

# SITE ASSESSMENT PEN PICTURES

**Site WR1 (LCC 643, SHLAA\_301): Land East of Wray**  
**Area 3.46 hectares Potential Development: up to 50 homes**

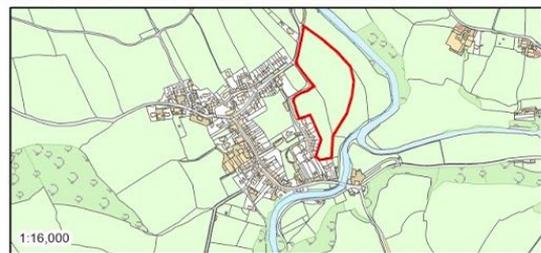


Site: WR1

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

The site comprises two fields in agricultural use bounded by existing development in Home Farm Close, Home Farm Close itself, B6480 Wennington Road and a hedge boundary with the remaining field between the site and the river Hindburn. The land is relatively flat but the developable area lies above the floodplain. Mixed species hedgerows both along the boundary and between the two fields are indicative of early strip enclosures that are a characteristic of the land around Wray.

## **Suitability**

The site was most recently assessed by Lancaster City Council as part of the 2015 Strategic Housing Land Availability Assessment (SHLAA) when it concluded that a site of this size within the Forest of Bowland AONB was unsuitable, that there was a covenant on the land which constrained its use making it unavailable and that overall it was undeliverable. Despite this however and the noted policy constraints imposed by the National Planning Policy Framework (NPPF) on development in Areas of Outstanding Beauty, the City Council felt the site should be kept under review.

Subsequent to the 2015 SHLAA, the City Council commissioned a Landscape and Visual Survey Report from Hyder Consultants. The report recognised the site as a high quality area with intermittent views towards the the Lune Valley to the north. It suggested that low scale development could be achieved without impacting on the settlement character or the AONB. However, there does not appear to be have been any serious consideration of the qualities of the AONB nor the high hurdles set by the NPPF against such development.

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Meal Bank Ridge, Meadows and School Field local character area. Collectively the distinctive profile of Meal Bank, the open agricultural strip fields and School Field enable the landscape to penetrate the heart of the village, retaining a physical connection between Main Street with historic landscape patterns in the setting, confirming the village's rural location. Overall for reasons of openness, historic intactness, connectedness and role in providing a distinctive setting to the village, there is limited capacity for this area to accommodate development.

Even with the relatively low density of 15 homes per hectare assessed by the City Council, the development would have an excessive scale in relation to the existing settlement pattern, be harmful to its setting within the Forest of Bowland AONB, the setting of the conservation area at the heart of the village and entirely out of character with its surroundings. Loss of land for use during Wray Scarecrow Festival and Wray Fair would have adverse impact on the visitor economy and and adverse financial impact on the maintenance of community facilities in the village and surrounding district. Additional traffic generated would create adverse safety and environmental impacts through the village for residents and non vehicle road users. There is strong opposition voiced within the community through the consultations carried out in the preparation of this plan to development on the suggested scale in this location. There is no evidence to overturn the conclusion of the 2015 SHLAA that the site is unsuitable.

**Availability**      Not applicable

**Achievability**      Not applicable

**Conclusion**      Undeliverable

**Site WR 1.1 (part of LCC 643):Home Farm Close North**  
**Area: 0.45 hectare Potential Development for up to 13 Homes**



Site: WR1.1

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

The site comprises part of the field bounded by B6480 Wennington Road to the north and Home Farm Close to the west as far as its first bend. The density assessed is based on making best use of valuable greenfield land and reflecting the existing physical characteristics of the village. It is part of the larger site WR1 which has been rejected as unsuitable and is subject to the same covenant constraining development.

## **Suitability**

This prominent site lies beyond the historic village boundary and would create a highly visible extension to the settlement. It would break the 'one-deep' characteristic of the village. Views out of the village from property on Main Street and from the playing field would be impacted adversely by creating a sense of enclosure which would be entirely at odds with the existing built form. Views to the village, particularly from the east on the approach from Wennington and also from the higher ground to the west from School Lane looking across the village, would also be harmed. In this location, even the lower density development considered for the larger site would have similarly adverse impacts on the special qualities of the AONB. It is subject to the same covenant as site WR1 constraining development.

Development here would dramatically alter views on approaching the village from the east and significantly extend the sense of arrival further out, undermining perceptions of the compact village. The openness of the agricultural landscape in the context of Meal Bank and its role in forming a setting to Wray could be significantly compromised and it is unlikely that these effects could be mitigated satisfactorily. The development of land adjacent to Appletree Barn is likely to block views from the west to the distinctive profile of Meal Bank and be highly visible from Wennington Road. Taken together these two developments would be likely to 'squeeze' the gap of open landscape which connects the village with its agricultural setting and where the full height of Meal bank and foreground of agricultural land can be appreciated.

Access to village services (shop, Post Office, garden centre, places of worship, tea rooms and pub) for pedestrians would be hazardous as there is no continuous footway link and the additional vehicle traffic generated would have safety implications for all existing residents. It is concluded that the site is unsuitable.

## **Availability**

Previous Informal discussions between the landowner and the Parish Council have indicated that the site has been actively considered for development. *<Need to update this in light of intended discussions with landowner>*

**Achievability**            Not applicable

**Conclusion**             Undeliverable

**Site WR 1.2 (part of LCC 643):Home Farm Close Mid Section  
Area: 0.32 hectare Potential Development for up to 9 Homes**

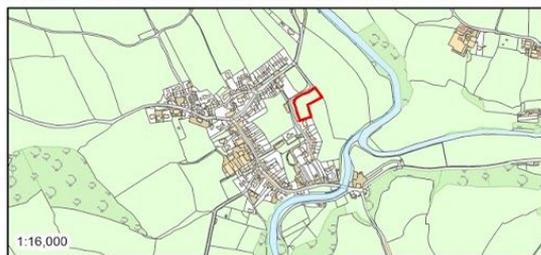


Site: WR1.2

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

This site comprises part of the field fronting Home Farm Close from its first bend at the north east corner up to the first property, 1 Home Farm Close. The density assessed is based on making best use of valuable greenfield land and reflects the existing physical characteristics of the village. It is part of the larger site WR1 which has been rejected as unsuitable and is subject to the same covenant constraining development.

## **Suitability**

Development of this area would have an adverse impact on the setting of the village within the Forest of Bowland AONB by closing off the views into and out of the village across the School Playing Field, the hub of outdoor village activities. It would entirely sever the gap of open landscape which connects the village with its agricultural setting and where the full height of Meal Bank and foreground of agricultural land can be appreciated. With or without site WR1.1, it would create a new urban street along Home farm Close, parallel to Main Street. All the dwellings on the east side of Main Street would lose their close relationship with the surrounding countryside and development would profoundly change the historic form of the village. It is unlikely such effects could be mitigated satisfactorily.

