



# **Local Views Report**

**Lancaster Neighbourhood Plan  
2019 - 2034  
Appendix 2**

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# Local Views Report

The purpose of this report is to gather all the information on each Local View in one place to assist developers and decision makers in assessing development proposals that may impact on the view.

Details of the Views can also be found in Evidence Document 3 Lanchester Community Heritage Audit 2017 (LCHA).

A map showing the location of all the views in this report is attached at the back of the report.

## Views from country road

**Map code** 1  
**LCHA number** 103  
**Grid Reference** NZ 11713 45385

### Description

Beautiful views looking south east which encompass managed farmland, woods, trees and dry stone walls.

**Significance** Considerable

**Risks /** Management of the land

**Issues** LHA 103 b,c,d and e



LHA 103 b



LHA 103 c



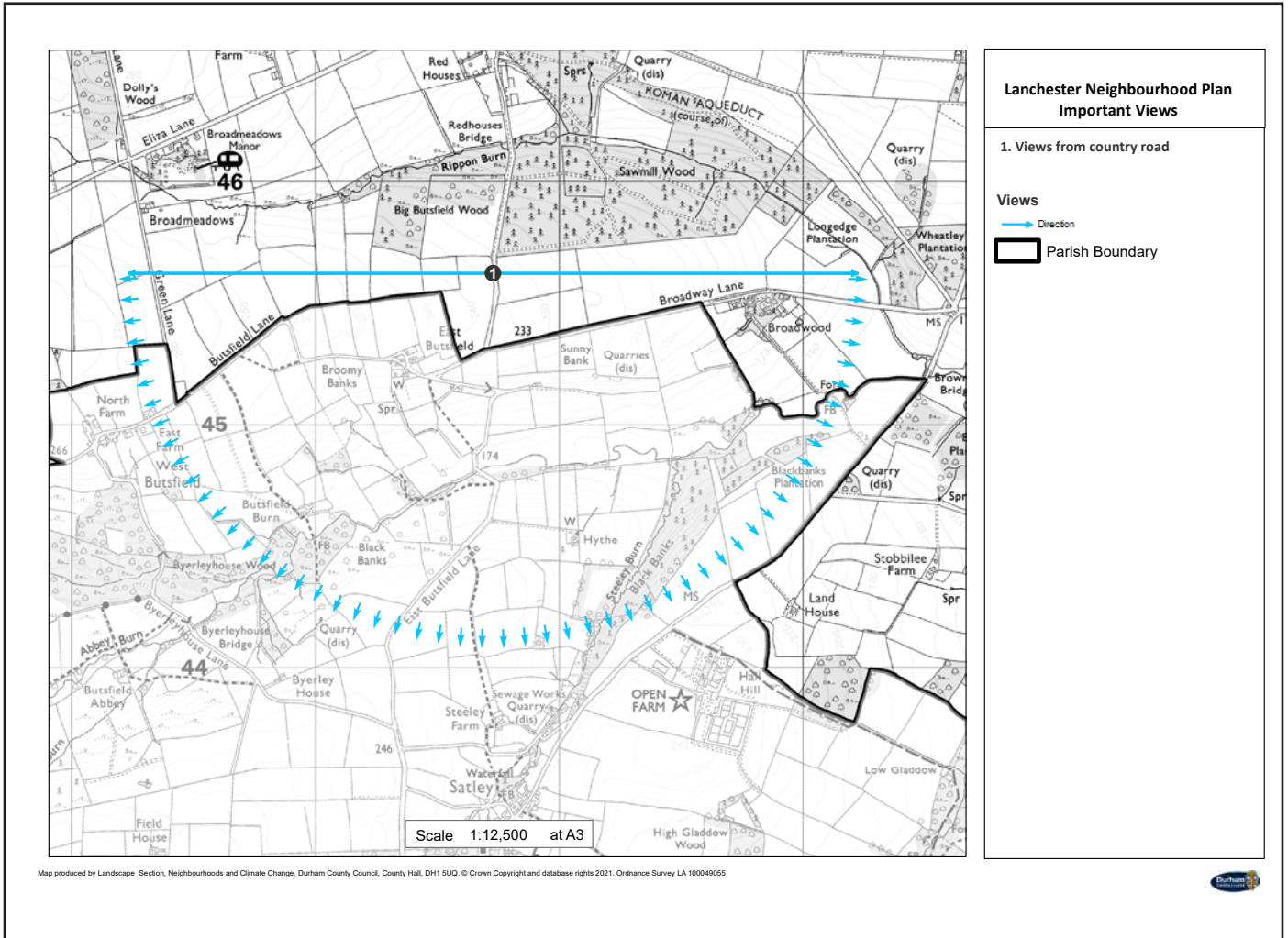
LHA 103 d



LHA 103 e

