

# Lanchester Neighbourhood Plan

Landscape Value Workshop 19/07/2018

## Present

Mike Wardle, Councillor Ossie Johnson, Councillor David Friesner, Councillor Paul Jackson, Jill Gladstone, Brian Naylor, Steve Bailey, Chris Phillips, Fiona Green, Sally Laverick, Ged Lawson (DCC).

## Scope of workshop

To explore the issue of landscape value in the neighbourhood plan area; to review the evidence base on factors contributing to landscape value and consider whether this would support the identification of a local landscape designation such as an Area of High Landscape Value in the neighbourhood plan.

## National Planning Policy Framework

*The planning system should contribute to and enhance the natural and local environment by..... protecting and enhancing **valued landscapes**, geological conservation interests and soils . . . (109)*

NPPF Draft text for consultation March 2018 advises that:

*Planning policies and decisions should contribute to and enhance the natural and local environment by ..... protecting and enhancing **valued landscapes**, sites of geological value and soils (**in a manner commensurate with their statutory status or identified quality**); <sup>1</sup>*

## Establishing value

Guidelines for Landscape and Visual Impact Assessment (3<sup>rd</sup> edition) Landscape Institute

### **Box 5.1: Range of factors that can help in the identification of valued landscapes.**

- *Landscape quality (condition)*
- *Scenic quality*
- *Rarity*
- *Representativeness*
- *Conservation interest (natural and historic environment)*
- *Recreation Value*
- *Perceptual aspects*
- *Associations*

<sup>1</sup> NPPF July 2018 which post-dated the meeting advises that: *Planning policies and decisions should contribute to and enhance the natural and local environment by ..... protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

## Methodology

DCC are in the process of undertaking a Landscape Value Assessment <sup>2</sup> as part of the suite of documents based on the County Durham Landscape assessment and Strategy. This assesses the value of landscape character areas in respect of the attributes given in GLVIA Box 5.1.

The outputs of that study in the Neighbourhood Plan area were presented and discussed.

An additional criterion of 'setting' was discussed (with regard to the setting of the village). GL undertook to map areas discussed.

Discussions were informed by the local knowledge of the individuals present and the wider evidence base of the Neighbourhood Plan.

Significant outcomes of the discussion were recorded by GL.

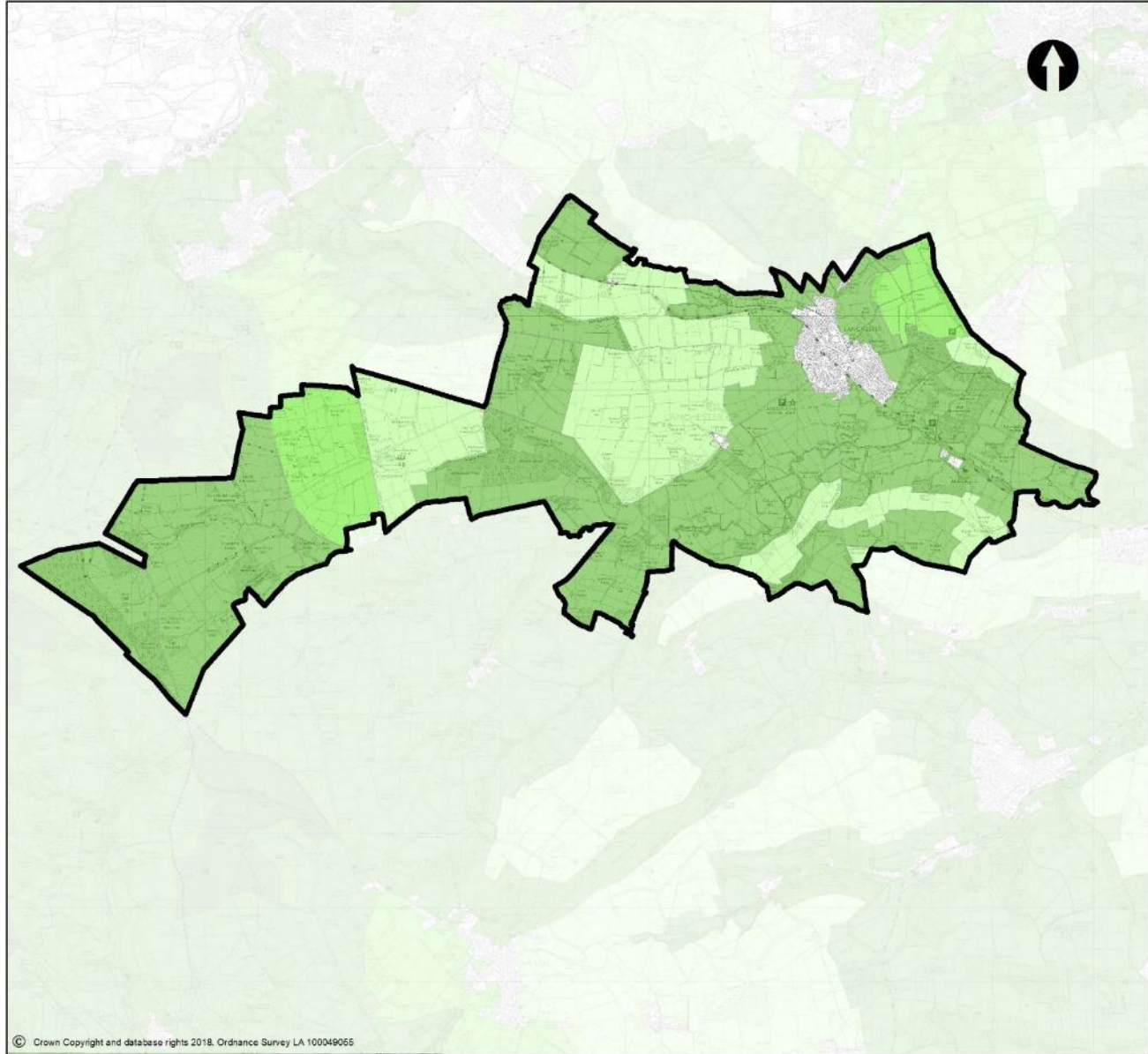
GL undertook to produce a composite map of all of the criteria to identify areas of multi-faceted landscape value and to identify options for the designation of an Area of Landscape Value (name to be given further consideration) having regard to matters raised in the workshop discussions.

Note: The workshop notes have been annotated to capture the feedback on setting, overall value, and ALV options. An addendum is produced towards the end of the document setting out the conclusion of the exercise in relation to the Areas of Higher Landscape Value subsequently identified in the County Durham Plan Pre-submission Draft 2019

<sup>2</sup> DCC produced the County Durham Landscape Value Assessment in 2019 and undertook a review of local designations, the County Durham Plan Local landscape Designations Review 2019. These have been published as part of the evidence base of the County Durham Plan.

<http://durhamcc-consult.limehouse.co.uk/portal/planning/cdpev/>

<b>Attribute</b>	<b>Condition</b>	
<b>Guidance</b>	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements (GLVIA Box 5.1)	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>Evidence of condition is captured in some parts of the CDLCA Landscape Database. For example the <i>Field Pattern</i> field identifies tracts where field patterns are fragmented, the <i>Boundary</i> field identifies tracts where hedges have been replaced by fences, the <i>Landuse</i> field distinguishes between heather and grass moorland, and between relatively intact and heavily modified blanket bog.</li> <li>The database doesn't contain a single field for condition, but condition factors all affect the <i>landscape strategy</i> field. For example ancient woodland will have a strategy of <i>conserve</i> while modified ancient woods and PAWS will have a strategy of <i>conserve &amp; restore</i>. In general tracts of land in good condition will have strategies of <i>conserve</i>, those in moderate or moderate to good condition will have strategies of <i>conserve &amp; restore</i>, and those in moderate to poor or poor condition will have strategies of <i>restore</i>, <i>enhance</i> or <i>restore or enhance</i>.</li> <li>Landscape strategies can only be taken as broad proxy values for condition as they don't include other 'condition' related attributes such as the presence of detractors. The scale of mapping in the database is more detailed than the 'character area' scale of assessment being used for the Value assessment. In some cases it will necessary to generalise about an area or sub-area.</li> </ul>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>Landscape strategy</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent condition reasonably well.</p> <p>There was discussion about whether restored opencast sites should all be considered to be in poor condition given the maturity of restoration in some cases.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Damaged or degraded land.	
Low-medium	Areas where the predominant strategies are <i>restore</i> , <i>enhance</i> or <i>restore or enhance</i> .	
Medium	Areas containing a mixture of conserving and enhancing strategies	
Medium-high	Areas where the predominant strategy is <i>conserve &amp; restore</i> or <i>conserve &amp; enhance</i> .	
High	Areas where the predominant strategy is <i>conserve</i> .	



