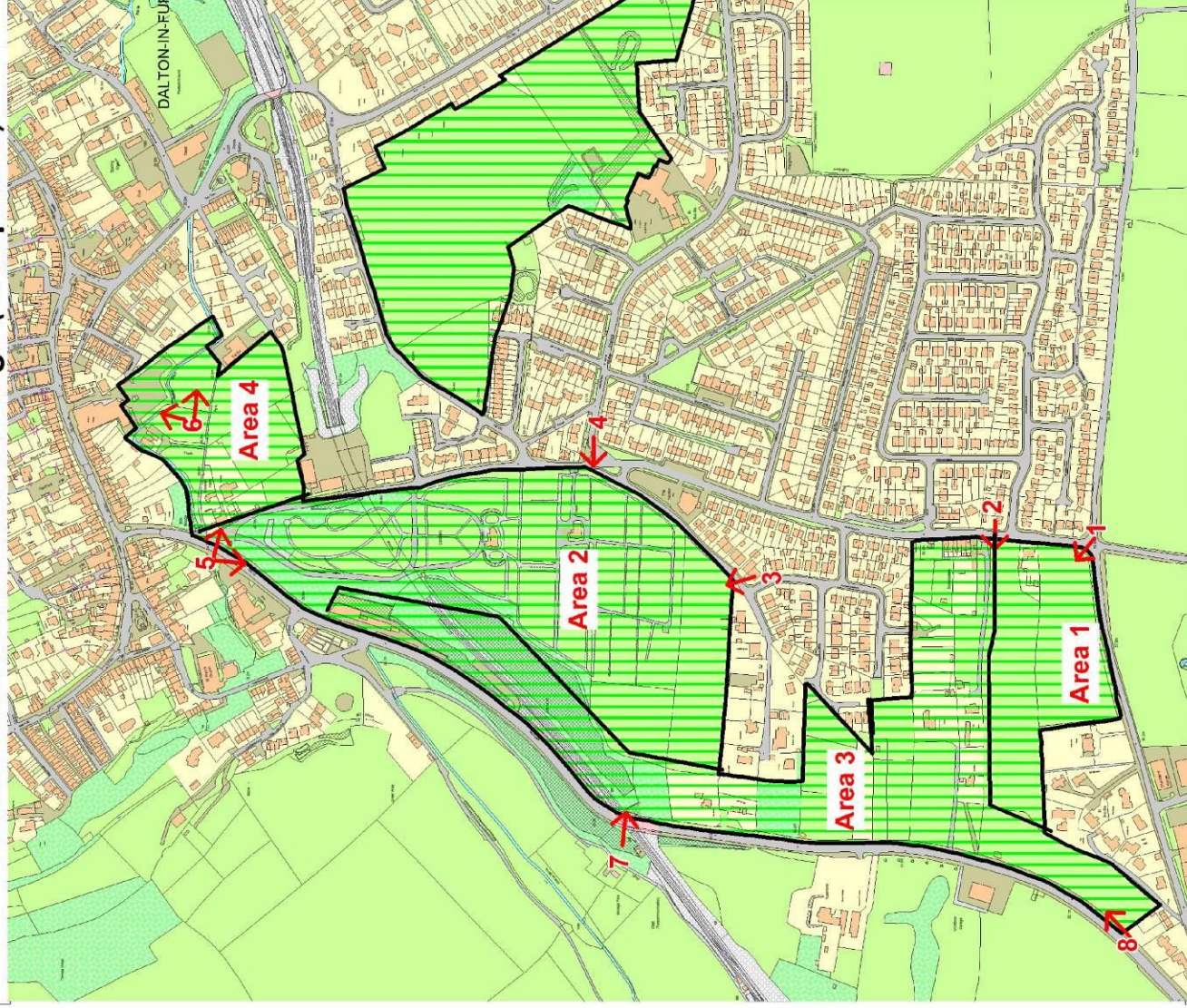


	<p>2004/9022 – County Matter. Reclamation of site to create all weather pitches on land at Mill Lane/West Shore Road.</p> <p>2005/0776 – <b>Approved with Conditions</b>. Erection of a stable on land at Plot 32b, Home Farm, Cows Tarn Lane.</p> <p>2005/1536 – <b>Refused</b>. Detached bungalow on land at Longlands, Mill Lane.</p> <p>2005/9001 – County Matter. Reclamation of site to create all weather pitches on land at the junction of Mill Lane and West Shore Road.</p> <p>2006/0507 – <b>Approved with Conditions</b>. Erection of Stable on land at Field at corner of Promenade and Mill Lane junctions.</p> <p>2006/0604 – <b>Approved with Conditions</b>. Detached bungalow, integral garage and pumping station on land at Longlands, Mill Lane.</p> <p>2006/1327 – <b>Approved with Conditions</b>. A Detached house on land at Longlands Cottage, Mill Lane.</p> <p>2007/0151 – <b>Approved with Conditions</b>. 3no. Floodlights on land at Walney Central ARLFC, Central Drive.</p> <p>2010/1618 – <b>Approved with Conditions</b>. Change of use from public house to children’s day nursery.</p> <p>2011/0166 – <b>Refused</b>. Erection of 3no. dwellings (Outline) at former Avon garden centre, Mill Lane.</p>
Evaluation	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Walney Green Wedge does not contribute to preventing the coalescence of settlements but does contribute significantly to providing visual separation between the Vickerstown and North Walney housing areas, helping to maintain the open rural character of the central part of the island. The openness either side of Central Drive is of particular importance in protecting this character.</li> <li>• <b>Guide development form</b> – Applications for development relating to appropriate Green Wedge uses have been consistently approved with schemes for residential development resisted.</li> <li>• <b>Provide a green lung into urban areas</b> – The open quality of Walney Island is central to its character and as juxtaposition to the scale of the residential areas to the west and east of the Green Wedge.</li> <li>• <b>A recreational resource</b> – The Walney Green Wedge contributes to both private and public recreation with the wide pattern of horse ownership, range of sporting facilities and the extensive network of footpaths that cross the length and breadth of the central area.</li> </ul>