# Map

Map showing more detail of location of view



# View East and West at Knitsley Viaduct

Map code 2  
 LCHA number 75  
 Grid Reference NZ 14221 48151

## Description

View along old railway line. See also LHA ID Nos. 1 and 42

## Significance

## Risks /

Issues LHA 1 d,e



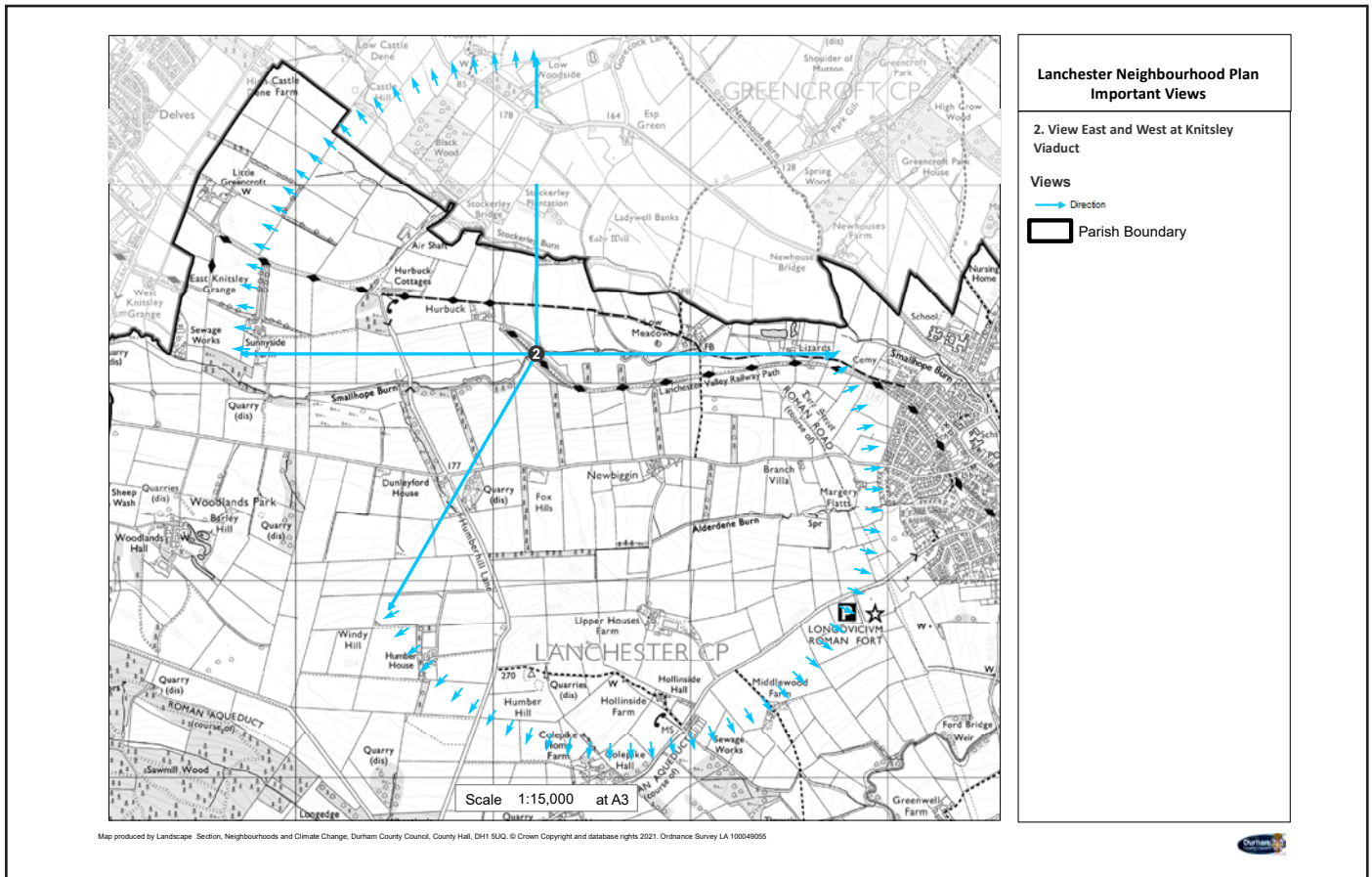
LHA 1 d



LHA 1 e

## Map

Map showing more detail of location of view



# View East and West along Old Railway Line

**Map code** 3  
**LCHA number** 42  
**Grid Reference** NZ 14818 48005

**Description**  
View along old railway line. See also LHA ID Nos. 1 and 75

**Significance** Exceptional

**Risks /**

**Issues** LHA 1 a, b, c, d, e, f



LHA 1 a



LHA 1 b



LHA 1 c



LHA 1 d



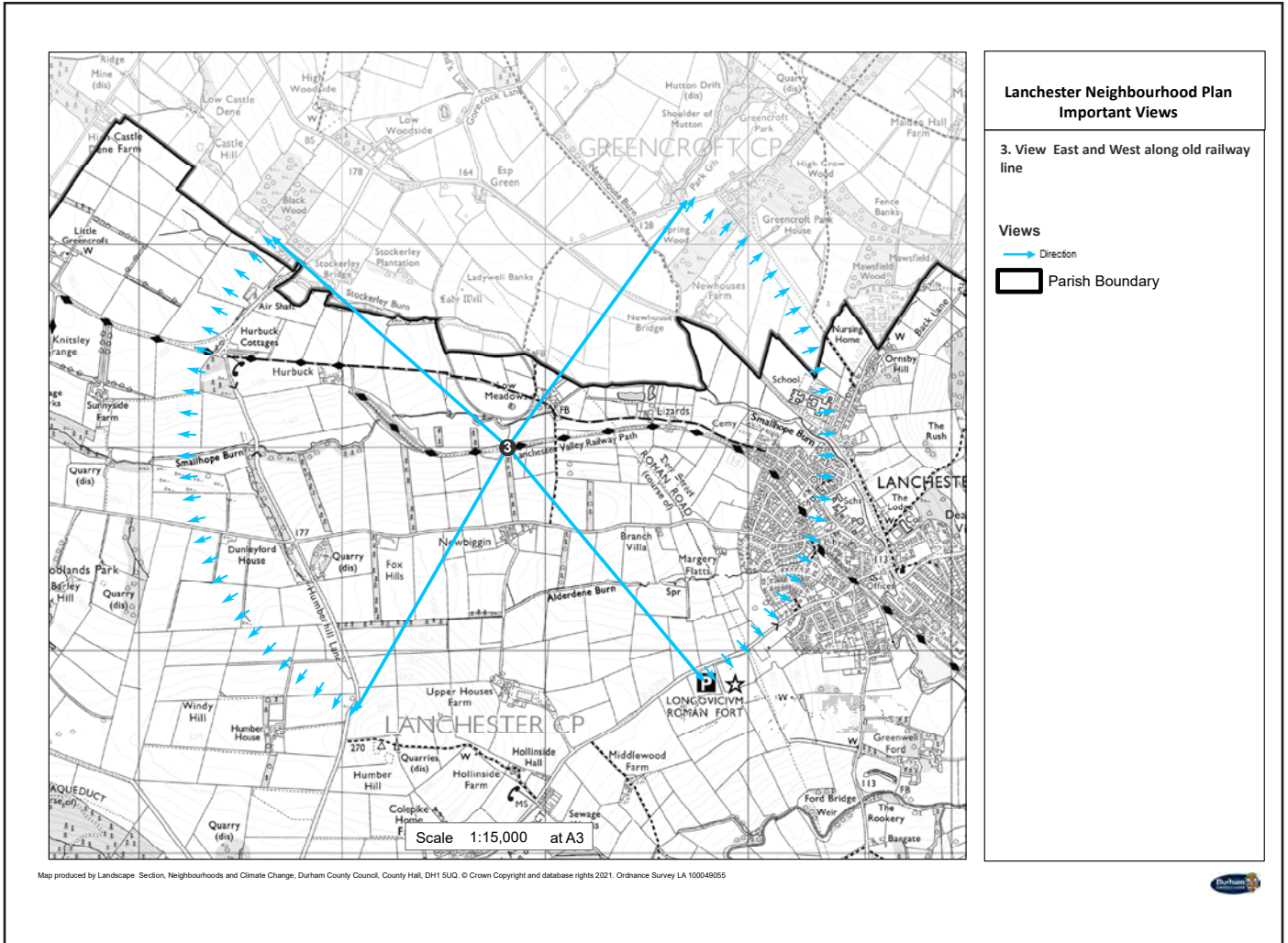
LHA 1 e



LHA 1 f

# Map

Map showing more detail of location of view





## Views either side of Newbiggen Lane up to Humberhill Lane showing several plantation tree strips between fields

**Map code** 4  
**LCHA number** 130  
**Grid Reference** NZ 14783 47608

### Description

Views either side of Newbiggen Lane up to Humberhill Lane showing several plantation tree strips between fields. View towards Upper Houses Farm with trees before the farm. Several barrier strips, about 8 in total, are seen along Newbiggen Lane travelling towards Humberhill Lane. They vary in size from about 2.7, 3.4 and 4.4 acres. They vary in length and are on either side of the road. They are mostly covered with conifer. They provide important habitat, green corridors and wildlife cover amongst the field network otherwise the fields and countryside in this area would be very open, continuous and exposed. This ground cover also helps to hold more water within the soil structure and therefore helps to contribute to the flood management of the valley before water reaches Lanchester.

**Significance** Some

**Risks / Issues** More intensive farm working techniques destroy, remove, reduce tree strip barriers between fields; loss of tree cover and wildlife habitat; effect of poor tree management in LT