By kind agreement of the landowner, the site is also used extensively during the annual Scarecrow Festival for car parking and as the site for the fairground. As such it is integral to the life of the village and loss of this area would have an adverse impact on the visitor economy and an adverse financial impact on the maintenance of community facilities in the village and surrounding area which depend on the festival and Wray Fair for fundraising.

Access to village services (shop, Post Office, garden centre, places of worship, tea rooms and pub) for pedestrians would be hazardous as there is no continuous footway link and the additional vehicle traffic generated would have safety implications for all existing residents. Overall the site is considered unsuitable.

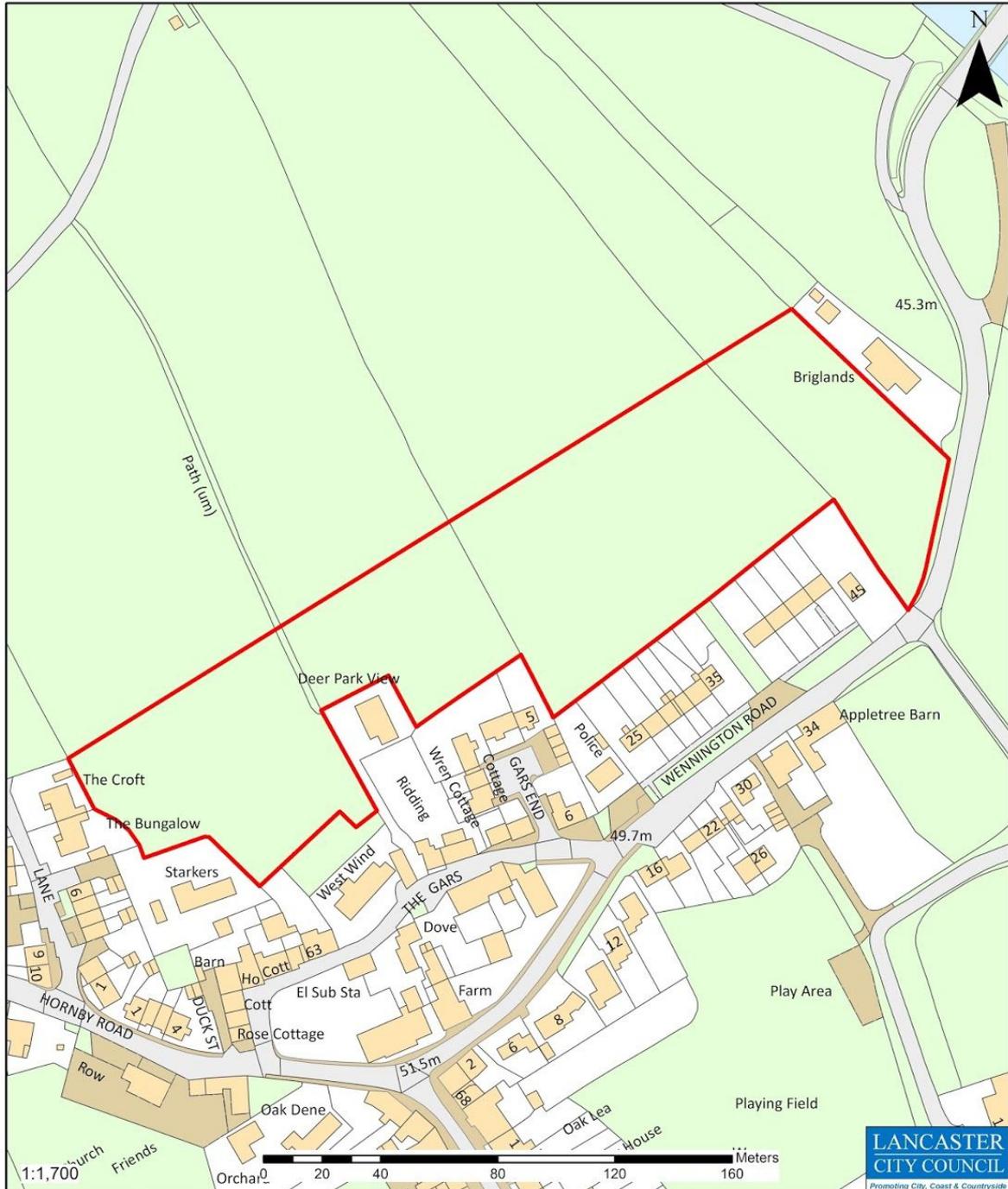
## **Availability**

The site was identified by the NPG. There is no evidence to suggest that it would be available. *<Need to update this in light of intended discussions with landowner>*

**Achievability**            Not applicable

**Conclusion**             Undeliverable

**Site WR 2 (LCC 637, SHLAA\_300): North of Wray**  
**Area: 1.94 hectare Potential Development for up to 29 Homes**



Site: WR2  
 Site Boundary

Date: 22/02/2017  
 © Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

This site comprises parts of three fields abutting the north edge of the village and extends eastwards across a fourth field to the outlying property of Briglands where it would have a frontage to the B6480 Wennington Road.

## **Suitability**

The site was assessed by Lancaster City Council most recently in the 2015 SHLAA. Notwithstanding the recognition that the site lies in a sensitive location within the AONB, that its suitability would require a detailed analysis and that officers had no evidence to suggest that development was achievable, nevertheless the SHLAA concluded that the site was deliverable in the 11-15 year development phase. This is contradictory to an earlier SHLAA in 2012 which concluded that development of this site would be unacceptable.

Subsequent to the 2015 SHLAA, the City Council commissioned a Landscape and Visual Survey Report from Arcadis (formerly Hyder Consultants). The report concluded that the development would create a distinct new built edge to the historic settlement and as such alter the appearance of Wray from the wider landscape and the settlement character within. Its elevated position would increase the visibility from the wider Lune Valley altering the visual amenity of the AONB.

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Kiln Lane and Northern Strip Fields local character area and abutting The Gars, Wennington Road and Meal Bank, Meadows and School Field local character areas. The appraisal notes that this landscape has a high value as a result of its intact and rare strip field pattern, historic lanes/routes and close association with the historic core of the village at The Gars. This coupled with the openness of the landscape, distant views, elevated views from the east and gently dropping topography below the 50m contour increase the area's visual sensitivity. Overall this area is considered highly sensitive to change, particularly change that may alter the village form such that it is perceived no longer compact or nestled within the landscape and higher hills which surround it. Development here could easily erode the historic strip field patterns which remain remarkably intact and connect the village with its historic agricultural origins. In addition this area is more sensitive from the wider Lune Valley due to open views and may also disrupt views towards Hornby Castle which is a key landmark. Development at the eastern end is considered in more detail as site WR2.1 but it is clear that if WR2 included the most easterly strip field it would create a notably extended built edge, significantly undermining perceptions of the compact village.

The northern boundary of the site as assessed is a straight line drawn in a somewhat arbitrary position across the historic strip fields with no natural feature to constrain it. A number of intervening mature hedgerows would be destroyed. Development would therefore harm the integrity of the historic strip field pattern which is an important characteristic of the village and this area of the Forest of Bowland AONB. The development would abut a significant length of the northern boundary of the Wray Conservation Area and as such have a harmful impact on its relationship with the strip fields and the landscape of the Lune Valley to the north. Development on this

scale would be excessive in relation to the existing settlement pattern and be extremely harmful to its setting within the Forest of Bowland AONB.