Lanchester Neighborhood Plan  
Landscape Value Assessment

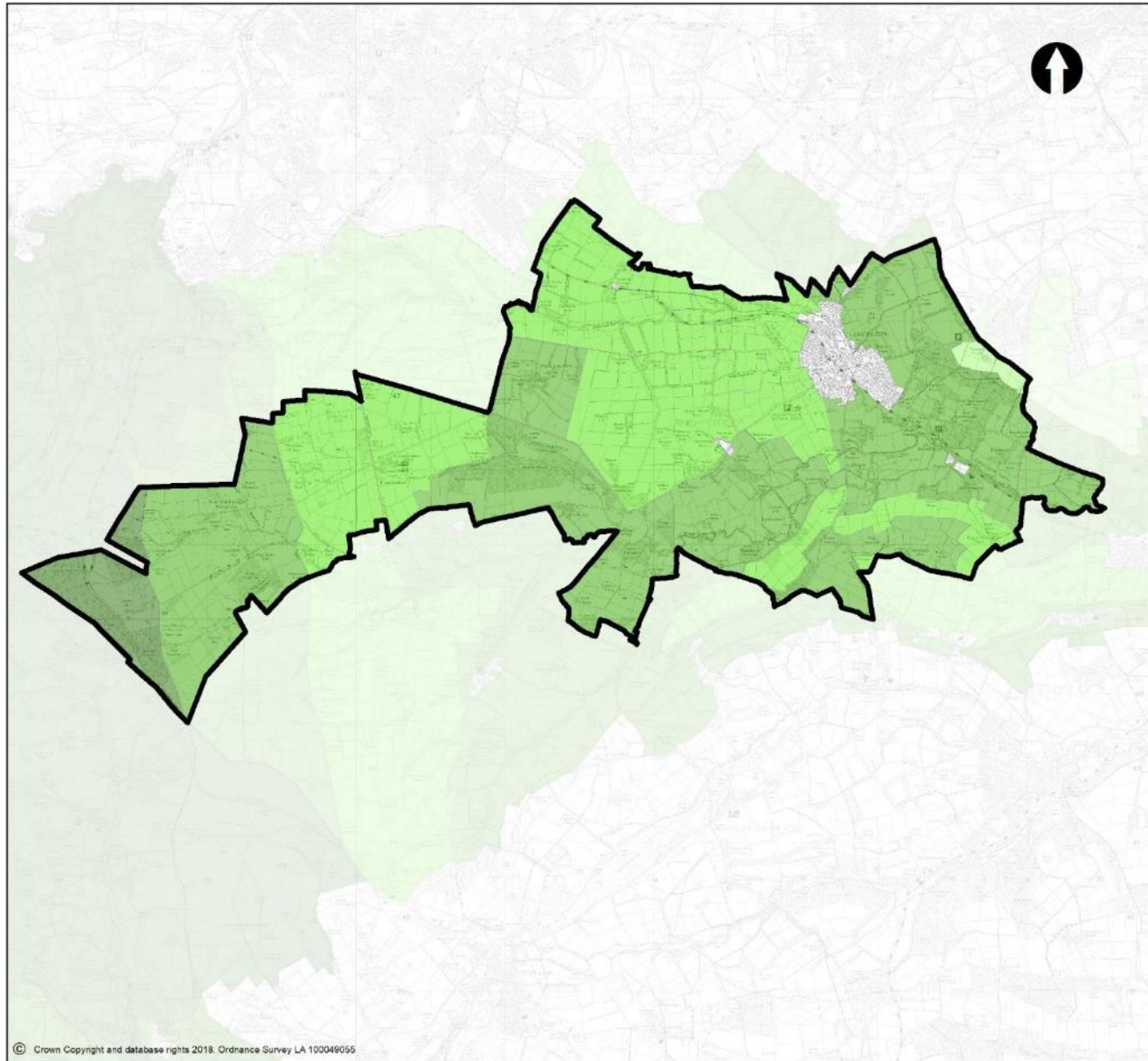
**Legend**

-  Parish Boundary
- Condition**
-  High
-  Medium high
-  Medium
-  Low medium

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**FIGURE 1 CONDITION**

<b>Attribute</b>	<b>SCENIC QUALITY</b>	
<b>Guidance</b>	<i>The term used to described landscapes that appeal primarily to the senses (primarily but not wholly the visual sense) (GLVIA Box 5.1)</i>	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>Scenic quality is a complex and subjective matter. Factors which might contribute in varying degrees to perceptions of scenic quality include: <ul style="list-style-type: none"> <li>Availability of wide or deep views and vistas.</li> <li>Presence of elements perceived to be attractive and in keeping with the view / Absence of elements perceived to be ugly, intrusive elements</li> <li>Attributes such as simplicity, coherence, harmony and variety.</li> <li>Presence of landmark features- whether natural, topographical or man-made.</li> </ul> </li> <li>Existing landscape designations are indicative of landscapes which have been held in the past to have particular scenic qualities. Designed landscapes such as parks and gardens have been designed specifically to appeal to the senses and can be therefore generally be taken as an indicator of scenic quality. The CDLCA Landscape Database doesn't record scenic quality in any of its fields although it does record many attributes that might contribute to scenic quality such as topography, tree and woodland cover, and indicators of condition referred to above which might contribute in varying degrees. Some local landscapes that might have a low scenic value at a local level may form part of a landscape with a higher scenic value in wider views.</li> </ul>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>Topography</li> <li>Tree and woodland Cover</li> <li>Landscape designations – AONB AHLV</li> <li>Designed landscapes – parks &amp; gardens of local interest</li> <li>Landscape condition</li> <li>Notable views</li> <li>Major infrastructure: high voltage pylons, wind turbines.</li> <li>Urban and industrial development.</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent scenic value reasonably well. There was some discussion about detractive elements:</p> <ul style="list-style-type: none"> <li>Overhead high voltage line considered to have been well designed to reduce impacts and not considered to detract from the scenic quality of much of the area to a significant degree;</li> <li>Burnhope mast not considered to be particularly intrusive and in some respects a well-known local landmark.</li> <li>Small restored opencast sites on the southern skyline considered to make a positive contribution to the value of the wider scene.</li> </ul>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Unattractive land dominated by detractive elements	
Low-medium	Landscapes in poor condition with some detractive elements	
Medium	Landscapes in moderate condition with some attractive features	
Medium-high	Landscapes in good condition with attractive features few detractors	
High	Landscapes in good condition with attractive features no detractors and notable scenic qualities	



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**Lanchester Neighborhood Plan  
Landscape Value Assessment**

**Legend**

 Parish Boundary

**Scenic Value**

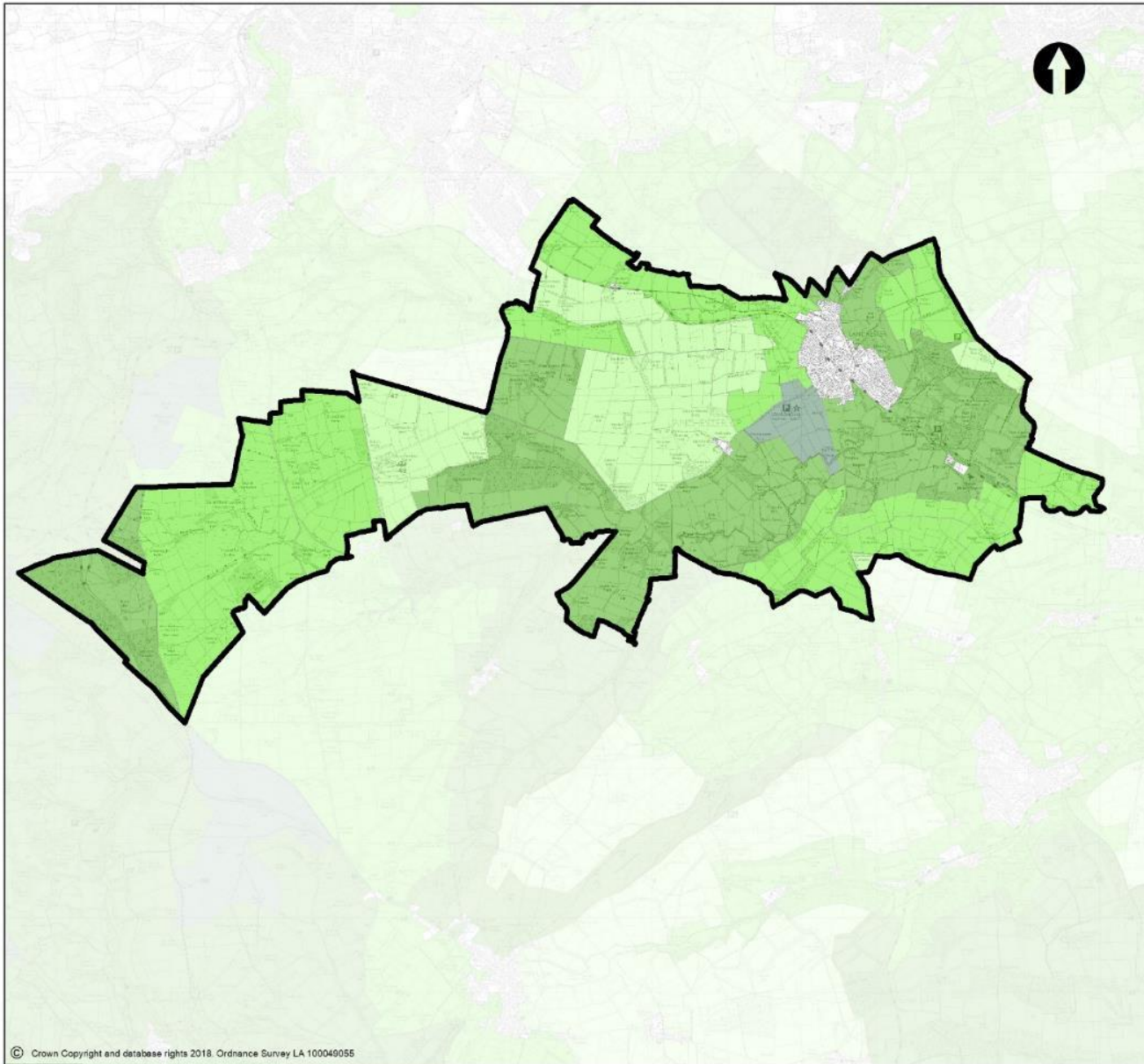
-  High
-  Medium high
-  Medium
-  Low medium

**FIGURE 2 SCENIC VALUE**



<b>Attribute</b>	<b>RARITY</b>	
<b>Guidance</b>	<i>The presence of rare elements or features in the landscape or the presence of a rare landscape type. (GLVIA Box 5.1)</i>	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>• The rarity or otherwise of a landscape is partly a matter of context: landscape or features can be rare at a local, regional or national scale.</li> <li>• All landscapes possess to some degree a quality of uniqueness arising from the place-specific idiosyncrasies of their geography or history. This gives them some base-line value as unique objects or artefacts, but that kind of uniqueness is itself common-place, being true of all places.</li> <li>• Landscapes are likely to be less valuable for their rarity if they are very similar to many other landscapes elsewhere. They are more likely to be valuable for their rarity if they are not comparable to many others.</li> <li>• Condition can affect rarity in that a landscape which has lost many of its place-specific features will be of less value in terms of its uniqueness or distinctiveness than one which retains them in good numbers.</li> <li>• The presence of unique, idiosyncratic or otherwise strongly recognisable features – notable topography, landmarks, designed elements – will increase the ‘uniqueness’ of a landscape.</li> <li>• Within a broader landscape some local landscape types may be characteristic but uncommon and valued for that reason. For example wooded denes may be a characteristic feature of a landscape but only occupy a relatively small area. They would therefore be considered more valuable on the grounds of rarity than the extensive areas of more generic farmland that lies between them.</li> <li>• Some uncommon local landscape types or features may not be considered valuable for their rarity if they are not in themselves characteristic of a landscape or considered to make a positive contribution to character or distinctiveness. An example of that might be an active quarry or a major road.</li> </ul>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• Topography – distinctive landforms?</li> <li>• Heritage assets – unique, rare or distinctive features or local landscapes?</li> <li>• Condition.</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent rarity reasonably well. There was some discussion about the rarity of the fort and the landscape around it where stone walls were constructed from stone from the fort.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Landscapes made up of generic features	
Low-medium	Relatively commonplace landscapes in poor condition	
Medium	Relatively commonplace landscapes in good condition	
Medium-high	Less common landscapes or landscape containing unique features	
High	Particularly unique landscapes	