Issues Arising	<p>The main issue is to ensure that Walney retains its individual rural coastal character as a foil for the more extensive dense built-up urban area of Barrow.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA site SHL010 in Area 2 has been submitted as having development potential. At its centre is an existing athletics track located next to the main footpath into the park to the south east. A variety of development options, including housing and recreational ones, have been identified for the site. The key consideration is whether a scale of development could be accommodated within the area that would not necessarily impact on the achievement of the core Green Wedge purposes. The key factor relates to siting such that sufficient buffer could be secured between the Trent Vale housing area and any development. The location of the athletics track in a dip in the ground and the area to the north east of the track would potentially assist in assimilating development as the higher land opposite whilst still offering a degree of visual access to green space.</p> <p>If the site is to be identified for development it will be important to ensure that the strategic importance and potential of the key footpath access route through the valley and parkland beyond is developed further in encouraging more sustainable movements. Any development and its associated landscaping would need to incorporate and enhance the main footpath access through the site.</p> <p>SHL089/SHL090/SHL091 sites fronting onto Mill Lane have an important role to play in maintaining the character of the central area of Walney. Landscaping of Mill Lane frontage will be required and there is a recreational opportunity to connect the footpath network to the north and to the south to Central Drive.</p> <p>SHL059 although previously refused for 3no. dwellings has some potential for residential development as a 'rounding-off'.</p> <p>It is considered that Areas 1, 3, 5, 6 &amp; 7 have no development potential due to the overriding purposes of the Green wedge objectives. Sites within Areas 2 &amp; 4 may have potential subject to the requirements of a Development Brief.</p>
Conclusion	<p>The Walney Green Wedge provides important separation between the housing areas of North Walney and Vickerstown. The land fronting the southern side of Mill Lane has an important role to play in this core purpose. The former development of the public house site added an incongruous and poorly related aspect within the streetscene. The SHL091 site has an important role to play in connecting the footpath network to the south with that to the north. It is considered that the SHL010 site has some potential for development to the north, south and east of the athletics track.</p> <p><b>Recommendation:</b> Retention of Green Wedge as currently designated with the exception of the identified part of Area 2 and sites SHL010 and SHL059 in Area 4.</p>

Dalton South West Green Wedge

# Dalton South West Green Wedge (Viewpoints)



Scale: Not to Scale



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## Green Wedge Review: Dalton South West- Analysis and Evaluation Proforma

Evaluation Location, Date & Time	1 23 Jan 14 14:15 Area 1	2 23 Jan 14 14:30 Area 1	3 27 Jan 14 10:00 Area 1	4 27 Jan 14 10:15 Area 2	5(a & b) 27 Jan 14 10:30 Area 2	6(a & b) 27 Jan 14 11:00 Area 3	7(a & b) 27 Jan 14 12:00 Area 4
Aspect	Large part of Short to Medium distant view. Oblique Dynamic and Direct Static views of Medium duration	Small part of Medium distant view. Dynamic and Static views of Short duration	Large part of short distance view. Static and dynamic views of Short to Glimpse duration.	Limited views over stone boundary wall.	Large part of short distance views. Dynamic and static views of Short to Medium duration.	Large part of short to Medium distance views. Dynamic views of Medium duration.	Small part of short distance views. Dynamic views of glimpse to short duration.
Land Use Description	Pasture	Pasture	Pasture	Cemetery	Highway Junction	Footpath through fields	Woodland/Fields
Adjacent Land Uses	(n) pasture (e) highway/res (s) Highway/fields (w)Res/fields	(n) Residential (e)Highway/res (s) Residential/fields (w) Fields	(n) Cemetery (e) Highway/res gdns (s) Highway/res gdns (w) Res gdns	(n)Highway/ cemetry (e)Car park (s) Highway/res (w)Cemetery	(n)Res gdns (e)Residential (s) POS/cemetrey (w)Res gardens	(n)Farm store (e)Res/Car park. (s)Res Gardens/fields (w)Res gardens.	(n)Highway (e)Res gdns (s)Fields (w)horsiculture
Topography	Flat to Undulating (e) to (w)	Rising concave slope (e) to (w).	Steep convex slope (e) to (w).	Convex slope summit rising (e) to (w) and (n) to (s)	Dip at base of steep hill to south rising (n) to (s)	Even slope rising (n) to (s)	Even slope rising (w) to (e)
Landscape Features	Focal specimen trees to road frontage adjacent junction. Well- defined site.	Strong visual enclosure and skyline between trees groups on horizon.	Near crest horizon in pasture.	Open horizon.	Mature woodland to hillside and ridge (e) to (w). Watercourse.	Watercourse supported by mature woodland copse	Old coppice woodland. Including a former originally residential site?

Visual Separation	Distinctive settlement edge /gateway landscape setting to Dalton from the south.	Openness contributes to settlement edge character.	Settlement edge character.	Settlement edge character.	Settlement edge/gateway character.	Enclosed commonplace urban/rural landscape.	Transitional Settlement edge character.
Defensible Boundary	Post and rail fencing and managed field hedgerow boundaries.	Stone walls to residential frontage. Hedges to field boundaries.	Mature hedgerow to highway. Stone wall to Cemetery.	Stone wall.	Stone walls, railings and fences.	Mature informal hedgerows and watercourse.	Stone wall with gate to back of highway.
Extent of Built Form	Residential frontages and gardens adjacent.	Sporadic residential buildings and part derelict smallholdings	None.	Cemetery structures.	Highway, residential frontages	Farm animal sheds. Residential and utility buildings adjacent.	Boundary wall to highway.
Impact of further Built Form	<b>Minor:</b> Potential impact due to its effect on openness and landscape/ townscape character. <b>Major:</b> Obtrusive uniform development form would impose a harsh visual edge to the settlement.	<b>Minor:</b> Potential impact due to effect on openness and landscape/ townscape character. A less dense well-buffered development with varied typology and spatial arrangement may be achievable to the east of the site provided it is set below the slope to the west and from	Minor: Incongruous due to elevation of the site relative to surroundings. <b>Major:</b> Incongruous due to elevation relative to surroundings and loss of rural settlement edge character.	<b>Minor:</b> N/a <b>Major:</b> N/a	<b>Minor:</b> Infill Minor. Any development affecting POS would be prominent and incongruous impacting heavily on edge settlement character. <b>Major:</b> Any development affecting POS would be prominent and incongruous	<b>Minor:</b> Potentially incongruous due to elevation and access <b>Major:</b> Loss of openness and separation between the town centre and the Hollygate Road housing area.	<b>Minor:</b> Loss of coppice woodland. Major: Loss of transitional settlement edge character. <b>Major:</b> Loss of rural setting with hard urban edge to Barrow Road.