By kind permission of the landowner, two of the affected fields are used extensively for car parking during the annual Scarecrow Festival and Wray Fair. Loss of land for this use would have adverse impact on the visitor economy and adverse financial impact on the maintenance of community facilities in the village and surrounding district.

Opportunities for access to this long narrow site would be limited to a field access between existing dwellings on Wennington Road. However, significant improvements for pedestrian access to village services would be needed due to the existing poor facilities in that location. The additional vehicle traffic generated would have safety implications for all existing residents. Overall the site is considered unsuitable.

**Availability**

It is understood that all the land to the north is in the same ownership and subject to two agricultural tenancies. *<Need to update and extend this in light of intended discussions with landowner>*

**Achievability**            Not applicable

**Conclusion**             Undeliverable

**Site WR 2.1 (Part of LCC 637): Briglands Infill**  
**Area: 0.17 hectare Potential Development for up to 5 Homes**



**LANCASTER CITY COUNCIL**  
 Promoting City, Coast & Countryside

Site: WR2.1

 Site Boundary

Date: 16/03/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

This site comprises part of the strip field bounded by the B6480 Wennington Road to the south, 'Briglands' to the east and 45 Wennington Road to the west. The northern boundary is coincident with an arbitrary line across the field coincident with the boundary of site WR2 of which this is the easternmost section.

## **Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Kiln Lane and Northern Strip Fields local character area and abutting Meal Bank, Meadows and School Field local character area. Although the site area is only a small part of the larger site WR2, it is a prominent location and as such development here would create a notably extended built edge to the village, significantly undermining perceptions of the compact village. The site comprises part of one of the only remaining intact strip fields. Development would harm the integrity of the historic strip field pattern which is an important characteristic of the village and this area of the Forest of Bowland AONB. 'Briglands' is an outlying property and extending towards it would result in an excessive length of 'ribbon' development which would be harmful to the visual amenity of the AONB and the setting of the village within it. It would extend the sense of arrival to the village further out along Wennington Road causing detriment to the historic settlement form.

The existing boundary with Wennington Road is on the inside of a bend which limits forward visibility for vehicles travelling east and would also make it difficult to achieve a satisfactory access and egress for vehicles serving the development. Additional highway improvements would be needed to provide a continuous footway back to the village facilities.

By kind permission of the landowner, the strip field fulfils an important role for car parking during the annual Wray Scarecrow Festival and Wray Fair. Loss of the use of this land would have an adverse impact on the visitor economy and an adverse financial impact on the maintenance of community facilities in the village and surrounding area. Overall the site is considered unsuitable.

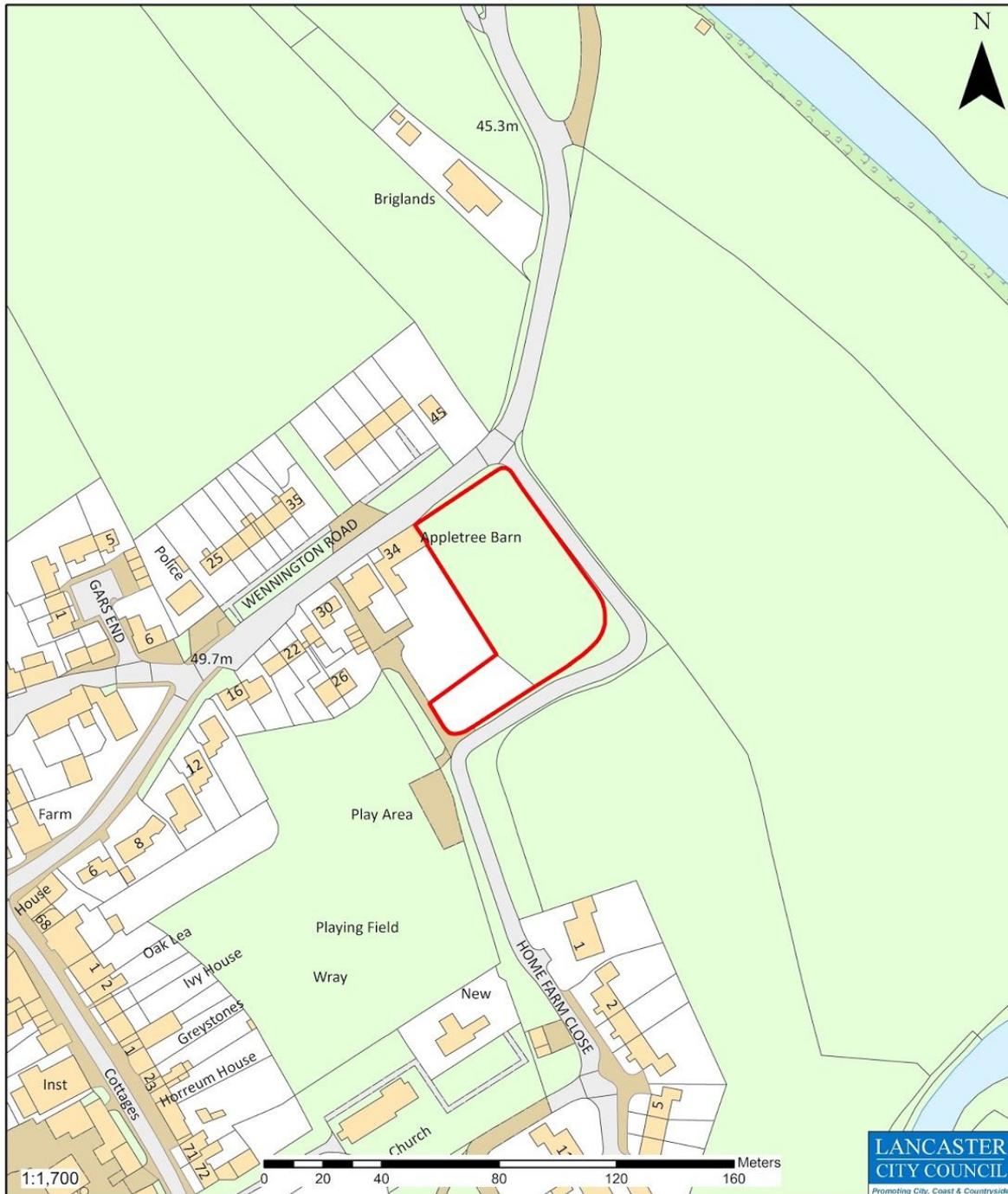
## **Availability**

Previous informal discussions between the landowner and the Parish Council have indicated that the site has been actively considered for development. However, the difficulty of achieving a safe access to Wennington Road was considered to make this site less favourable than land to the south. *<Need to update this in light of intended discussions with landowner>*

**Achievability**            Not applicable

**Conclusion**            Undeliverable

**Site WR 3 (LCC 638): Land Adjacent Appletree Barn**  
**Area: 0.34 hectare Potential Development for up to 5 Homes**



Site: WR3

 Site Boundary

Date: 22/02/2017  
 © Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

The site is 'L' shaped comprising the paddock that lies between Appletree Barn (a residential conversion) and Home Farm Close together with that part of the rear garden of Appletree Barn that fronts Home Farm Close. Whilst the assessment of SHLAA site 638 considered only the paddock, the City Council has already granted full planning permission for two detached dwellings at the north end of the site and outline permission for a further three dwellings at the south end, one of which within the existing garden lies within the Wray Conservation Area.