Lanchester Neighborhood Plan  
Landscape Value Assessment



**Legend**

 Parish Boundary

**Rarity**

 High

 Medium high

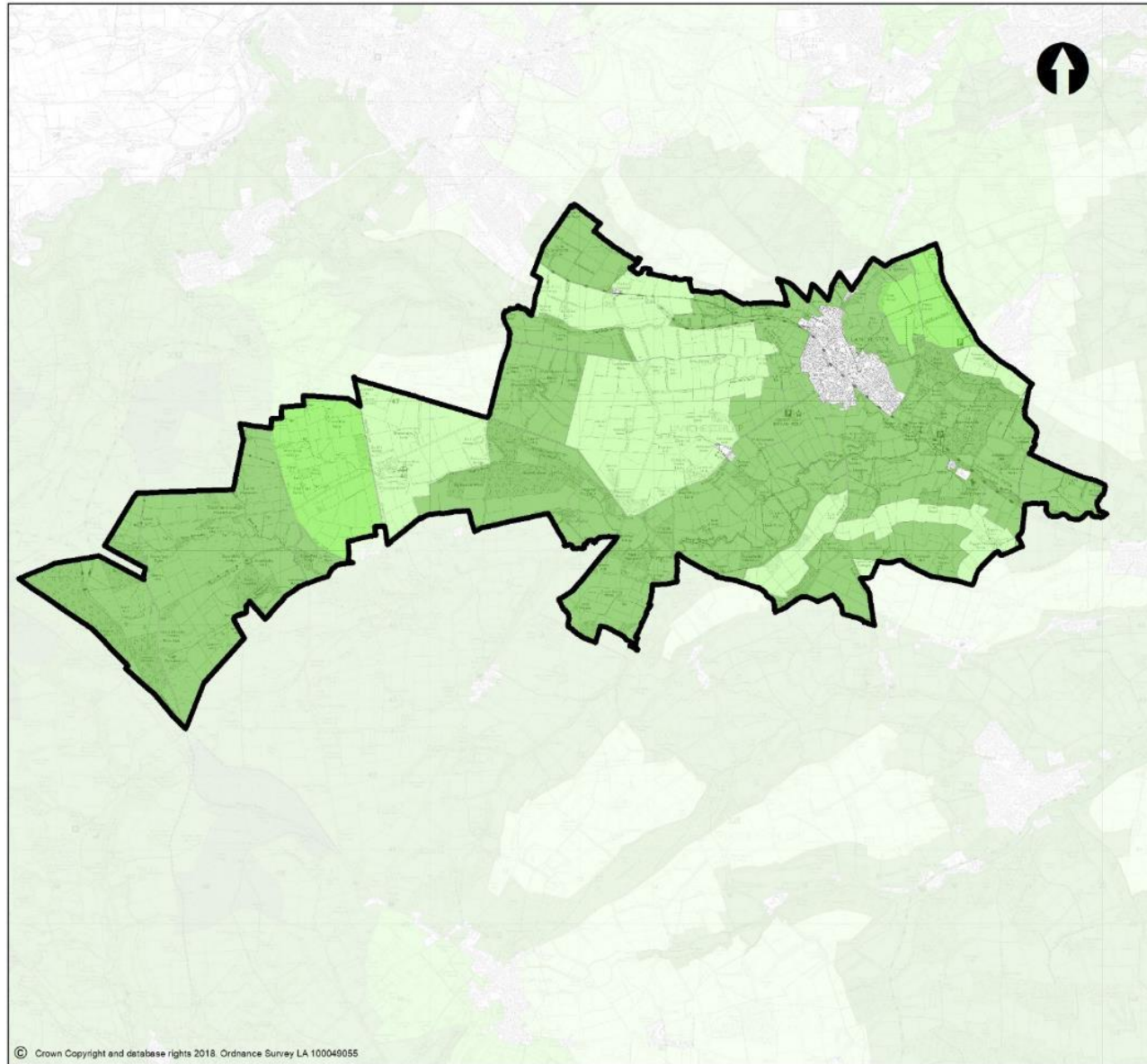
 Medium

 Low medium

**FIGURE 3 RARITY**



<b>Attribute</b>	<b>REPRESENTATIVENESS</b>	
<b>Guidance</b>	<i>Whether the landscape contains a particular character and/or feature or elements which are considered particularly important examples (GLVIA Box 5.1)</i>	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>To have particular value in this respect a landscape must be strongly representative of its type and/or contain features which are particularly characteristic of the type.</li> <li>Condition has a strong influence on representativeness in that a landscape which has lost many of its characteristic features, or which contains uncharacteristic detractive elements, will generally be poorly representative of the type. This will always entail a balanced judgement as at a character area scale a landscape may be in poor condition in some respects but may still contain some types of features that are highly characteristic of its type.</li> <li>As noted under Condition above, the CDLCA Landscape Database doesn't contain a single field for condition, but condition factors all affect the <i>landscape strategy</i> field which can be taken as a broad proxy for condition.</li> </ul>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>Landscape strategy</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent representativeness reasonably well.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Disturbed or degraded landscapes	
Low-medium	Landscapes weakly representative of their type and/or in poor condition.	
Medium	Landscapes representative of their type and/or in moderate condition	
Medium-high	Landscape strongly representative of their type and/or in moderate -good condition.	
High	Landscapes strongly representative of their type, in good condition and containing particularly important examples of features defining the type.	



**Lanchester Neighborhood Plan  
Landscape Value Assessment**

**Legend**

 Parish Boundary

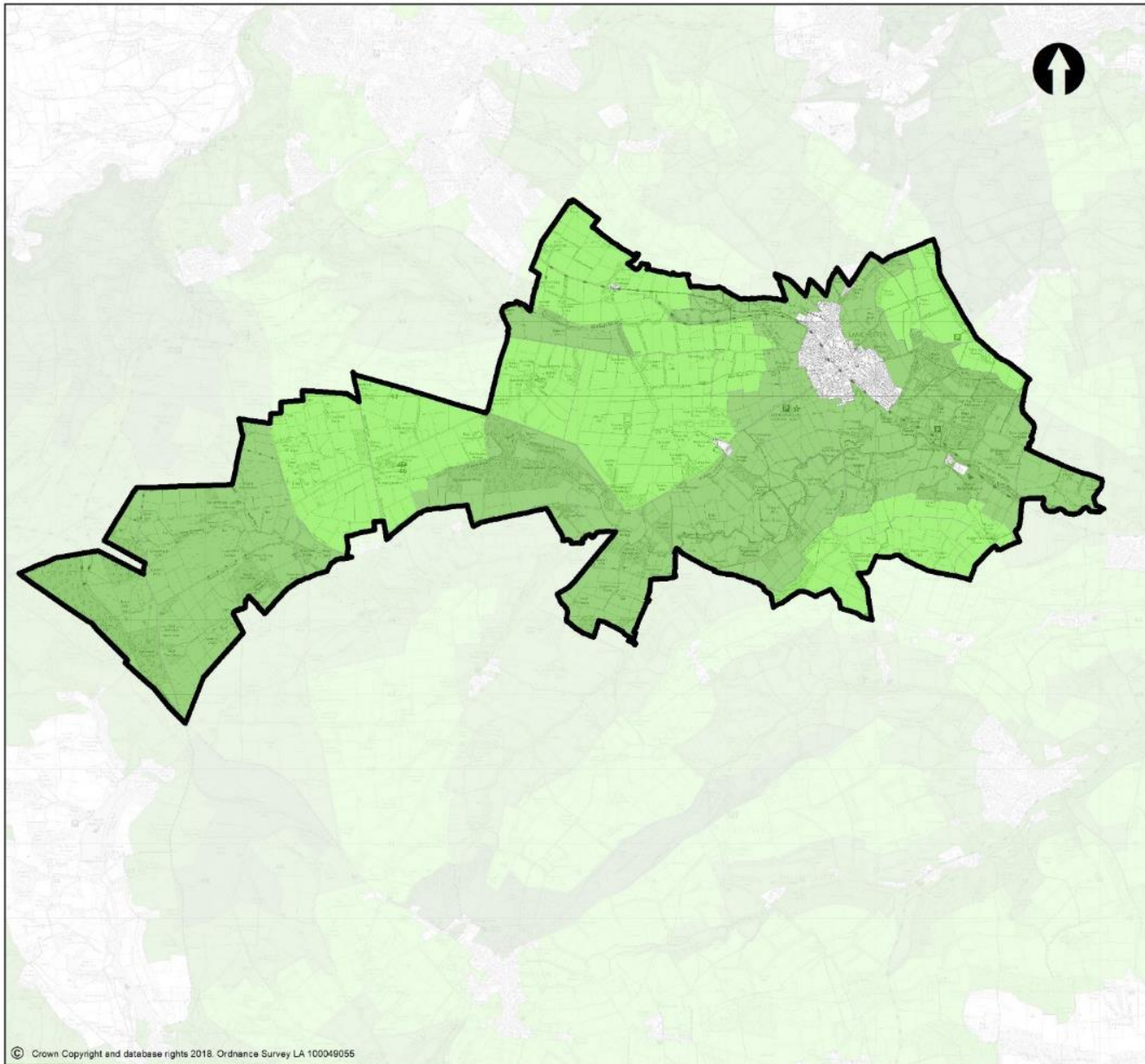
**Representativeness**

-  High
-  Medium high
-  Medium
-  Low medium

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**FIGURE 4 REPRESENTATIVENESS**

Attribute	<b>CONSERVATION INTEREST: NATURAL ENVIRONMENT</b>	
Guidance	<i>The presence of features of wildlife, earth science ..... interest <b>can add to the value of the landscape</b> as well as having value in their own right.</i> GLVIA Box 5.1	
Commentary	Some nature conservation interests can be readily mapped. A judgement is needed as to the extent to which they contribute in the round to the experience of the landscape.	
Mapped elements	<ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• LWS / LGS</li> <li>• LNR</li> <li>• Wildlife Trust Sites</li> <li>• Ecological Networks</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent the conservation interest reasonably well.</p> <p>Map didn't capture DWT site at Ragpathside.</p> <p>Value of the large embankment east of Hurbuck Cottages was raised and relationship with wider area.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Land with no nature conservation interest.	
Low-medium	Land containing few features or habitats of value.	
Medium	Land containing habitats and features supporting common species.	
Medium-high	Land containing abundant habitats and features supporting common species and / or some rare habitats and species, <i>or forming a key part of a wider ecological network.</i>	
High	Land containing substantial areas of land designated for its conservation value at an international, national or local level.	