		<p>the road such that the ridge can still be seen.</p> <p><b>Major:</b> Obtrusive uniform development would impose a harsh visual edge to the settlement and loss of openness. Especially in terms of the slope and ridge to the west of the site.</p>			impacting heavily on edge settlement character and activity.		
Provision of Open Space within Urban/Rural Area	None	None	None	Footpath access to network.	Public access to cemetery.	Footpath through site	None
Recreational Opportunities	None	None	None	Walking	Walking	Walking	Private Horsiculture
Ease of Public Access	N/a	N/a	N/a	High	High	Low to Medium	N/a
Level of Use of Public Access	N/a	N/a	N/a	Medium	High	Low	N/a
How would Recreational use be impaired by Boundary Change	N/a	N/a	N/a	N/a	N/a	Loss of openness and distinctive local character.	N/a



Other Comments	The wide verge and open nature of the pasture field adjacent to the highway is considered to provide a gradual transition from rural to urban rural setting helping to provide landscape setting for Dalton from the south. It would be important to maintain a buffer adjacent to Long Lane.	It would be important to vary a spatial arrangement to achieve sub-character areas at a small enough scale to reflect a softer settlement edge.	Restricted access.	Practicably undevelopable due to Cemetery use.	Practicably undevelopable due to Cemetery use.	Restricted access.	The woodland site was refused outline planning permission
Green Wedge Analysis	<p>It is considered that the Dalton (South West) Green Wedge has four distinct area types::</p> <p><b>Area 1 – Pasture.</b> The configuration of fields to the north west of the junction of Newton Road and Long Lane contribute to a distinctive sense of place and of arrival at the southern side of Dalton. Maintaining openness is the key to this quality. The main concern would be if development extended up the slope to the west in such a way as to be appear prominent and overbearing visually on the character of the slope and ridge. A short length of Main Pipe Combined and Private Pipe Surface are located to the south eastern corner of the Green Wedge. An area to the north eastern corner of Area 4 is susceptible to Intermediate surface water flooding. <b>Low Local, Medium Landscape and Low Ecological value.</b></p> <p><b>Area 2 - Parkland/Cemetery.</b> The area comprising the cemetery and park by the very nature of their uses and Council ownership is sustainable as a long-term green open space. The Chapel building is Grade II Listed. The Cemetery contains a large group of Sycamore and Beech trees to the western slope covered by Tree Preservation Order No.95. The elevation of the area results in views into it comprising a green 'horizon' that provides an 'edge of settlement' quality providing a high quality setting to the Newton Road housing</p>						