## **Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within Wennington Road local character area comprising predominantly 20th century housing but also including Appletree Barn which was once on the outskirts of the village and physically detached from it. Now however, with the gradual extension of development along Wennington Road, this building of special character forms part of the village and marks the point of arrival. From Wennington Road when travelling east there are framed views to Meal Bank ridge across the northern part of the strip fields which extend between the village and the River Hindburn. These views are important in reinforcing the sense of place of the village and are important to retain. When entering the village travelling west this site is visually sensitive. The two new permitted properties together with site WR6 on the opposite side of the B6480 create an opportunity to to strengthen the sense of arrival at the village. Given their position at the entrance to the village, the visual prominence of the site and the direct views along Wennington Road when approaching the village, it is important that the buildings create a strong sense of arrival and reflect the local vernacular. Regrettably it is by no means certain that the current planning consent on site WR3 will make a positive impact on the street scene.

The three dwellings with outline consent lie to the rear of Appletree Barn. This area of the site is prominent in views not only from Wennington Road but also in views from the west including from School Field and from School Lane. In these views, the site and any development permitted which is proposed will be seen in the context of Meal Bank. Development here is likely to reduce the physical connection between the historic centre of the village with agricultural land in its setting.

Notwithstanding that the type of market dwellings permitted are unlikely to contribute significantly to meeting local housing need and provide no new affordable homes in the village, nevertheless in granting planning permission, the City Council has accepted the suitability of the site for housing. If the current permissions are not implemented then it is possible that a more imaginative scheme would provide a mix of housing which would meet the assessed needs of local residents and pay greater respect to the character and style of the surroundings.

## **Availability**

The paddock has been actively marketed for sale for development purposes. *<Need to update this in light of intended discussions with landowner>*

**Achievability**

Access will be taken from Home Farm Close and the current consents make no provision for improving pedestrian access to village services. The site is relatively unconstrained in terms of the availability of existing mains services and unlikely to be subject to existing contamination.

**Conclusion**

Notwithstanding that the planning permissions granted to date would be unlikely to be in accordance with the policies proposed in this Plan, the site is considered deliverable and should be allocated for development under Policy H1.

*<Consider including a mini-site brief for all allocated sites similar to approach adopted by LCC for Arnside & Silverdale AONB DPD>.*

**Site WR 4 (LCC 639): Wood House Paddock**  
**Area: 0.21 hectare Potential Development for up to 6 Homes**

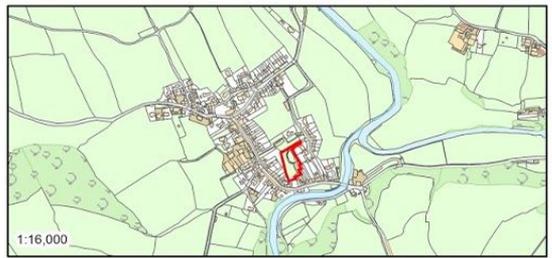


Site: WR4

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



## **Description**

This site forms part of the garden to Wood House and contains many mature shrubs and trees. As such it is classed as brownfield land. It lies within the Wray Conservation Area surrounded on three sides by existing residential development and on the fourth side by the graveyard of Holy Trinity Church. Access to the land is directly from Home Farm Close.

## **Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Home Farm Close local character area. The site is not prominently visible from within the village or the surrounding area. Nevertheless several trees were noted within the Wray Conservation Area Appraisal as significant and the tops of these can be seen above the rooftops from various points around the village.

In its 2015 SHLAA, the City Council noted that being in close proximity to other dwellings, development would need the benefit of careful design with regard to amenity, overlooking and scale and concluded it would be a suitable site for housing. Being within the Wray Conservation Area adds a further constraint to ensure that there would be no adverse impact on character and appearance.

Vehicular access would be taken via the existing track which connects to Home Farm Close adjacent to the churchyard. However, access to village services for pedestrians would be either circuitous or rely on permission to take the route through the churchyard or rely on a new right of way through adjoining property.

Subject to satisfying a number of detailed design criteria including amongst other matters the retention of a number of mature trees, it is concluded that the site would be suitable for housing.

## **Availability**

The landowner has confirmed that the land is not available.

## **Achievability**

The City Council's SHLAA 2015 concluded that this site was undeliverable on the basis that the current landowner did not wish to develop the land and officers had no evidence to say that development was achievable. It is recognised that this would be a challenging site to develop without causing significant harm to both the living conditions of surrounding residents and the character and appearance of the Wray Conservation Area. However, whilst the present owner currently has no intention to apply for development, it is entirely possible that over the lifetime of the Plan, a different view of the site may prevail.

## **Conclusion**

Undeliverable. The site cannot be allocated under Policy H1 but it is noted as a site with the potential to come forward during the plan period.



## **Description**

The site comprises the farm house, barns, buildings and hard standings at the toe of steeply sloping pasture rising to the rear of the farmstead. The stone barn fronting Main Street is a Grade II listed building which was subject to a restoration grant in 2012(??). The farmhouse and another stone barn to the rear are identified in the Wray Conservation Area Appraisal as Buildings of Special Character. The majority of the site lies within the Wray Conservation Area. There is a single access point to Main Street between the farmhouse and the listed barn.

## **Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the School Lane and Hoskins Farm local character area, an area which comprises sharply rising land which defines the western setting to the village. From the corner of School Lane above the village there are elevated views across the village roofscape to School Field and open agricultural land in the foreground to the distinctive profile of Meal Bank. Within this view the modern farm buildings tend to obscure the more traditional buildings close to Main Street.

In its 2015 SHLAA, the City Council noted that any future redevelopment would need to respect and be sensitive to the sites location in the conservation area and the listed status of the barn and that providing this was achieved there was some potential for development of this site.

Redevelopment of the site would provide the opportunity to bring the listed barn into residential use, creating an active frontage to Main Street. An imaginative layout making the best of the existing features including the two Buildings of Special Character would be at the heart of the village, close to all village services and could make a significant positive contribution to the character and appearance of the Wray Conservation Area. The rear of the site is largely hidden from the public domain but nevertheless particular attention will need to be paid to protecting the amenity of people in surrounding residential property. A mix of dwelling type and tenure would make a significant contribution to meeting local housing needs over the period of the Plan. Wray Village Institute forms part of the northern boundary of the site and redevelopment of the farmstead may provide an opportunity for a second site access and additional public parking. It is concluded that the site would be suitable for housing.