Lanchester Neighborhood Plan  
Landscape Value Assessment

**Legend**

 Parish Boundary

**Conservation interest**

**Natural environment**

 High

 Medium high

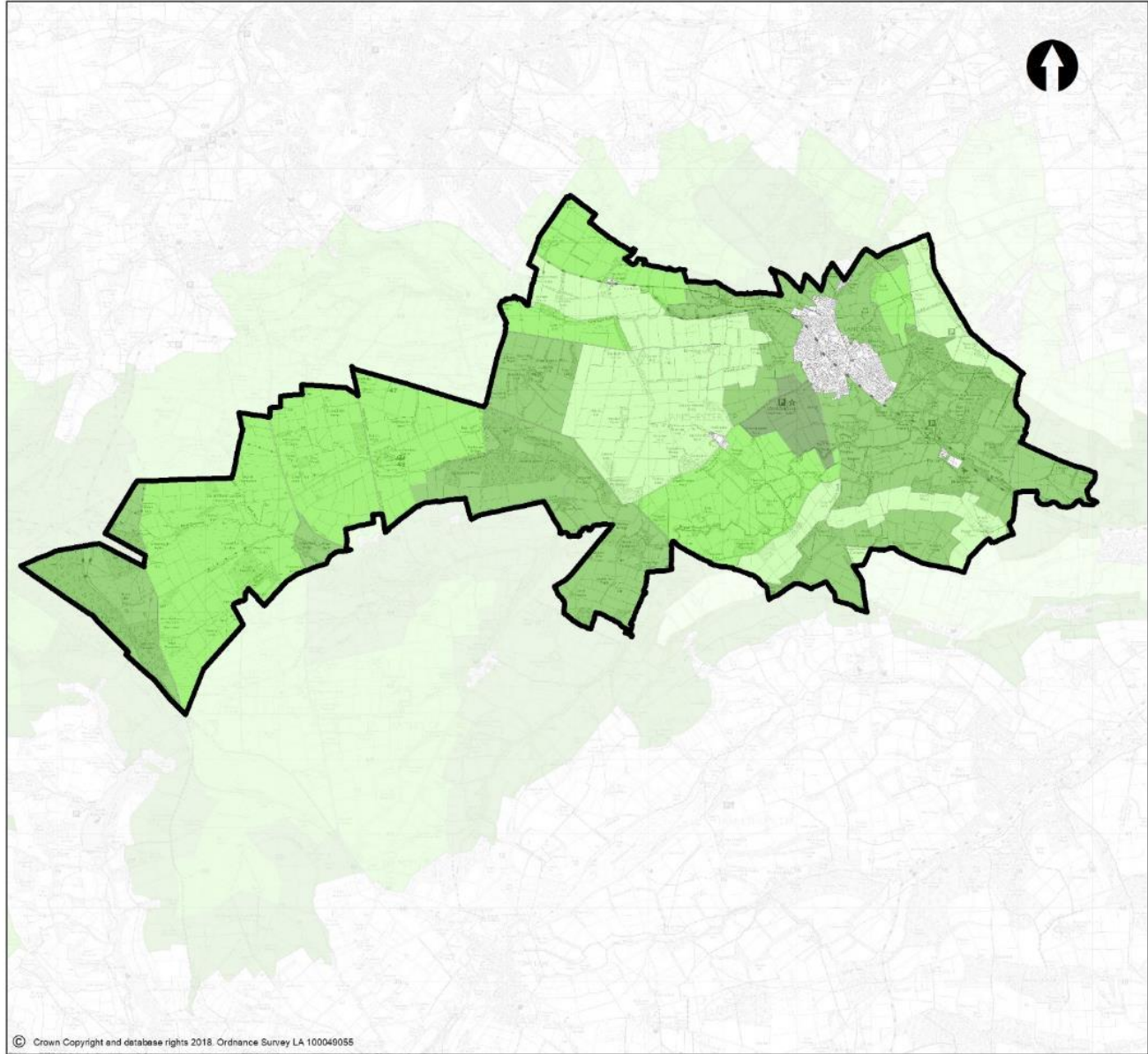
 Medium

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**FIGURE 5 CONSERVATION INTEREST NATURAL ENVIRONMENT**


Attribute	<b>CONSERVATION INTEREST: HISTORIC ENVIRONMENT</b>	
Guidance	<i>The presence of features of ..... archaeological or historical and cultural interest <b>can add to the value of the landscape</b> as well as having value in their own right.</i> GLVIA Box 5.1	
Commentary	Designated and non-designated assets can be readily mapped. A judgement is needed as to the extent to which they contribute in the round to the experience of the landscape.	
Mapped elements	<ul style="list-style-type: none"> <li>• Scheduled Monument</li> <li>• Conservation Area</li> <li>• Listed Building</li> <li>• Parks &amp; gardens of local interest</li> <li>• Ancient Woodland</li> <li>• Opencast coal sites (as indicative of absence)</li> <li>• Historic parish boundaries</li> <li>• Longovicium viewshed</li> <li>• Local non-designated assets</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent the conservation interest reasonably well.</p> <p>There was discussion around the Viewshed of the fort which workshop members found useful – and particularly in the context of the recent Inspector’s decision on proposed housing at Cadger Bank in which the wider setting of the Monument was considered important.</p> <p>There was discussion about the relationship between the fort and the signal station on Humber Hill – value of Humber Hill perhaps understated in that respect. The route of Dere Street was discussed.</p> <p>There was discussion about the proposed boundary of Greenwell Ford (parks &amp; gardens of local interest), the historical importance of Sawmill Wood in relation to Thomas Whites ‘million trees’.</p> <p>Historic interest in the enclosure landscapes of Lanchester Common discussed.</p> <p>Historic value of Hollinside and its relationship with Colepike Hall discussed.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Landscapes with no features of historical interest.	
Low-medium	Landscapes containing few features of historical interest.	
Medium	Landscapes containing features of general historical interest (such as generic field systems) and only occasional DHA/NDHA.	
Medium-high	Landscapes containing features of both general and of particular historical interest including notable DHA/NDHA.	
High	Landscapes containing substantial areas / numbers of features of particular historical interest including notable DHA/NDHA.	





**Lanchester Neighborhood Plan  
Landscape Value Assessment**

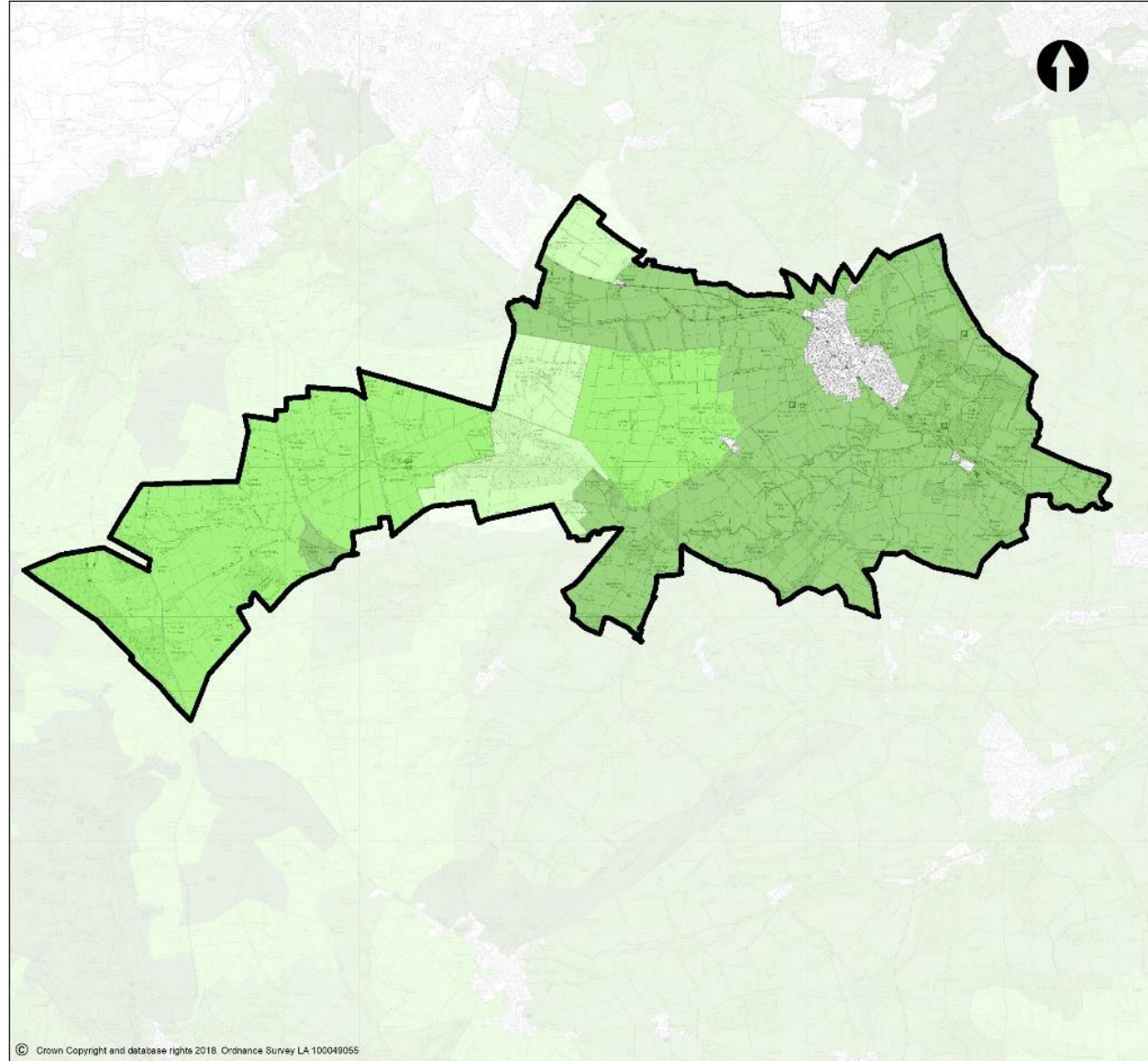
**Legend**

-  Parish Boundary
- Conservation interest**
- Historic environment**
-  High
-  Medium high
-  Medium
-  Low medium

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**FIGURE 6 CONSERVATION VALUE HISTORIC ENVIRONMENT**

<b>Attribute</b>	<b>RECREATION</b>	
<b>Guidance</b>	<i>Evidence that the landscape is valued for recreational activity where experience of the landscape is important (GLVIA Box 5.1)</i>	
<b>Commentary</b>	Recreational value implies both recreational use and the importance of experiencing the landscape as part of that experience.	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• OSNA sites – with access and where landscape experience may be important (exclude playing fields)</li> <li>• Access land</li> <li>• PROW</li> <li>• Railway paths</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent the conservation interest reasonably well.</p> <p>The recreation value of minor enclosure roads in the west of the parish was discussed – value for walking, cycling, hacking and appreciating the landscape.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Land with no public access.	
Low-medium	Land with limited public access. E.g. countryside that can be enjoyed from minor roads and lanes but with no PROW.	
Medium	Land with some public access. E.g. countryside that can be enjoyed from minor roads and lanes and some PROW.	
Medium-high	Land with good public access E.g. Countryside which well-developed networks of PROW, cycleway, access land or open space.	
High	Land with high levels of public access. E.g. areas containing substantial areas of access land, public open space, community woodland or national and regional trails.	