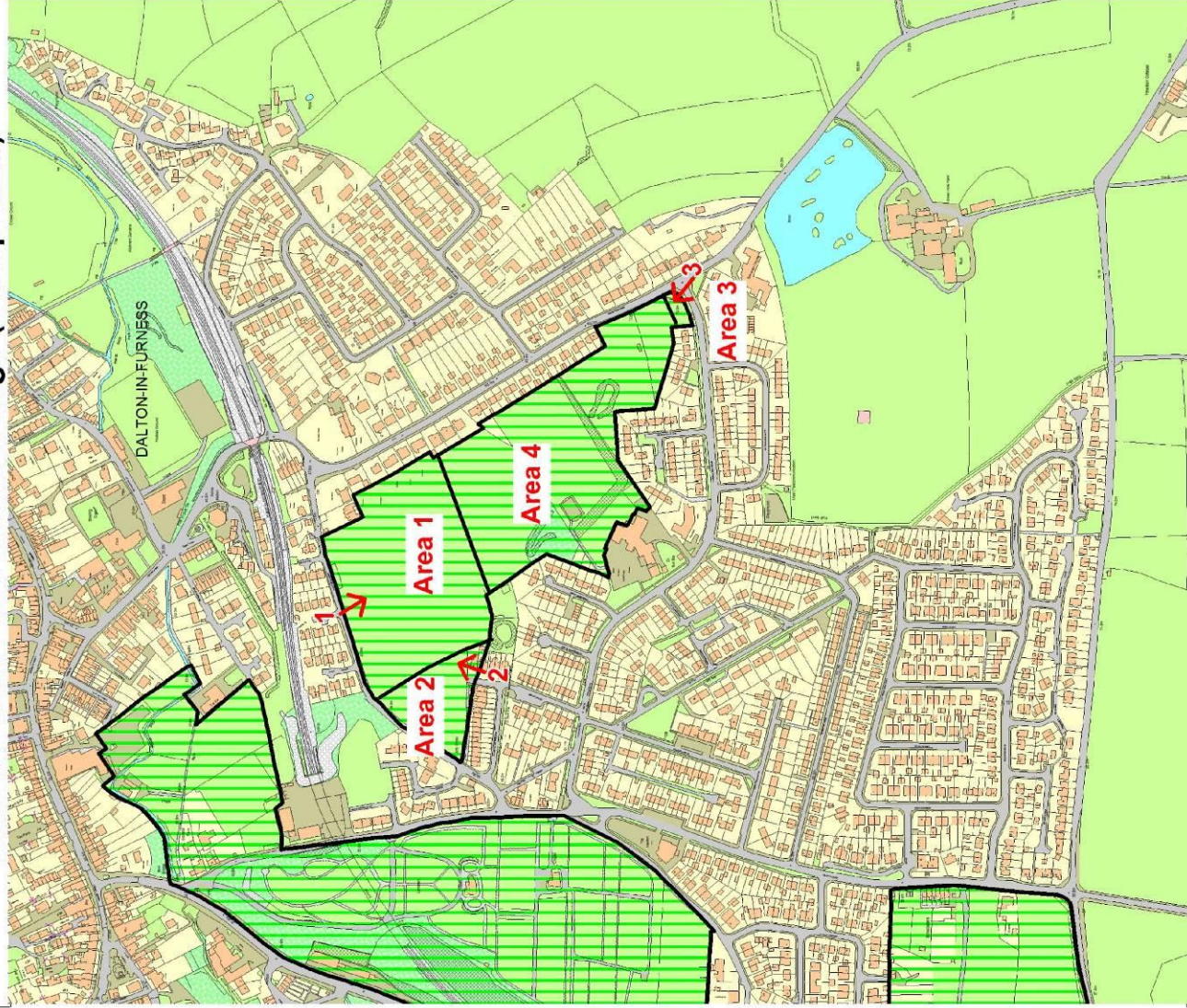


	<p>area. It is considered that Area 1 has no potential to accommodate development other than that relating to the cemetery. A mine working vein extends into the east of Area 1. <b>High local, Medium landscape and Medium Ecological value.</b></p> <p><b>Area 3</b> – Watercourse &amp; Agricultural Holding. Area 3 comprises a sloping field in agricultural use including a small group of storage buildings enclosed to the north and east by rear garden boundaries. The site is bisected by Public Right of Way 602015 and falls within the mineral consultation zone for Limestone and Emergency Planning. Two Ash trees are protected by Tree Preservation Order 1993/5. Land to the north of the watercourse is a location historically susceptible to the 'More' category of surface water flooding and falls within Flood Risk Zone 3. <b>Medium Local, Medium landscape and Medium Ecological value.</b></p> <p><b>Area 4</b> – Woodland &amp; Horsiculture. As the gradient of the escarpment reduces the woodland disperses incorporating a sporadic grouping of residential properties and smallholdings in horsiculture use. A small area of Ash, Elm Sycamore and Maple are protected by Tree Preservation Order 1990/12 to the south west of the area. An area adjacent to Abbey Road is susceptible to intermediate surface water flooding. <b>Low Local, Low Landscape and High Ecological value.</b></p>
Development Pressure	<p>1989/0256 – <b>Refused.</b> 3 Houses with garages on Land at Poaka Beck and Glenfield Road. Residential development would conflict with Green Wedge objectives. <b>Appeal Dismissed.</b></p> <p>1980/0693 – <b>Refused.</b> Bungalow. Part OS Field 1259 adjoining Gibraltar Farm.</p> <p>1985/0907 – <b>Refused.</b> One detached house and garage. Land adjacent to Schoolwaters Bungalow.</p> <p>1986/0439 – <b>Refused.</b> Detached bungalow. Land adjacent to Schoolwaters Bungalow. <b>Appeal Dismissed.</b></p> <p>1987/0865 – <b>Refused.</b> Residential development. Land west of Newton Road and North of Long Lane</p> <p>1990/0101 – <b>Refused.</b> 1 or 2 dwellings (Outline), Land between Hill Crest and Abbey Road.</p>

Evaluation	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Dalton (SW) does not contribute directly to preventing the coalescence of settlements due to the presence of intervening topography. It does however contribute significantly to maintaining Dalton's countryside setting in providing a transitional settlement edge character as an approach progressively creating a gradual change from a rural to a more urban streetscene.</li> <li>• <b>Guide development form</b> - The Dalton South West Green Wedge has contributed to maintaining the appearance of the entrance into Dalton which is important to the distinctive character of the settlement.</li> <li>• <b>Provide a green lung into urban areas</b> – The emphasis of the Dalton (SW) Green Wedge is as more of a 'buffer' role than green lung by virtue of the limited visibility of its profile.</li> <li>• <b>A recreational resource</b> – Much of the recreational resource is in private control with limited connectivity making the green wedge difficult to traverse with only Footpath 602024 providing formal recreational access northwards. Development potential will need to contribute to improving public access without compromising community safety.</li> </ul>
Issues Arising	<p>The car park to the Coop store is identified as being Green Wedge. It is proposed that this area be removed from the Green Wedge designation.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>The SHLAA identifies SHL096 as being 'potentially developable'. It is considered that in the event of any development is proposed that the bottom most northerly third of the field as delineated by the hedgerow would need to be left as existing so as to provide an adequate visual buffer with the road and to reflect the sporadic landscape-led character of other residential buildings within their curtilages.</p> <p>REC34 also has the potential to accommodate an amount of development providing that the character of this important settlement edge site is recognised and that visibility of the slope and ridge to the west can be achieved.</p>
Conclusion	<p>The Dalton (South West) Green Wedge provides important settlement edge character from Abbey Road and Newton Road. The area to the south around the junction with Long Lane is considered to be particularly vulnerable to inappropriate development due to the openness of its landscape.</p> <p>Sites SHL096 and REC34 have potential to accommodate development without adverse impact on the remaining green wedge.</p> <p><b>Recommendation:</b> Retention of Green Wedge as currently designated, but modified to facilitate the two potential development sites (SHL096 and REC34) along with the removal of the COOP car park from the classification.</p>

Dalton South East Green Wedge

## Dalton South East Green Wedge (Viewpoints)



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Green Wedge Review: Dalton South East - Analysis and Evaluation Pro-forma			
Evaluation Location, Date & Time	1 27 Jan 14 12:15 Area 1	2 27 Jan 14 13:00 Area 2	3 27 Jan 14 13:15 Area 3
Aspect	Large part of Short distant view. Dynamic Oblique and Direct views of Short to Medium duration	Small part of Medium and Long distant views. Static views of Short to Medium duration.	Medium part of Short to long distant views. Dynamic views of Short to Medium duration.
Land Use Description	Pasture	Scrubland	Informal POS
Adjacent Land Uses	(n) Highway/res (e) Res/res Gdns (s) Res Gdns (over crest not visible) (w)Res gdns	(n) Highway (e)Pasture (s) Res gdns (w) Scrubland /Highway	(n) Horsiculture (e)Highway/res (s) Highway/res (w) Res gardens
Topography	Prominent steep undulating slope	Rising concave slope (n) to (s).	Highest part of slope
Landscape Features	Linear skyline elevated relative to highway and stone wall to highway.	Defined settlement edge against open countryside horizon backdrop.	Area of open grass enclosed by scrub hedge to (n) concealing view of larger part of green wedge. Distant views of settlement edge to north.
Visual Separation	Distinctive settlement edge character providing separation between Hollygate Road and Coronation Drive housing areas.	Vertical and horizontal separation between Loweswater Terrace and Hollygate Road housing areas.	Visual separation between Greystone Lane and Hollygate Road housing areas.
Defensible Boundary	Medium height stone wall to highway frontage.	Stone walls to residential frontage. Hedges to field boundaries.	Mature scrub hedges to southern edge of Green Wedge some frontages otherwise open.
Extent of Built Form	Residential properties and gardens adjacent either side.	Rear building line and frontages of properties on Loweswater Terrace	Rear building line and garden boundaries forming private rear edge to Green Wedge.