## **Availability**

The farmer experiences operational difficulties with regular access by milk tankers, feed wagons, the movement of muck and silage where there is a conflict with parked vehicles and the physical constraints of the access. In addition the odours that arise from the operation as a dairy farm permeate the village and cause harm to the living conditions of local residents. The farmer has indicated that it is becoming increasingly difficult to operate satisfactorily in these circumstances and has written to Lancaster City Council advising of the intention to vacate the farm buildings within the next 5 to 10 years.

**Achievability**

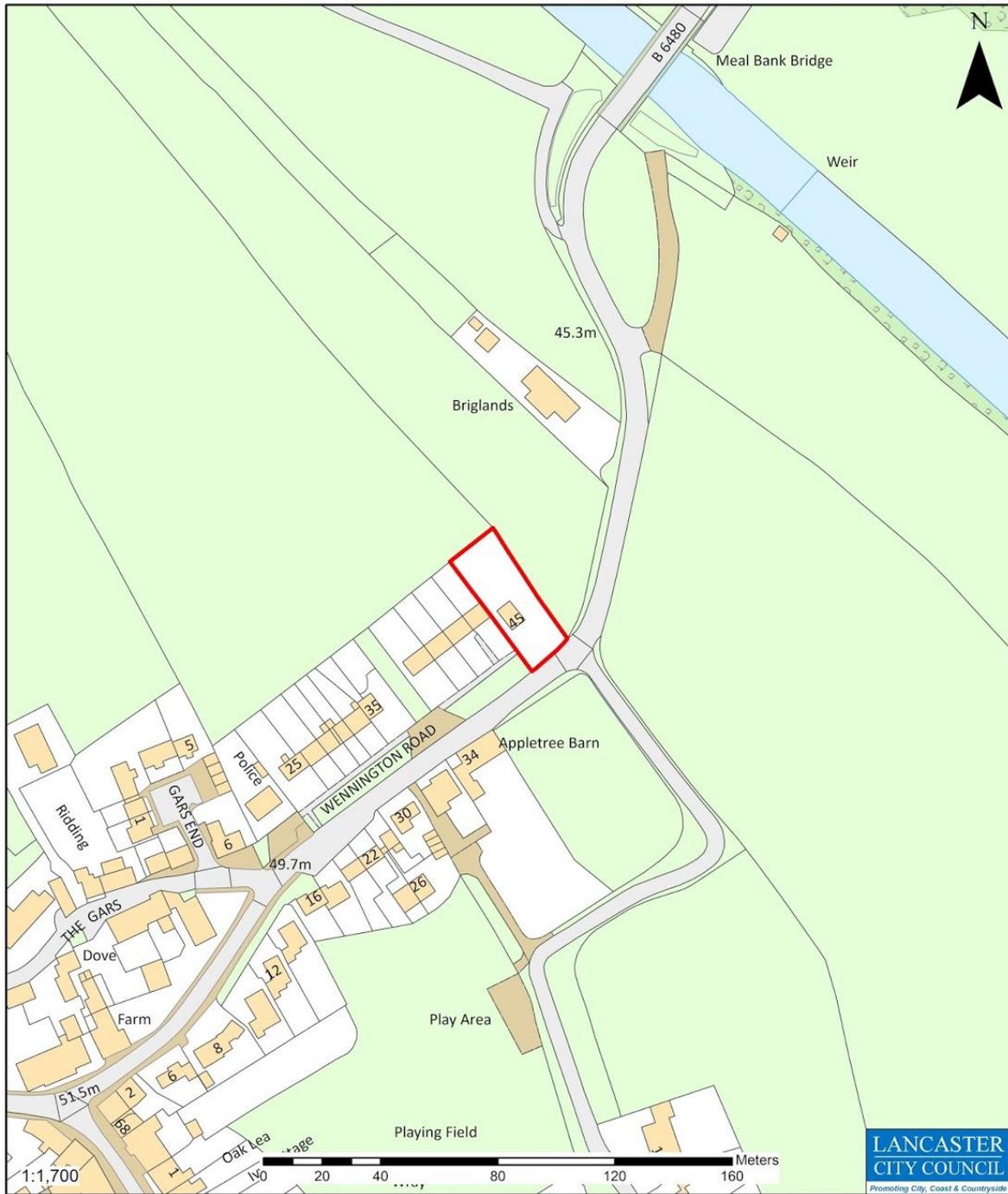
In Lancaster City Council's 2015 SHLAA and earlier SHLAAs, the feasibility of redevelopment of the site has largely been dismissed due to the perceived terms of the grant from Natural England under the Environmental Stewardship scheme. However, the terms expire in a period of ten years and/or may be determined earlier if a proportionate part of the grant is repaid.

*<need to expand this on basis of further discussions with the landowners and views of potential developers>*

**Conclusion**

Redevelopment of similar sites at The Orchard (former coal yard) and Gars End (former farmstead) have shown how it is possible to bring new life to these areas successfully and add vitality to the village without sacrificing its setting. The site is therefore included in Policy H1 as an allocated site.

**Site WR6: Land adjacent 45 Wennington Road**  
**Area: 0.03 hectare Potential Development for 1 home**



**LANCASTER CITY COUNCIL**  
 Promoting City, Coast & Countryside

Site: WR6

 Site Boundary

Date: 22/02/2017  
 © Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site comprises the side and rear garden to 45 Wennington Road, itself a modest detached bungalow at the eastern edge of the village.

**Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Wennington Road local character area comprising predominantly 20th century housing. Planning permission has been granted for a single storey dwelling (Ref 15/01443/FUL) which would share the same access to the highway as No 45.

**Availability**

The land is known to be available.

**Achievability**

With a detailed consent granted, there is no serious impediment to deliver the new dwelling.

**Conclusion**

Whilst sites as small as this would not normally be assessed for allocation, nevertheless, this type of development has contributed to the incremental growth of the village which is supported by residents, maintaining its character and absorbing new residents into the community. It follows closely on the construction of another new dwelling at the rear of Top Moor Ridding Cottage on The Gars.

The site should be included as an allocated site under Policy H1.

**Site WR7: Paddock adjacent to School House**  
**Area: 0.16 hectare Potential Development for up to 4 homes**



Site: WR7

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site is a small triangular shaped pasture on steeply sloping ground rising away from the village, bounded by School Lane on one side and the garden of School House on the other. The site lies outside of but immediately adjacent to the Wray Conservation Area boundary. School House itself is noted in the Wray Conservation Area Appraisal as a Building of Special Character. The boundary at the high end is with open land formed with a dry stone wall. Immediately to the north lie Wray with Botton Endowed Primary School and Moor Cottages, all of which are denoted as Buildings of Special Character.

**Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the School Lane and Hoskins Farm local character area comprising sharply rising land which defines the western setting to the village.

This is a prominent site overlooking the village with views across it towards the Lune Valley. Both the shape and topography of the site create challenges in developing a design that would create a satisfactory access and maximise its potential for housing whilst respecting its surroundings. Although new homes here would be close to all village services and the scale of development would be relatively small, nevertheless they would be unduly prominent on the skyline and have a disproportionately harmful visual impact on their surroundings.

**Availability**

The landowners have indicated that the site is not available.