**Lanchester Neighborhood Plan  
Landscape Value Assessment**

**Legend**

-  Parish Boundary
- Recreation value**
-  High
-  Medium high
-  Medium
-  Low medium
-  Low

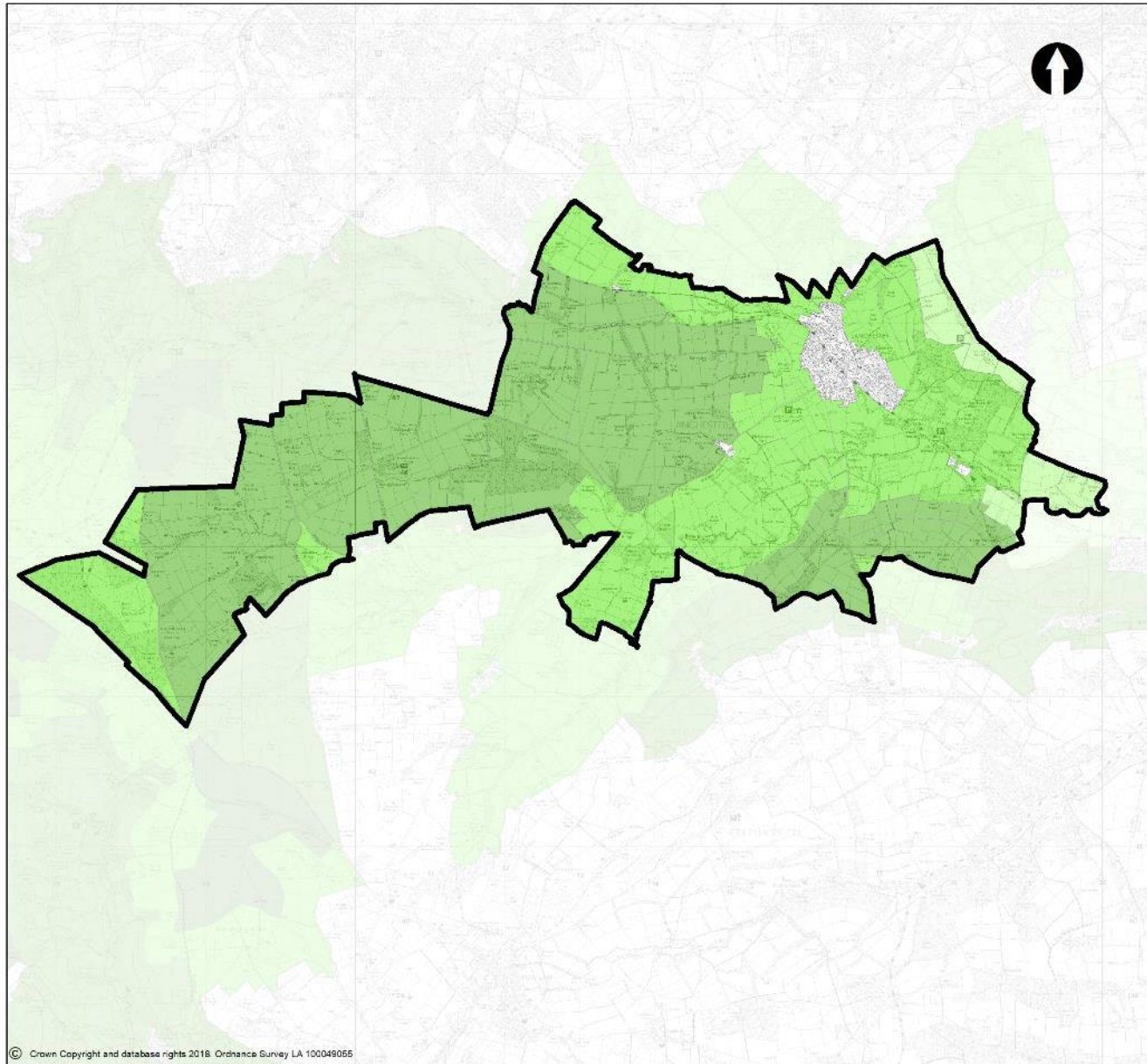
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**FIGURE 7 RECREATION**

<b>Attribute</b>	<b>PERCEPTUAL ASPECTS</b>	
<b>Guidance</b>	<i>A landscape may be valued for its perceptual qualities notably wildness and/or tranquillity (GLVIA Box 5.1)</i>	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>• The parish does not contain any landscapes with a strong sense of wildness or naturalness.</li> <li>• Tranquillity can be a complex issue to map as it can be perceived at a range of scales.</li> <li>• Density of settlement can be used to some extent as proxy for tranquillity or the attribute of 'remoteness'.</li> <li>• Tranquil landscapes will include those where noise and movement levels are low and arise largely from natural forces. Less tranquil landscapes will include those where noise and movement levels are high and are largely man made.</li> <li>• Tranquil landscapes will include those with few artificial sources of light and dark skies. Less tranquil landscapes will include those with high levels of artificial light.</li> </ul>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• Settlement pattern as indicative of 'rurality' 'remoteness', or 'tranquillity'</li> <li>• Busy roads</li> <li>• Street lighting</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent perceptual aspects reasonably well although its limitations were understood.</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	Urban or industrial landscapes dominated by artificial noise, light and movement.	
Low-medium	Semi-rural landscapes. Notable levels of artificial noise, light and movement.	
Medium	Settled rural landscapes. Noise and movement arise largely from natural forces or agriculture. Some road noise or artificial light.	
Medium-high	Rural landscapes with a sense of remoteness. Noise and movement arise largely from natural forces or agriculture. Low levels of artificial light	
High	Landscapes with a strong sense of wildness or naturalness. Noise and movement arise largely from natural forces. Very low levels of artificial light.	