Impact of further Built Form	<p><b>Minor:</b> Potentially incongruous due to impact on definition and openness of landscape character.</p> <p><b>Major:</b> Obtrusive development would result in the loss of openness and remove an important locally distinctive landscape that provides a settlement edge character to Hollygate Road. The profile and elevation of the slope if developed would introduce a dominant urban character to the skyline.</p>	<p><b>Minor:</b> Potentially incongruous due to loss of openness and landscape aspect subject to siting.</p> <p><b>Major:</b> Obtrusive uniform development form would dominate the character of Hollygate Road and obstruct long distance aspect and residential amenity of adjacent housing.</p>	<p><b>Minor:</b> Potentially incongruous. Though a small number of units could be achieved the elevation and form would obstruct open aspect from the junction of Coronation Drive and Greystone Lane even with units of the lowest height creating visual intrusion into the skyline above the hedgerow.</p> <p><b>Major:</b> Obtrusive development would be a major visual intrusion removing separation, openness and aspect.</p>
Provision of Open Space within Urban/Rural Area	None. Private pasture	None. Private pasture	Informal POS/Private pasture.
Recreational Opportunities	None	None	Walking/None
Ease of Public Access	None	None	Medium
Level of Use of Public Access	None	N/a	Low
How would Recreational use be impaired by Boundary Change	N/a	N/a	Loss of openness

Other Comments	The central position of such a well-defined green space within the urban area is of significant townscape importance as a key landmark within the streetscene.	It would be important to integrate sub-character areas at a small enough scale to reflect a softer settlement edge.	Existing siting and arrangement of open space is positive in enclosing and addressing the junction between Greystone Road and Coronation Drive.
Green Wedge Analysis	<p>It is considered that the Dalton (South East) Green Wedge comprises four distinct area types:</p> <p><b>Area 1</b> - Steep Pasture. A locally distinctive landmark feature within the Hollygate Lane streetscene with its significant elevation above street level creating an imposing slope and 'green horizon' that contributes to an edge of settlement character.</p> <p><b>Area 2</b> – Scrubland. An area of unimproved grassland bounded by mature hedgerow and stone walls that continues the general sloping of Area 1 westward, but where its gradient begins to shallow as it meets generally higher land to the west. The convex nature of the slope and its retained elevation against Hollygate Road make the area visually prominent contributing strongly to a sense of openness and landscape separation between areas of surrounding built form. There is potential for small scale development subject to siting and a low rise form of development that maintains aspect and setting for adjacent housing areas.</p> <p><b>Area 3</b> – Amenity Open Space. An area of improved and maintained grassland providing landscaped setting for surrounding built form and space for informal activity. The position of the site at the highest part of the south eastern corner of the Green Wedge to the south east and the mature hedgerow boundary separating the Area visibly from the rest of the Green Wedge to the north.</p> <p><b>Area 4</b> – Grazing &amp; Pitches. The largest part of the Green Wedge is publically visible only from a section of low stone wall frontage on Greystone Lane with glimpse views from Coronation Drive.</p>		

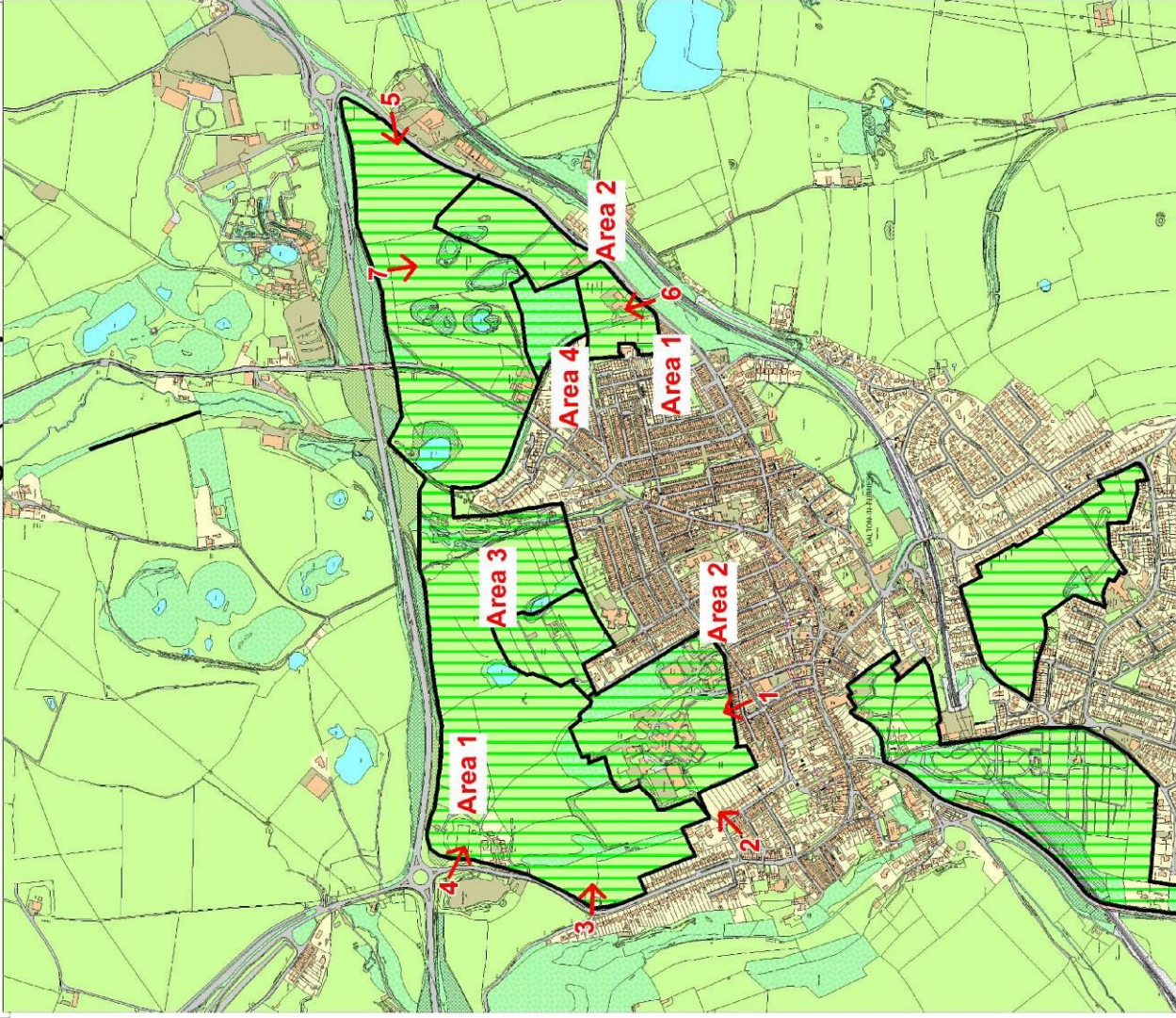
Development Pressure	<p>1983/1019 – <b>Refused</b> 17/08/1989. Anty Cross, off Hollygate Road Residential Development (Outline) Refused. Prior to the establishment of Policy D4 the previously approved Town Map identified this area as one where existing uses would remain largely undisturbed, especially in light of other preferable sites for development.</p> <p>1983/0667 – <b>Refused</b> Anty Cross, Off Hollygate Road, Small Residential Development (Outline). Prior to the establishment of Policy D4 the previously approved Town Map identified this area as one where existing uses would remain largely undisturbed. Access from Hollygate Road was considered to be unsatisfactory for the scale and type of development proposed having regard to the nature of the level and slope of the land and the character of the road.</p> <p>1989/0554 – <b>Refused</b> 17/08/1989. Land at Greystone Lane, Erection of 137 Houses. The proposal was refused under the former Green Wedge policy H9 and Policy H1 (Urban Fringe). Sight lines for highway access from Greystone lane were also deemed to be substandard along. The availability of a 5 year supply of housing was also cited in stating that there would be no justification for release of the site for housing.</p> <p>1999/0788 – <b>Approved with Conditions</b>. Land at Loweswater Terrace was developed for 11 terraced houses</p>
Issues Arising	<p>In addition to the intrinsic qualities of the Green Wedge in contributing to the character of the local streetscene and wider townscape the site presents a number of issues that reduce its ability to be developed..</p> <p>The location of the St.Mary’s CofE School and its land holding that stretches from the western to the eastern rear building line of Greystone Lane effectively restricts the ability to access anything other than a modest infill site between the school and Area 3.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>Although the Green Wedge is was unaffected by the disposition of SHLAA sites the area to the north west corner of the site formed by the junction of Hollygate Road and Loweswater Terrace has potential for small scale development.</p>