**Achievability**

The sensitive location, challenging topography and the lack of any intention to develop the site make it unlikely that an acceptable proposal could come forward during the plan period.

**Conclusion**

Undeliverable. The site cannot be allocated under Policy H1

**Site WR8: Gibson's Paddock, School Lane**  
**Area: 0.10 hectare Potential Development for up to 3 homes**



Site: WR8

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site lies beyond site WR7 on high ground above the village. It comprises a small paddock currently used as a private garden, detached from any dwelling and contains a small timber building surrounded by decking. A number of mature trees on the boundary add interest to the landscape and largely obscure the existing structure from the public domain.

**Suitability**

The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the School Lane and Hoskins Farm local character area comprising sharply rising land which defines the western setting to the village. The Wray Conservation Area Appraisal indicates 'significant' views in two directions from the road adjacent to the site, one across the village and the other towards the Lune Valley and provides an indication of the prominence of the site when viewed from afar. Developing this site would result in a significant encroachment onto higher ground where there are currently no dwellings making it highly prominent in the landscape when viewed from either the village or from Roeburndale beyond. As such it would be harmful to the setting of the village and thereby to the special qualities of the AONB.

Whilst new homes here would have convenient for access to all village services, nevertheless the current vehicle access is directly onto a blind bend where visibility towards the village is exceptionally poor and provision of an improved access, if at all possible, would be likely to result in the loss of mature trees on the boundary.

**Availability**

The landowner has indicated that the site is not available.

**Achievability**

Unachievable

**Conclusion**

Undeliverable. The site cannot be allocated under Policy H1.

**Site WR9: Old Chapel Field, Rear of Chapel Croft and Roeburn Side**  
**Area: 0.08 hectare Potential Development for up to 2 homes**



Site: WR9

 Site Boundary

Date: 22/02/2017  
 © Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site comprises the lower part of the field which stretches between Spout Brow Lane and gardens to the rear of Chapel Croft and Roeburn Side on steeply sloping ground within the Wray Conservation Area. Old Chapel Field is used as small paddock with occasional grazing of livestock.

**Suitability**

Chapel Croft is a Building of Special Character and Roeburn Side is Grade II Listed. The view across the field from Spout Brow Lane towards the village and Ingleborough hill beyond is recorded in the Wray Conservation Area Appraisal as 'significant'. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the River Roeburn local character area and where the near vertical river bank forms its eastern boundary. Development here would need to be particularly sensitive to its surroundings, avoiding erosion of the quality of the view and harm to the setting of the existing buildings.

The new dwellings would use the existing access onto Main Street adjacent to Hope Cottage where the highway authority would need to carefully consider the effect of intensification of its use on safety. Residents of the new homes would have convenient access to all village services.

**Availability**

The landowner has indicated that the site is not available.

**Achievability**

It is recognised that this would be a challenging site to develop without causing significant harm to both the living conditions of surrounding residents and the character and appearance of the Wray Conservation Area. However, whilst the present owner currently has no intention to apply for development, it is entirely possible that over the lifetime of the Plan, a different view of the site may prevail.

**Conclusion**

Undeliverable. The site cannot be allocated under Policy H1 but it is noted as a site with the potential to come forward during the plan period.



**Description**

The site lies within the Wray Conservation Area and comprises the Grade II Listed Building which previously traded as a public house and restaurant together with a section of the car park on the opposite side of Hornby Road.

**Suitability**

Planning permission (Ref 14/01088/CU) has been granted for conversion into 3 new dwellings together with renovation of an existing disused cottage at the west end of the building. The principle of housing has therefore been accepted by the City Council.

This is an important landmark building at the west end of the village. It has been marketed for sale for several years but so far there is no indication that the development will be progressed in its current form. Whilst the loss of employment opportunities arising from closure of the New Inn is regrettable, there is no doubt that if implemented the development would make a significant contribution to meeting local housing need whether in the permitted form or some other variation. The property has been inspected by representatives of housing associations to assess its potential for conversion to affordable housing.

The site benefits from having a substantial car park on the north side of Hornby Road, part of which is required to provide adequate off street parking for the development whilst the remainder is considered separately as site WR11. Notwithstanding that there is no formal footway from the site directly to village services without crossing B6480 Hornby Road twice, nevertheless, access to village services is reasonably convenient.

**Availability**

The site is being actively marketed for sale with planning consent.

**Achievability**

There is no substantive reason to suggest that the development cannot be delivered.

**Conclusion**

Whether the existing planning permission is implemented in its current form or not, the site has the potential to make a substantial contribution to local housing need. It is therefore included as an allocated site under Policy H1.

**Site WR11: The New Inn Car Park**  
**Area: 0.03 hectare Potential Development for 1 home**



Site: WR11  
 Site Boundary

Date: 22/02/2017  
 © Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

This site comprises the remainder of the former New Inn car park after provision has been made for off street parking under planning permission Ref 14/01088/CU for conversion to 4 dwellings.

**Suitability**

The site lies within the Wray Conservation Area in close proximity to the New Inn Grade II Listed Building and Nos 54 & 55 Hornby Road which are recorded as Buildings of Special Character in the Wray Conservation Area Appraisal. Access would be taken onto Lane Head, a quiet residential street. Providing careful consideration is given to the living conditions of neighbours and that the design conserves the character and appearance of the Wray Conservation Area, the site represents an infill site on brownfield land, typical of the scale of incremental development favoured by local residents.

**Availability**

No planning application is currently under consideration and the future of the site is unlikely to be determined until the future of the New Inn itself is resolved.

**Achievability**

It is understood that there is covenant on the car park restricting its use. This matter would need to be dealt with before any future planning application could be implemented.

**Conclusion**

Notwithstanding the existence of the restrictive covenant, the site is suitable for inclusion as an allocated site under Policy H1.

**Site WR12: Back of Beck 1, Enclosure west of Bridge House Farm**  
**Area: 0.07 hectare Potential Development for up to 2 homes**



Site: WR12

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**LANCASTER CITY COUNCIL**  
 Promoting City, Coast & Countryside

**Description**

The site comprises a small pasture at the foot of Bank Wood lying within the Wray Conservation Area to the west of Bridge House Farm.

**Suitability**

Bridge House Farm is a Building of Special Character within the Wray Conservation Area. Nearby Wray Bridge, Holme House and Holme Cottages are all Grade II Listed Buildings. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the River Roeburn local character area with Wray Bridge noted as a landmark. The view from the bridge to the west which would include this site is regarded as 'key'. A dry stone boundary wall and a mature tree on the frontage contribute significantly to the character of this area.

Although the enclosed nature of the site would limit the impact of development on the wider landscape of the AONB, it is unlikely that an acceptable design could come forward which would not impact adversely on these important and sensitive surroundings. A safe access for vehicles can be achieved with adequate on site parking provided and residents would have good access to village services.

**Availability**

The landowner has confirmed that the land is not available.