Lanchester Neighborhood Plan  
Landscape Value Assessment



**Legend**

 Parish Boundary

**Perceptual**

 High

 Medium high

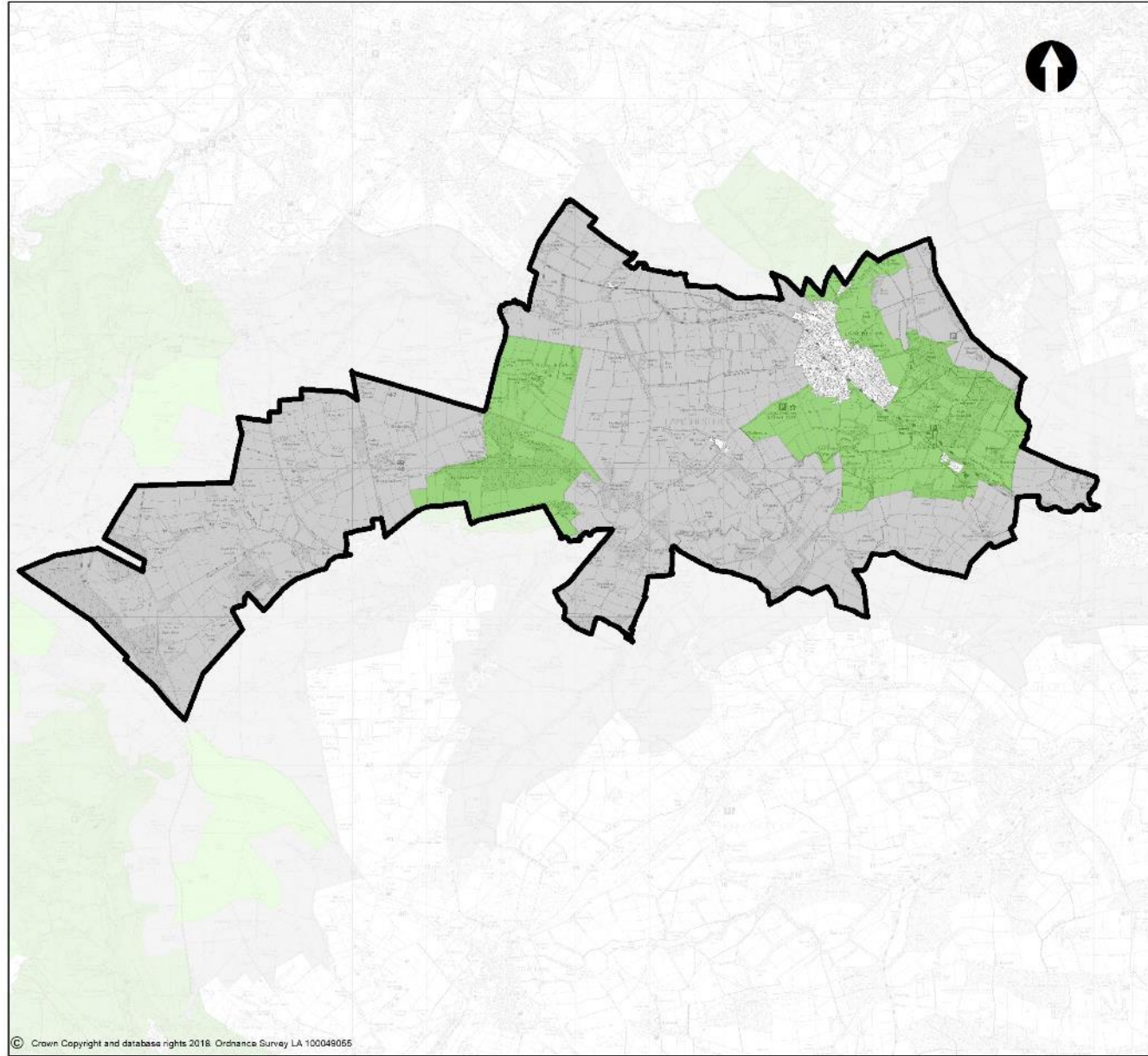
 Medium

 Low medium

**FIGURE 8 PERCEPTUAL**



<b>Attribute</b>	<b>ASSOCIATIONS</b>	
<b>Guidance</b>	<i>Some landscapes are associated with particular people such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area. (GLVIA Box 5.1)</i>	
<b>Commentary</b>	Associations of artists / writers / events can be difficult to map at a landscape scale in a consistent fashion.  The assessment is partial and only maps associations known to the assessor.	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• Woodlands Park and Sawmills Wood associated with Thomas White (Landscape Architect)</li> <li>• Greenwell Ford and Longovicium associated with Cannon Greenwell (Antiquarian) and Dora Greenwell (Poet)</li> <li>• Burnopside Hall associated with William Hedley (Engineer)</li> <li>• Longovicium associated with artist Samuel Hieronymus Grimm (1733-1794)</li> </ul>	<p><b>Discussion</b></p> <p>The assessment map was considered to represent associations reasonably well although its limitations were understood.</p> <p>Fiona Green noted that the painter Samuel Hieronymus Grimm was known to have painted Longovicium</p>
<b>DCC Landscape Value Assessment (draft)</b>		
<b>Value</b>	<b>Description</b>	
Low	No information known.	
Low-medium	No known associations.	
Medium	-	
Medium-high	Association with figures / events of local significance	
High	Association with figures / events of regional significance	



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Lanchester Neighborhood Plan  
Landscape Value Assessment

**Legend**

 Parish Boundary

**Associations**

 High

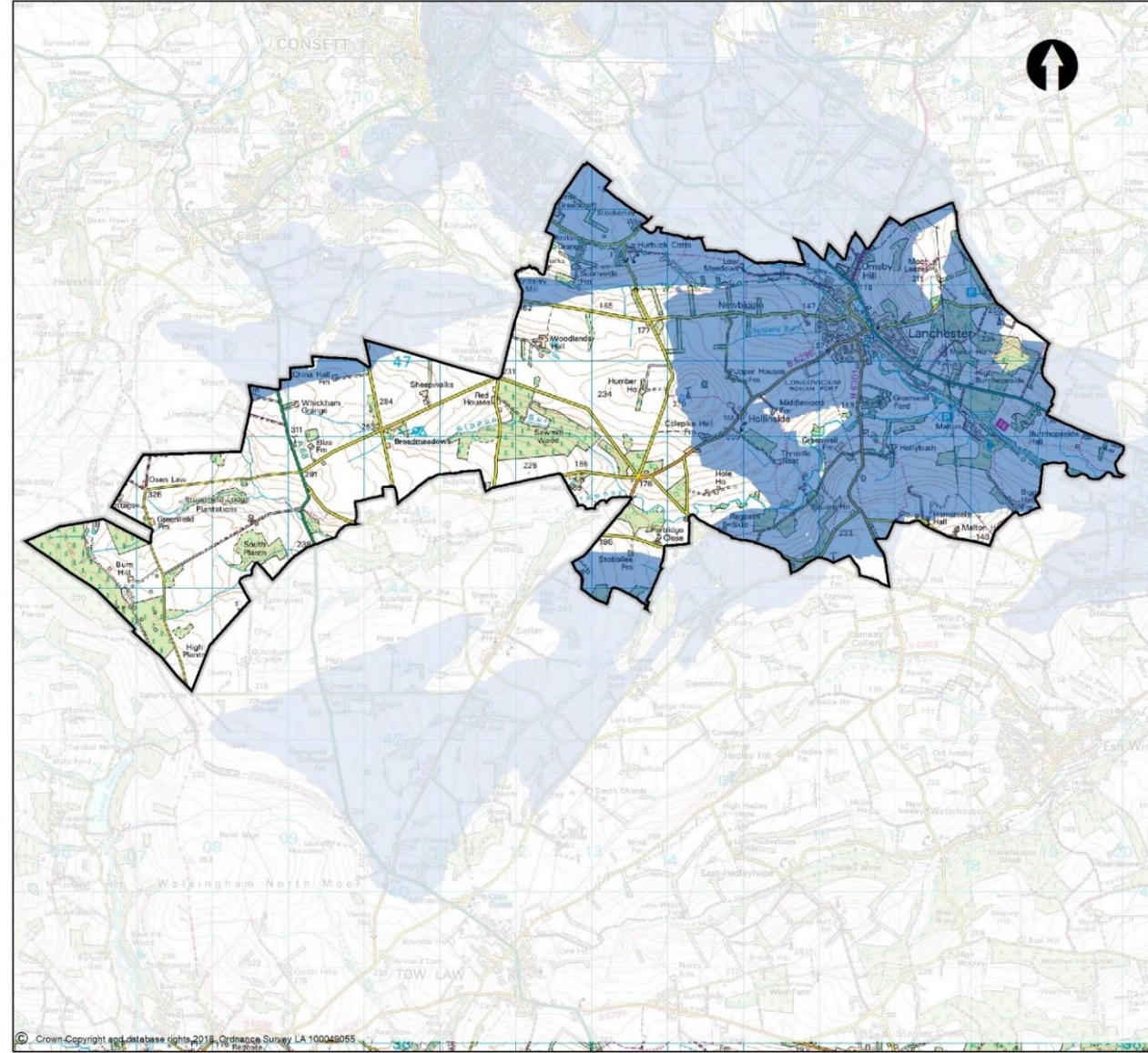
 Medium high

 Medium

 NA



**FIGURE 9 ASSOCIATIONS**

<b>Attribute</b>	<b>SETTING</b>	
<b>Guidance</b>	None	
<b>Commentary</b>	<p>The value of landscapes deriving from their role in the setting of settlements or heritage assets is not detailed in GLVIA 3 but has been a key element of discourses about landscape value at Public Inquiries.</p> <p>This exercise looks only at the setting of the village and not at the setting of other designated and non-designated assets.</p> <p><b><i>Additional information provided after the workshop.</i></b></p> <p><i>The Viewshed shows areas from where the village is visible based on a number of modelling points around the edge of the village and using a bare terrain model that doesn't account for the screening effects of vegetation and buildings.</i></p> <p><i>The assessment differentiates between areas that don't contribute, contribute to the wider setting, or contribute to the immediate setting.</i></p> <p><i>For areas in the immediate setting 'medium-high' value is assigned – the value of High being only given to areas of such importance to setting as to have been include in the Conservation Area.</i></p> <p><i>Workshop members were invited to consider whether this adequately reflects the importance of these areas to setting or whether there are further distinctions to be made.</i></p>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>Viewshed of Lanchester</li> </ul>	<p><b>Discussion</b></p> <p>During the workshop the importance of all of the areas immediately around the village were discussed. This was considered to be supported by the Village Design Statement and the evidence base of the Plan</p> <p><b>Feedback</b></p> <p><i>Feedback from workshop members on the additional information provided after the workshop indicated that the landscape value map submitted captures the value of local landscapes to the setting of the village reasonably well.</i></p> <p><i>Note: Setting was not assessed as part of the <u>County Durham Landscape Value Assessment 2019</u></i></p>
<b>Landscape Value Assessment</b>		
<b>Value</b>	<b>Description</b>	
Low	No direct contribution to setting of village	
Low-medium	Little contribution to setting of village	
Medium	Contributes to the wider setting of village	
Medium-high	Notable contribution to immediate setting of village	
High	Important contribution to immediate setting of village	



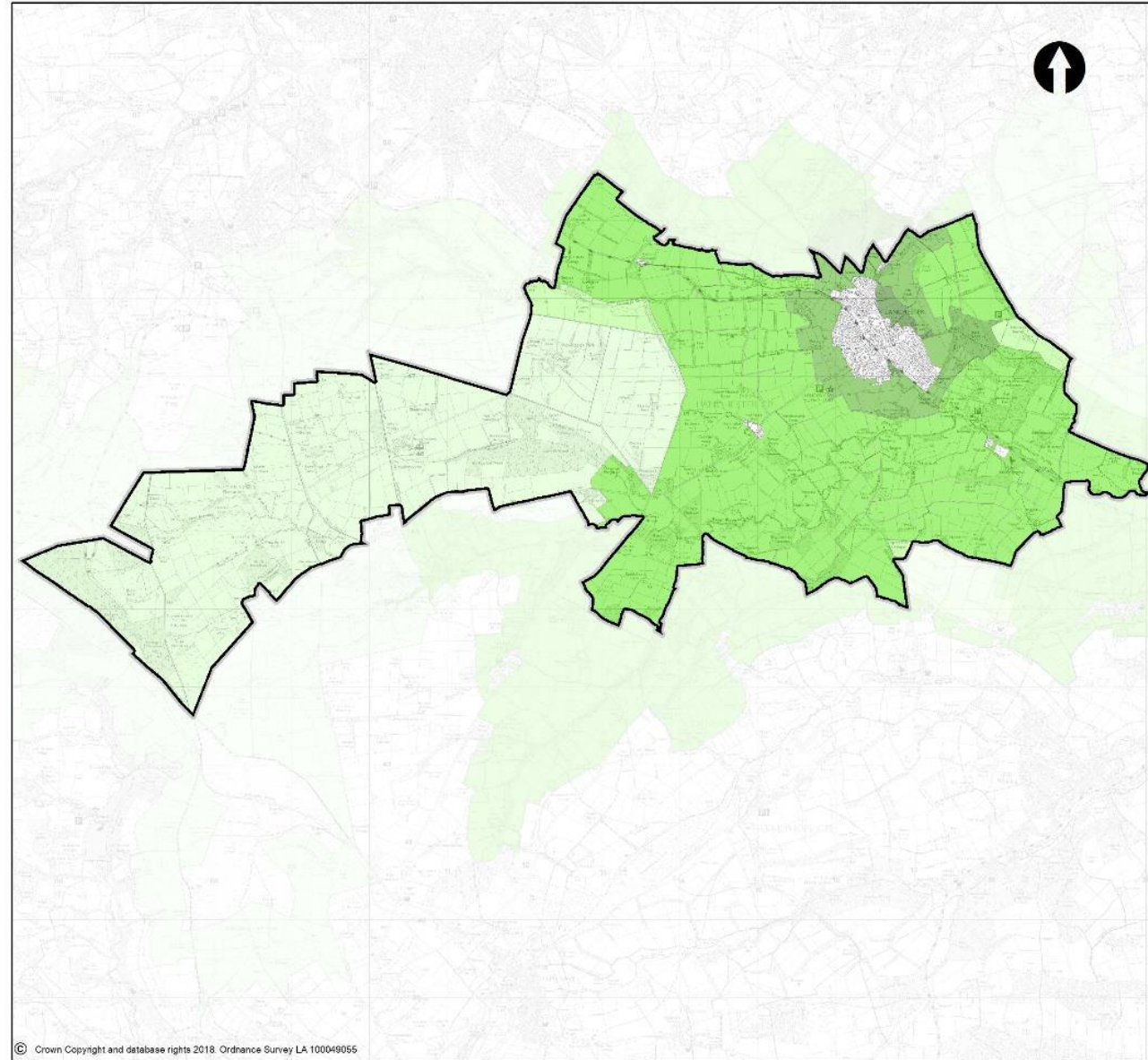
**Lanchester Neighborhood Plan  
Landscape Value Assessment**