Overview	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Dalton (SE) does not contribute directly to preventing the coalescence of settlements. It does however contribute significantly in providing visually accessible green space within the urban area of Dalton, especially the steeply sloping section along Hollygate Road in providing distinctive visual separation between housing districts of Dalton in addition to providing distant views of green spaces that serves to maintain separation between housing areas within the town and visibility of the open countryside beyond.</li> <li>• <b>Guide development form</b> - In practice the Green Wedge designation has effectively restricted development in this location as rather than guiding it as there have been no significant incursions other than the small area allowed as part of the Loweswater Terrace scheme for the purposes of efficient site planning and the tidying of site boundaries.</li> <li>• <b>Provide a green lung into urban areas</b> – The emphasis of the Dalton (SE) Green Wedge is to provide a green lung within the built part of the south of the town being almost fully enclosed by development. This contribution will become more important in the event of any further development of Dalton to the south east.</li> <li>• <b>A recreational resource</b> – The Dalton SE Wedge makes very little contribution to recreation beyond that part used actively by the school as playing fields other than the small area addressing the junction of Coronation Road and Greystone Lane used occasionally for walking and informal play and the informal use of the steep slope addressing Hollygate Road for sledging in winter. There are no public rights of way through the Dalton (SE) Green Wedge.</li> </ul>
Conclusion	<p>The Dalton (SE) Green Wedge provides an important spatial relief from the mass of built form which may become more important over time in the event that the town expands. The separate Area 2 does have some potential for development, but will need strict control to prevent form and massing being incongruous on this prominent site and if residential amenities of adjacent properties are not to be unduly affected.</p> <p><b>Recommendation:</b> Dalton (South East) Green Wedge to be retained with the exception of Area 2 which has sufficient separate character to provide a small development opportunity.</p>

Dalton North Green Wedge



## Dalton North Green Wedge (Viewpoints)



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## Green Wedge Review: Dalton (North)- Analysis and Evaluation Pro-forma

Evaluation Location, Date & Time	1 27 Jan 14 13:30 Area	2 27 Jan 14 13:45 Area	3 27 Jan 14 13:15 Area	4 27 Jan 14 14:30 Area	5 27 Jan 14 14:46 Area	6 27 Jan 14 15:15 Area	7 27 Jan 14 15.45 Area
Aspect	Large part of Short distant view. Direct and Oblique views of Medium duration.	Medium part of short to Medium views. Static views of Short duration.	Medium part of Short to long distant views. Dynamic views of Short to Medium duration.	Medium part of short and long distant views. Dynamic oblique and static views of short duration.	Medium part of Medium and distant views. Dynamic views of medium duration.	Medium part of Medium views. Dynamic oblique view of glimpse to short duration.	Medium part of Medium to distant views. Dynamic oblique view of glimpse to short duration.
Land Use Description	Playing fields	School playing fields	Informal POS	Grazing	Grazing	Horsiculture	Grazing
Adjacent Land Uses	(n) School (e) clinic (s) Res gardens (w) Allotments	(n) Highway/res (e) Pasture (s) Highway/res (w) Scrubland/Highway	(n) Horsiculture (e) Highway/res (s) Highway/res (w) Res gardens	(n) Highway (e) fields (s) fields (w) fields	(n) Highway (e) Highway (s) Commercial (w) Fields	(n) Scrubland (e) School (s) Highway (w) Residential	(n) Fields (e) Fields (s) School (w) Residential
Topography	Gentle undulation	Rising concave slope (s) to (n).	Hilltop	Undulating. Convex hilltop.	Undulating convex slope (s) – (n)	Undulating convex slope (s) – (n)	Undulating convex slope (n) – (s)
Landscape	Mature tree lined	Distant views of	Area of elevated	Distant view	Linear field	Linear hedgerow	Groups of scrub



Features	boundaries	fells above school buildings. Mature hedged boundaries surrounding elevated pitches.	open grass enclosed by wall. Distant views of settlement edge to east of settlement.	through tree cover over town to open countryside.	boundaries. Sporadic hedgerow and tree groups	boundaries. Sloping site (s) – (n)	tree to former sops, including water filled, and hedgerows.
Visual Separation	Screening and separation between school and Myrtle Terrace housing area.	Edge settlement character.	Edge settlement character.	Provides foreground setting separating Askham Road area from distant views of town and gateway arrival into Dalton.	Settlement edge character forming setting for gateway entrance into Dalton. Contributes to Separation of Dalton from A590.	Settlement edge character.	Settlement edge character.
Defensible Boundary	Stone walling and fencing supported by tree lined hedge.	Locked gate access.	Medium to low stone wall and railing.	Medium stone wall.	Medium height stone walls to highway.	Medium height stone walls to highway. Hedge field boundaries.	Scrub hedgerow boundaries.
Extent of Built Form	Pavilion school building.	School buildings.	Side and rear garden boundary treatments forming edge to green wedge. Walls and Railing.	Sporadic residential buildings associated with agriculture. Walls	Walls	Pavilion school building.	Pavilion school building.
Impact of further Built Form	<b>Minor:</b> Potentially incongruous due to	<b>Minor:</b> Potentially incongruous due to	<b>Minor:</b> Potentially incongruous	<b>Minor:</b> The undulating	<b>Minor:</b> Individual buildings would be	<b>Minor:</b> Individual buildings feasible	<b>Minor:</b> Individual buildings whilst