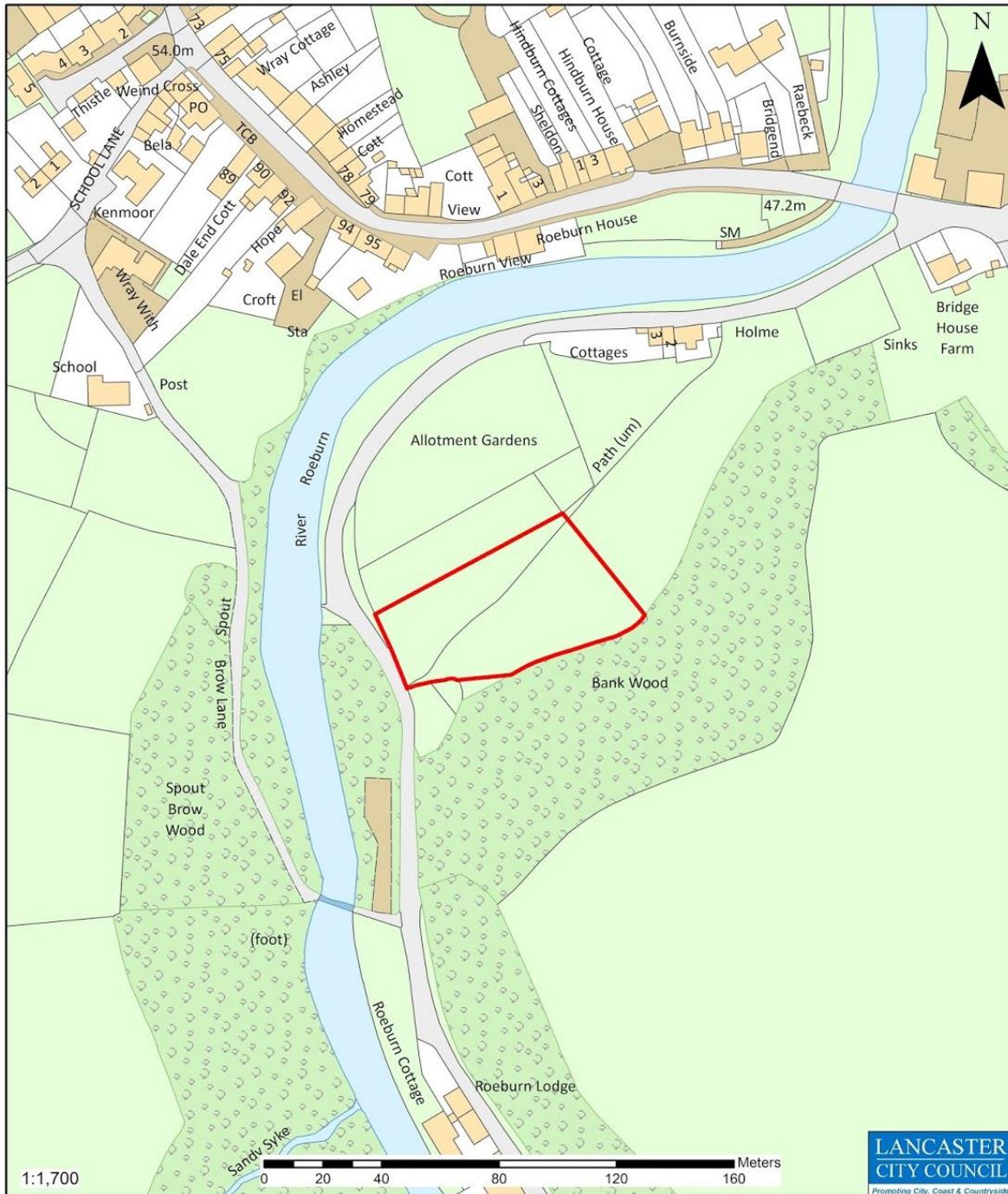
**Achievability**

Given its sensitive location and the current unavailability of the land, the site is considered undeliverable.

**Conclusion**

Undeliverable. The site cannot be allocated under Policy H1.

**Site WR13: Back of Beck 2, Enclosure off Roeburndale East**  
**Area: 0.40 hectare Potential Development for up to 12 homes**



Site: WR13

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**LANCASTER CITY COUNCIL**  
 Promoting City, Coast & Countryside

**Description**

The site is an area of pasture between the foot of Bank Wood and the allotments.

**Suitability**

Both the site and Bank Wood beyond lie within Wray Conservation Area. Bank Wood was appraised as a significant tree group and all of the original pasture as a significant open space. Subsequent to the Conservation Area Appraisal, part of the pasture has been turned into allotments. Whilst this has had an adverse impact on the integrity of the space, nevertheless, the pasture still makes an important contribution to the character and appearance of the conservation area and the setting of the village within the AONB. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the River Roeburn local character area and notes that the combination of river and the steep clough of Bank Wood give this area a strong character.

Development here would bring a high degree of urbanisation to a space that is valued as a tranquil rural area of the village, popular with residents and visitors alike. It would have a significant adverse impact on both the character and appearance of the Wray Conservation Area and the setting of the village.

Although a satisfactory access for vehicles would be achievable, access to village services for residents would depend on using the narrow highway which has no footways. There is no mains sewerage in this part of the village. This together with the limited capacity of existing infrastructure to cope with significant additional development makes the site unsuitable.

**Availability**

The landowner has confirmed that the land is not available.

**Achievability**

Unachievable

**Conclusion**

The site is not suitable for inclusion as an allocated site under Policy H1.

**Site WR14: Paddock adjacent to Moor Cottages, School Lane**  
**Area: 0.16 hectare Potential Development for up to 4 homes**



Site: WR14

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site comprises a paddock lying adjacent to but outside the Wray Conservation Area at the rear of Hoskins Farm and adjacent to Moor Cottages.

**Suitability**

The frontage to School Lane is bounded by a dry stone wall whilst a belt of mature shrubs and trees defines the rear. The site is quite steeply sloping and thought to be of low value as pasture. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the School Lane and Hoskins Farm local character area comprising sharply rising land which defines the western setting to the village. However, this site is not as prominent in the landscape as site WR7 which is on the opposite side of School Lane. With an imaginative design it is considered that it could be successfully developed without harmful impacts on the setting of the village within the AONB and respect the amenity of residents in neighbouring property.

A safe access to School Lane would be achievable and residents would have convenient access to all village services.

**Availability**

The land is in the same ownership as Hoskins Farm and it is unlikely that a decision on the development of this land would be taken in isolation from the future of the farmstead as a whole.