**Legend**

-  Parish Boundary
-  Visibility of Lanchester

**FIGURE 10 VIEWSHED OF LANCHESTER**





**Lanchester Neighborhood Plan  
Landscape Value Assessment**

**Legend**

 Parish Boundary

**Setting**

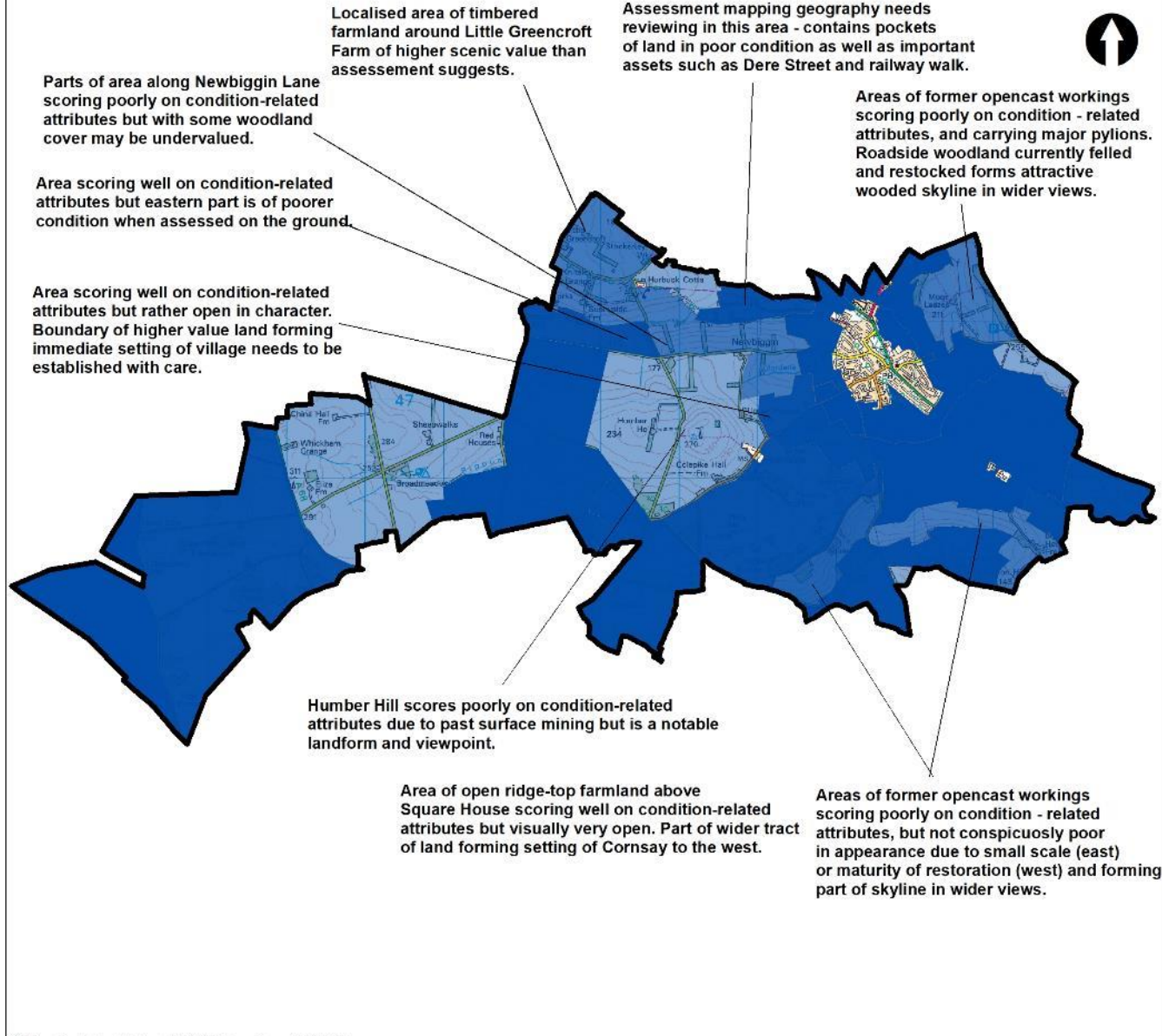
-  High
-  Medium high
-  Medium
-  Low medium
-  Low

**FIGURE 11 SETTING**



Attribute	<b>OVERALL VALUE</b>	
<b>Guidance</b>	None	
<b>Commentary</b>	<ul style="list-style-type: none"> <li>• Overlay mapping can show areas that have higher value for multiple attributes. This can provide a starting point for identifying landscapes with are of higher value in the round.</li> <li>• The Landscape Value Assessment provides a value ‘profile’ for each landscape unit but does not provide a composite value.</li> <li>• Mathematical approaches to composite value (totals and averages etc.) are usually unsuccessful.</li> <li>• Individual attributes are of uncertain relative weight. A mathematical composite score would assume all were equal.</li> <li>• Many of the individual attributes assessed arise from similar core data (condition for example) which may lead to a degree of ‘double accounting’.</li> <li>• The assessment of landscapes is limited by the idiosyncrasies of the mapping geography and may need detailed interpretation in some local areas.</li> <li>• Commentary on individual areas is given on the map – reflecting some of the issues raised in the workshop.</li> </ul> <p><b><i>Additional information provided after the workshop.</i></b></p> <p><i>An overlay map showing elevated values for individual factors together with commentary was submitted after the workshop. Members were invited to make any observations on what is showed.</i></p>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• Overlay of medium high and high value landscapes for each of the attributes assessed.</li> </ul>	<p><b><i>Feedback</i></b></p> <p><i>Feedback from workshop members on the mapping information provided after the workshop indicated that it captured the overall value of local landscapes reasonably well.</i></p>

**Lanchester Neighborhood Plan  
Landscape Value Assessment**



**Legend**

- Parish Boundary
- Setting
- Associations
- Perceptual
- Recreation
- Historic\_Environment
- Natural\_Environment
- Representativeness
- Rarity
- Scenic
- Condition