	<p>impact on openness, landscape character and setting of school building.</p> <p><b>Major:</b> Obtrusive development would impact unduly on an important locally distinctive green space fundamental to the form, character and legibility of the school building.</p>	<p>impact on setting for school buildings resulting in a loss of legibility.</p> <p><b>Major:</b> Obtrusive development form would impact on setting for school buildings resulting in a loss of legibility as well as obstructing long distance aspect.</p>	<p>subject to siting and responding to levels and access.</p> <p><b>Major:</b> Potential major loss of long range views and settlement edge character.</p>	<p>elevation of this part of the green wedge would make any new development conspicuous.</p> <p><b>Major:</b> Large scale development would obscure visibility of Dalton and undermine its wider landscape setting.</p>	<p>conspicuous and incongruous on those elevated areas in particular. Some potential around the former quarry area subject to siting, scale, orientation and design</p> <p><b>Major:</b> Large scale development would remove the open landscape gateway setting of Dalton.</p>	<p>subject to siting, scale and levels relative to adjacent properties.</p> <p><b>Major:</b> large scale development would be incongruous on this constrained site.</p>	<p>achievable would not be efficient use of the land. Small linear and grouped clusters could be achievable on the area of scrubland defined by the old Maidenlands quarry and on the Quarry Lodge area to the (w).</p> <p><b>Major:</b> A larger scale development would only be acceptable if divided into defined clusters of varying density and typology allowing visual penetration into and through the development assimilating with the site's landscape character as above.</p>
Provision of Open Space	None. Private playing fields	None. Private playing fields	None	None. Private Agricultural	None. Private Agricultural land.	None.	None.

within Urban/Rural Area				land.			
Recreational Opportunities	Private sporting	Private sporting	N/a	N/a	N/a	None.	None.
Ease of Public Access	N/a	None	N/a	N/a	N/a	N/a	N/a
Level of Use of Public Access	N/a	N/a	N/a	N/a	N/a	N/a	N/a
How would Recreational use be impaired by Development/ Boundary Change	N/a	N/a	N/a	N/a	N/a	Development would facilitate access.	Development would facilitate access.
Other Comments	The enclosed green space is a distinctive townscape feature.	Subject to achieving suitable access.	Speed limit on Askam Road will need to be reviewed.	This site is part of an important spatial transition into Dalton that allows the visual character of the settlement to be read within its wider landscape setting.	The 'Drumlin' character of the fields and the clear definition of fields by walls provides a distinctive and historic setting for Dalton as a definable settlement in the wider landscape.	Subject to achieving suitable access.	The old quarry area is considered to have development potential subject to the layout design and typology of structures responding to the form and character of the landscape. A Development Brief would be required for this area.

Green Wedge Analysis	<p>It is considered that the Dalton (North) Green Wedges comprises</p> <p><b>Area 1</b> – Pasture. The Dalton (North) Green Wedge is heavily dominated by improved pasture for cattle grazing with mature hedgerow field boundaries. The largely sloping landscape features a number of natural and man-made topographic features in the form of Poaka Beck gorge, mine shafts and sops which are subject to surface water flooding and in the case of the Poaka Beck a Flood Risk Zone 3 designation. Area 1 is bisected by Public Right of Way 602024 with a shorter length between the east side of Broughton Road and the south side of the A590. Two historic landfills sites are also located within Area 1. The Northern edge of Area 1 with the A590 falls within the saved Wildlife Corridor designation. 3no. Microwave Fixed Link sites cross Area 1.</p> <p><b>Area 2</b> – Private Recreation. Area 2 comprises 4 locations specifically Dowdales Secondary, George Romney Primary and Our Lady of the Rosary Catholic Primary all sit within maintained grassed settings set out with various pitches and tracks. The Rugby Club site is also included within this category due to its similarity in land use terms.</p> <p><b>Area 3</b> – Allotments.</p> <p><b>Area 4</b> - Scrubland</p> <p>All areas are within the minerals consultation zone for Limestone.</p>
Development Pressure	<p>The following planning applications impacting upon the Green Wedge designation were determined as follows:</p> <p>1975/0794 – <b>Refused</b> 03/02/1976 Application for the erection of 26 detached dwellings (outline)</p> <p>1980/0873 – <b>Refused</b> 03/02/81 26 semi-detached dwellings (outline)</p> <p>1981/0049 – <b>Refused</b> 12/05/81 6 Acre Residential Development.</p> <p>1988/1052 – <b>Appcond</b> 23/02/1989 Outline Planning Permission Residential</p> <p>1989/0770 – <b>Appcond</b> 2012/1989 Outline Residential development as extension to 88/1052</p>

	<p>1992/0717 – <b>Appcond</b> 17/08/1993 Light industrial warehouse and distribution use development (outline)</p> <p>1997/0878 – <b>Appcond</b> 04/02/1998 Erection of Bungalow (outline)</p> <p>2000/0245 – <b>Appcond</b> 15/05/2000 Erection of detached house with detached garage.</p> <p>2004/0133 – <b>Refused</b> 31/08/2004 Erection of row of 4no. two storey terraced dwellings and access (outline)</p> <p>2008/1499 – <b>Appcond</b> 15/12/2008 Erection of detached 3 Bedroom Bungalow with an attached and detached garages.</p>
Evaluation	<ul style="list-style-type: none"> <li>• <b>Prevent the merging of settlements</b> – Dalton (N) contributes directly to preventing the coalescence of settlements by ensuring that adequate separation exists between Dalton and the A590 bypass. This is important in making sure that Dalton is able to maintain its distinct countryside setting and is not confused as being a suburb of Barrow if developed up to the road. Any development nearer the road would need to be in a landscape defined setting that would not compromise the appearance of Dalton as a settlement within the countryside.</li> <li>• <b>Guide development form</b> - The importance of the space between Dalton and the bypass combined with the presence of institutional uses and challenging topography have contributed to a restraint of development. Where opportunities have existed these have not been pursued. It is considered that the REC10 site now represents a logic direction for expansion with adequate space within the Wedge to provide the necessary setting without undermining the settlement edge and arrival experience subject to scale, siting, design and landscaping.</li> <li>• <b>Provide a green lung into urban areas</b> – The emphasis of the Dalton (N) Green Wedge is more that of a 'buffer' role than a green lung. The REC10 scheme will be able to contribute openness with a hierarchy of Green Infrastructure.</li> <li>• <b>A recreational resource</b> – Much of the recreational resource is in private control with limited connectivity making the green wedge difficult to traverse with only Footpath 602024 providing formal recreational access northwards. Development potential will need to contribute to improving public access.</li> </ul>