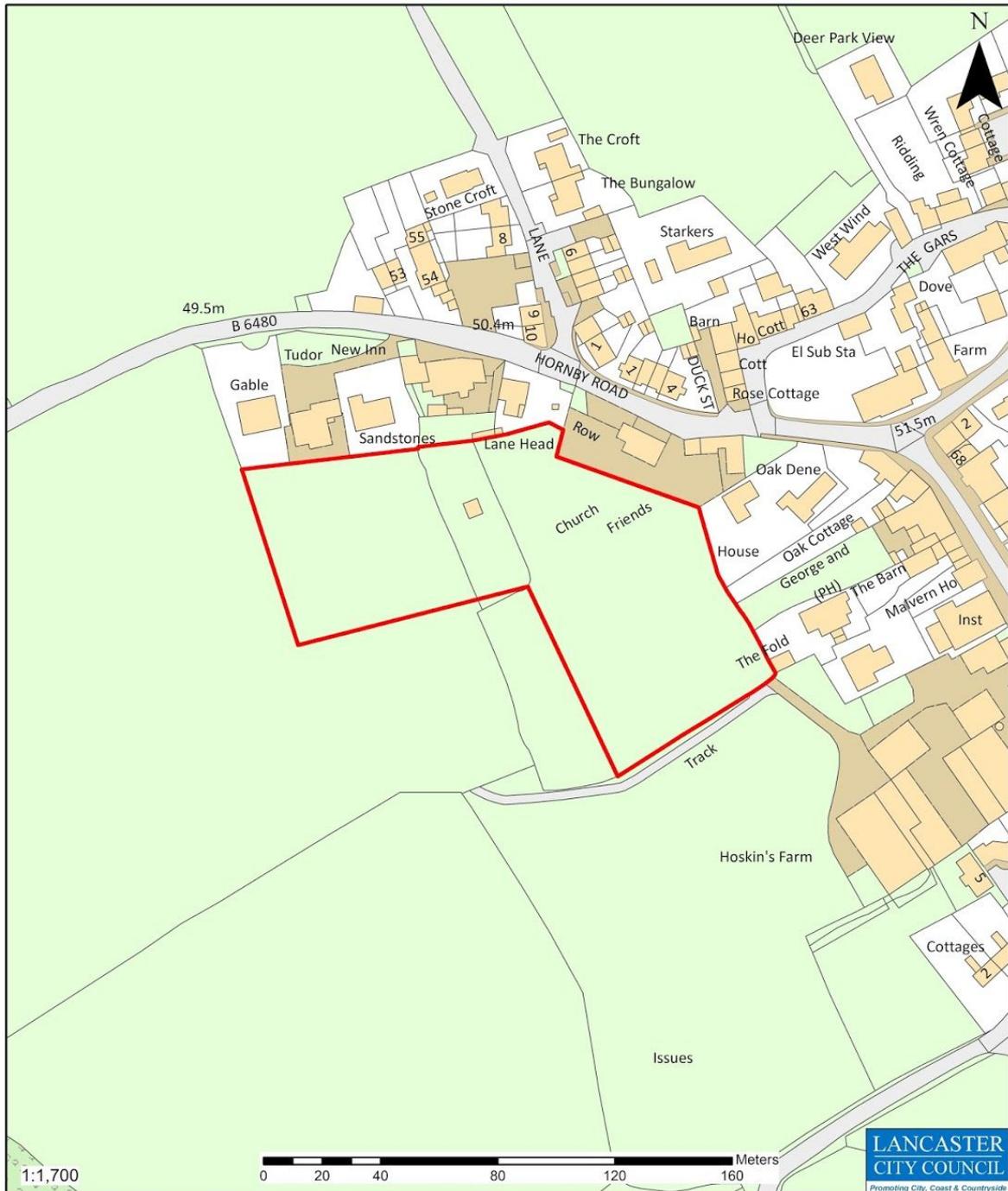
**Achievability**

A need for affordable family starter homes has been identified. It is suggested that this site could be developed in conjunction with a housing association for self build with the land released at below market housing land value, possibly in conjunction with the development of Hoskins Farm.

**Conclusion**

Undeliverable. The site cannot be allocated under Policy H1 but it is noted as a site with the potential to come forward during the plan period.

**Site WR15: West Wray, Land to the Rear of the Methodist Chapel and New Inn Area: 1.10 hectare Potential Development for up to 33 homes**



Site: WR15

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**Description**

The site comprises mainly pasture land behind existing development on Hornby Road and to the west of Main Street. The land rises steeply above the village and is prominent in the landscape from a number of viewing points.

**Suitability**

The Wray Conservation Area Appraisal identified the view from Hornby Road beyond the chapel towards this land as distinctive. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the School Lane and Hoskins Farm local character area comprising sharply rising land which defines the western setting to the village and the Hornby Road local character area. The site therefore is a significant factor in creating the setting of the village within the AONB. Development of any scale in this setting would be likely to cause significant harm to the character and appearance of the conservation area and the special qualities of the AONB.

A narrow, steeply sloping track provides the only access to Hornby Road and it is unlikely that this could be improved to a safe standard that would satisfy the highway authority. There is no footway at this location and residents would have to cross Hornby Road twice to access village services.

**Availability**

The landowner has confirmed that the land is not available. *<to be reconfirmed>*

**Achievability**

Unachievable.

**Conclusion**

The site is not suitable for inclusion as an allocated site under Policy H1.

**Site WR16: Hornby Road, West of 52 Hornby Road**  
**Area: 0.17 hectare Potential Development for up to 5 homes**

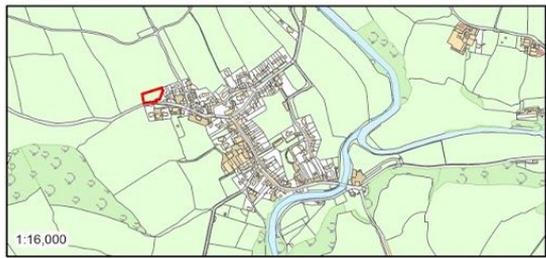


Site: WR16

 Site Boundary

Date: 22/02/2017

© Crown copyright and database rights 2017 Ordnance Survey 100025403.



**LANCASTER CITY COUNCIL**  
 Promoting City, Coast & Countryside

**Description**

This site comprises part of the much larger pasture at the north west end of the village opposite existing residential development on the south side of Hornby Road.

**Suitability**

The east end of the site adjacent to 52 Hornby Road, itself a Building of Special Character, lies within the Wray Conservation Area. The view from Hornby Road across the garden of No 52 and the east end of the site towards Hornby Castle was identified in the Wray Conservation Area Appraisal as distinctive. The Wray-with-Botton Neighbourhood Plan Landscape Appraisal locates the site within the Kiln Lane and Northern Strip Fields local character area with the west end noted as a point of arrival and the east end as the historic gateway to the village.

Development would mirror the extent of existing frontage development on the opposite side of Hornby Road. Access would be taken directly from Hornby Road and require potential widening of the B6480 at this location to provide adequate visibility. Satisfactory access to village services for pedestrians would be difficult to achieve as the barn in the garden of No 52 abuts the edge of the road.

Mains services for gas, electricity and water are thought to cross the site and the core route for the Broadband for the Rural North (B4RN) fibre optic cables are also present. The presence of these services are likely to make development of the site financially challenging. Development of any larger area would be likely to adverse impact on the compact setting of the village and disproportionate in scale with the surroundings.

**Availability**

The landowner has not indicated that development of the site has been given serious consideration.

**Achievability**

Whilst a sensitively designed scheme would represent a modest extension to the built envelope of the village, the issues concerning access and services are likely to make development unviable.

**Conclusion**

The site is not suitable for inclusion as an allocated site under Policy H1.