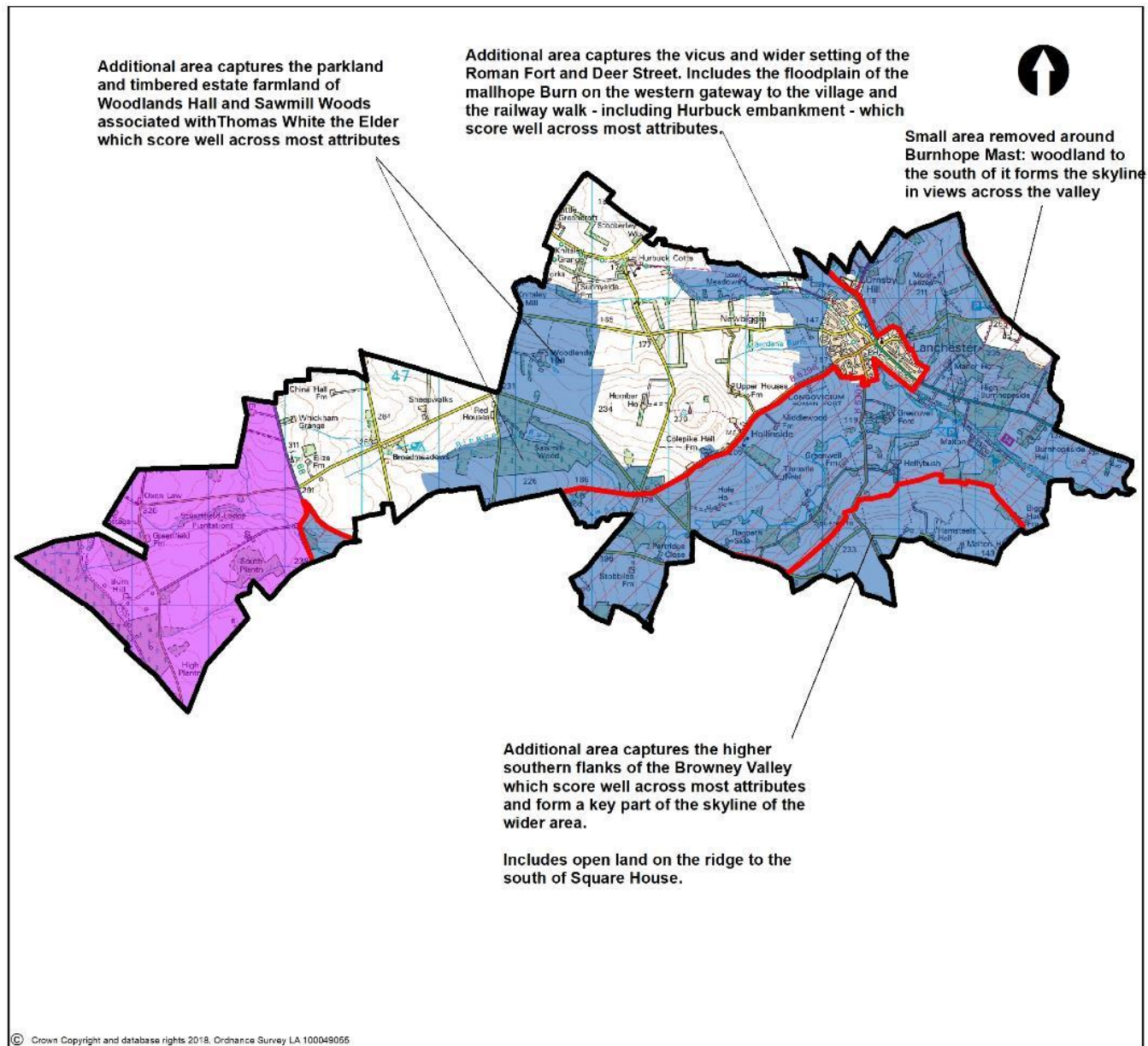
**Commentary on overlay mapping**

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**FIGURE 12 COMPOSITE**

<b>DESIGNATION</b>		
<b>Guidance</b>	None	
<b>Commentary</b>	<p><b><i>Additional information provided after the workshop.</i></b></p> <p><i>Maps were provided showing options for an ALV that sought to capture landscapes which are of higher than average value across a number of attributes.</i></p> <p><i>Members were invited to make observations on the options.</i></p>	
<b>Mapped elements</b>	<ul style="list-style-type: none"> <li>• AONB</li> <li>• Proposed ALV</li> <li>• Boundary options</li> </ul>	<p><b><i>Feedback</i></b></p> <p><i>These maps were not presented to the workshop. Members were invited to make observations.</i></p> <p><i>Feedback from workshop members was that:</i></p> <ul style="list-style-type: none"> <li>• <i>The Woodlands Hall and Sawmills Woods area should be included.</i></li> <li>• <i>The area west of Lanchester taking in parts of the vicus and setting of Longovicium, older field systems around the Alderdene Burn and Marjory Flatts, the Smallhope floodplain and Hurbeck viaduct should be included.</i></li> <li>• <i>The area around Little Greencroft should be included.</i></li> <li>• <i>The area around the Burnhope mast should be omitted.</i></li> <li>• <i>The higher ground around Square House should be included.</i></li> </ul>

**Lanchester Neighborhood Plan  
Landscape Value Assessment**



**Legend**

-  Parish Boundary
-  Area of High Landscape Value
- Designation**
-  Potential Area of Higher Landscape Value
-  AONB

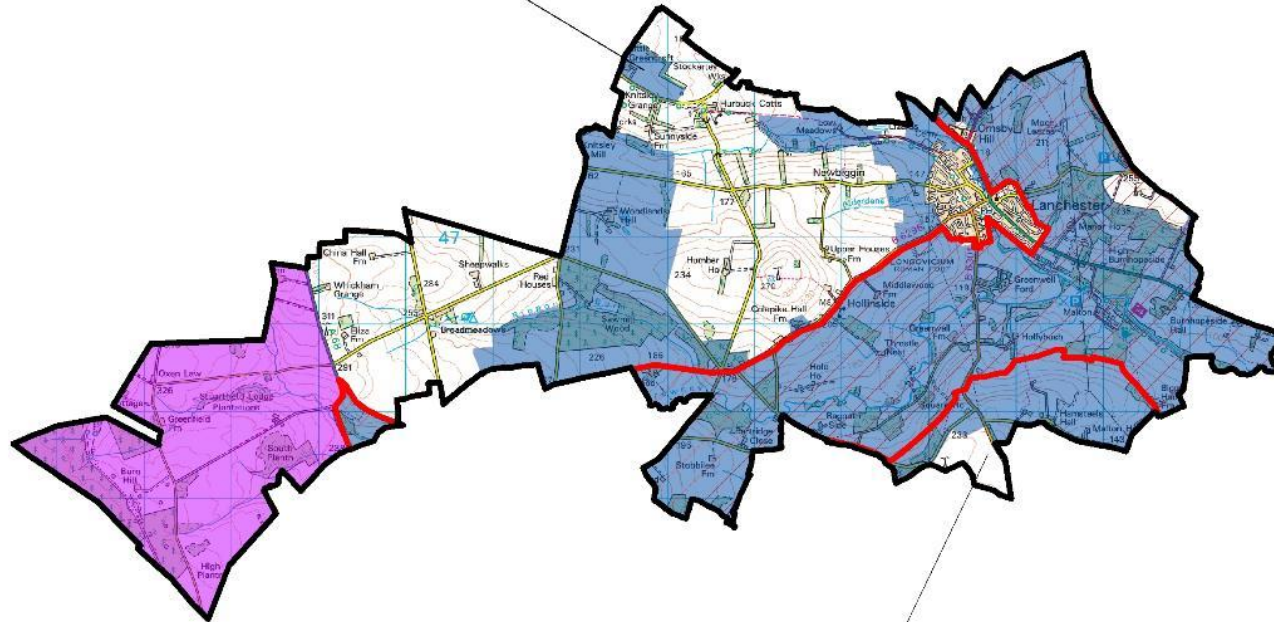
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**FIGURE 13 POTENTIAL ALV**

Lanchester Neighborhood Plan  
Landscape Value Assessment







Additional area captures the timbered farmland around Little Greencroft Farm.



Excludes open land on the ridge to the south of Square House.

Options

Legend

-  Parish Boundary
-  Area of High Landscape Value
- Designation**
-  ALV
-  AONB

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FIGURE 14 SOME ALV OPTIONS



## Addendum 2019

As part of the preparation of the County Durham Local Plan 2019 the County Council undertook a review of local designations; [the County Durham Plan Local Landscape Designations Review 2019](#). This proposed a number of Areas of Higher Landscape Value (AHLV). Those lying within Lanchester Parish include the Smallhope Burn Valley AHLV, the Middle Browney Valley AHLV and the Upper Browney and Pan Burn Valleys AHLV.

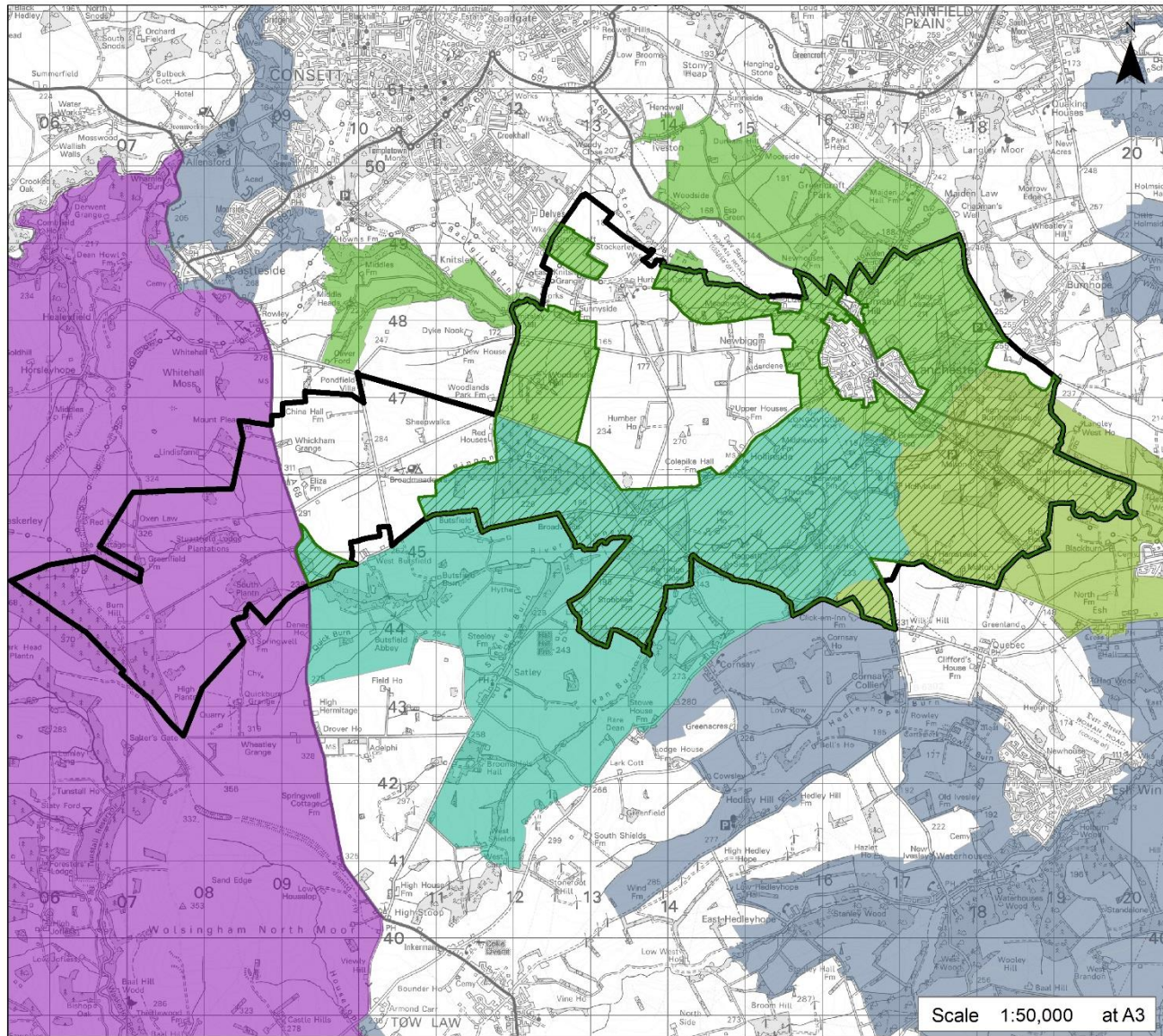
Areas of Higher Landscape Value are identified in the County Durham Plan Pre-submission Draft 2019. These are shown on the County Durham Plan Pre-submission Draft Policies Map (Map H: Areas of Higher Landscape Value) and referred to in Policy 40.








The AHLV within Lanchester Parish closely corresponds with the areas identified through the workshop process and subsequent feedback from workshop members on the options for areas of landscape value in the Parish.

It was therefore resolved to identify those parts of the proposed DCC AHLV lying within the parish as *Lanchester Parish Landscape of High Value*.

These proposed designations, together with the North Pennines Area of Outstanding Natural Beauty, are shown on Figure 15 (below).

**Lanchester Neighbourhood Plan  
Map 9: Valued Landscapes**



-  Parish Boundary
- Lanchester Parish Landscape of High Value**
-  Lanchester Parish Landscape of High Value
- DCC Area of Higher Landscape Value (AHLV)**
-  AHLV outside of Parish
- AHLV within Lanchester Parish**
-  Middle Browney Valley
-  Smallhope Burn Valley
-  Upper Browney & Pan Burn Valleys
- Area of Outstanding Natural Beauty**
-  North Pennines

Scale 1:50,000 at A3

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**FIGURE 15 Valued Landscapes**