Issues Arising	<p>Green Wedge Incursion</p> <p>(a) Land to the north of Baker Close – Access to the site would need to be through either Baker Close with a number of allotments to the rear or by an improved access along the Citadel adjacent to the watercourse. No planning history.</p> <p><b>Assessment of SHLAA Impact</b></p> <p>REC10 is considered to have potential for housing development subject to meeting siting, layout and typological criteria that would need to be incorporated into a development brief for the site. The site is separated from the Broughton and Ulverston Roads by an area of Green Wedge that would need to be retained for settlement edge and gateway setting reasons. Development if viable would need to be clustered in a varied of spatial, density, massing and typological forms. It is considered that the set-back distance from the roads and the gradient of the green wedge on either side would provide adequate surrounding once the roofscape of a prospective development is taken into account and would be Unlikely to undermine the value of the Dalton (N) Green Wedge.</p>
Conclusion	<p>The Dalton Green Wedge (North) remains relevant in contributing its need to maintain separation from the bypass whilst potentially enabling small scale change at the edge of the settlement subject to designs responding proactively to landform in terms of access, siting, density, massing, arrangement and typology at the same time improving access to recreational opportunities with an integrated approach to recreational access, infrastructure requirements and landscaping. The rural character of the A590 corridor will need to be protected to prevent a more urbanised character being created.</p> <p><b>Recommendation:</b> The Dalton (North) Green Wedge should remain as currently designated. Consideration may be given to removing the REC10 site from the Green Wedge due to its suitability and limited impact on the character of the Green Wedge as a whole for a housing development.</p>



## 4 Conclusion

4.1 As development pressure increases on the urban fringe and open countryside it will become increasingly important to actively manage the character of development. Not just in minimising its impact, but in creating a tangible landscape-led context for development that works with the environment and not against it using Development Briefs to guide development in terms of location, access, siting, building typology, design and landscaping. The role of the Green Wedge has the potential to be developed from a standalone designation into a wider Green Infrastructure Strategy that informs the Local Plan process from the identification of land to identifying an inter-connected framework of Green Infrastructure able to support leisure, access and the facilities needed to support development at the same time as responding to the challenges of climate change and environmental protection and enhancement.

4.2 The Green Wedge Policy (Saved Policy D4) has been a successful policy in guiding development. Where Green Wedge designations have been tested at planning appeal all have been dismissed by the Planning Inspectorate on grounds supportive of the Green Wedge approach. For this reason it is considered that the Green Wedge Policy remains a viable and effective local planning mechanism in asserting control over the character of open countryside and the urban fringe by ensuring that only development that accords with the demands of the Green Wedge objectives is allowed.

4.3 For the reasons set out above the Green Wedge designation is consistent with the National Planning Policy Framework (NPPF) due to its focused approach to the protection of the landscape and guiding principles. It is the intention of Barrow-in-Furness Borough Council to continue to support and develop the Green Wedge concept as a strategic planning tool in the emerging Local Plan.

## **APPENDIX 1 - NPPF Context**

Although the NPPF does not contain a specific reference to Green Wedges, Paragraph 1 of the NPPF makes it clear that the Framework 'sets out the Government's requirements for the planning system only to the extent it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their local parish and town Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. Green Wedges are a useful planning tool within the administrative area of Barrow-in-Furness Borough Council which is consistent with the NPPF for the reasons set out below.

### **Core Planning Principles**

Paragraph 17 of the NPPF sets out a number of core planning principles that underpin local plan making, one of these principles is that planning should be plan led which empowers local people to shape their surroundings.

Another core planning principle states that planning should 'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'. The purposes of the Green Wedge are identified in Saved Local Plan Policy D4 and amplified within this review document.

A further core planning principle in the NPPF states that planning should 'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies within this framework'. One of the functions of the Green Wedge is to provide a green lung into urban areas; this relates to environmental value such as green infrastructure, wildlife sites, air quality, and flood alleviation measures. The presence of Green Wedges enables a sequential approach to be taken when allocating land within Green Wedges being identified as having a higher environmental value and sensitivity than non-green wedge areas.

### **Conserving and Enhancing the Natural Environment**

The Natural Environment section of the NPPF re-emphasises the Core Planning principle identified above and states 'in preparing plans to meet development needs the aims should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value'.

The NPPF highlights that a strategic approach should be taken in Local Plans which plan 'positively for the creation, protection and management of networks of biodiversity and green infrastructure'. The Green Wedge designation is important in providing multi-functional green space in terms of maintaining settlement identity, providing a green lung into urban areas and in providing a recreational resource.

### **Green Infrastructure**

The NPPF defines green infrastructure as a 'a network of multi-functional green spaces, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. (NPPF, Page 52) The Green Wedge designation reflects this objective.

### **Plan making**

The NPPF recognises the importance of the countryside and green spaces with the introduction of the 'Local Green Space' designation and the protection of Green Belt. The Local Green Space designation provides the same level of protection as Green Belt, but cannot be extensive tracts of land; therefore they are not an appropriate designation for areas currently designated as Green Wedges. There is no Green Belt within Barrow-in-Furness Borough and Green Wedges do not perform the same role as Green Belt. Green Wedges do not seek to restrict development, but aim to ensure that as urban development extends, open land is incorporated within it in a way that will preserve and enhance the links between the urban area and the countryside. Bullet points 7 and 8 of Paragraph 157 of the NPPF state that Local Plans should 'identify land where development would be inappropriate, for instance because of its environmental significance; and contain a clear strategy for enhancing the natural, built and historic environment'. Green Wedges are a planning tool that helps to achieve this within the Barrow-in-Furness administrative area by facilitating the positive management of land by helping to shape growth and improve the quality of life for the community.