**Photos** LHA 130 a - b



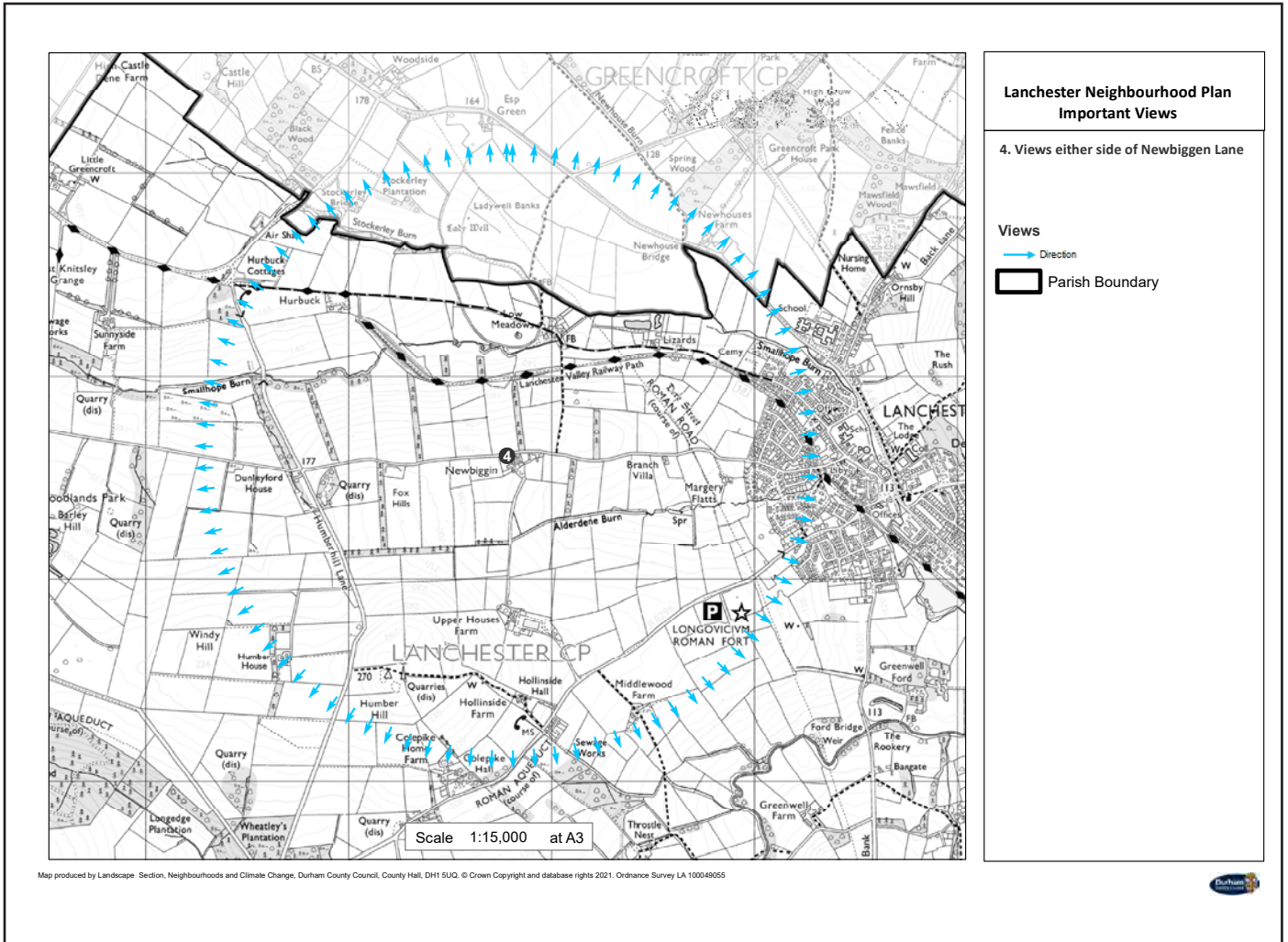
LHA 130 a



LHA 130 b

# Map

Map showing more detail of location of view



## Newbiggen Lane and Panoramaview from a point midway between Margery Flatts and Ridgeway.

**Map code** 5  
**LCHA number** 128  
**Grid Reference** NZ 15877 47600

### Description

Views in all directions from a point on Newbiggen Lane midway between Margery Flatts and Ridgeway. See also LHA 122 and 126. Full panoramic views are offered from this location. This area offers important and impressive uninterrupted views. The area is not spoiled by development and therefore has a very an open aspect with development stopping after Ridgeway (LHA 197). 360 degree panoramic views across the village, over the valley and open countryside are possible. This demonstrates the context for Lanchester's development and its relatively protected position nestled in the valley floor with several lanes and route-ways leading to and from the village such as Newbiggen Lane and Cadger Bank. An observer is also able to readily imagine the relationship between the Roman features at Longovicium and in adjacent fields because of the very open aspect and views across the adjoining fields, and up and over the valley top as well as along the valley. Equally important are the views across the valley towards Iveston and Consett and across the valley up towards Maiden Law Bank, Annfield Plain (and on to Stanley) and Burnhope. These routes are still important today for commuters whilst from the 19th century they were just as important and used by the Iron and Steel Industry (Consett Iron works), and the Coal industry (drift and deep mines). These views clearly demonstrate one of the reasons why Lanchester grew and developed as an important administrative and organisational centre taking advantage of the industrial development of the 19th century and from its position at a key point in the valley which allowed ready access from the north, south, east and west. The opening of the London and North East Railway further reinforced this because it took full advantage of the area's topography by travelling along the Lanchester Valley whilst serving Consett and surrounding villages (LHA88).

### Significance

EXCEPTIONAL - Full panoramic views are offered from this location. This area offers important and impressive uninterrupted views. The area is not spoiled by development and therefore has a very an open aspect with development stopping after Ridgeway (LHA 197). 360 degree panoramic views across the village, over the valley and open countryside are possible. This demonstrates the context for Lanchester's development and its relatively protected position nestled in the valley floor. Open aspects and panoramic views enabling interpretation of Roman period and connectivity with Lanchester and Lanchester's links to its agricultural heritage

### Risks / Issues

Additional development in open countryside that destroys open aspect, setting and views up, down, along and across the valley

### Photos

LHA 128 a - e



LHA 128 a



LHA 128 b



LHA 128 c



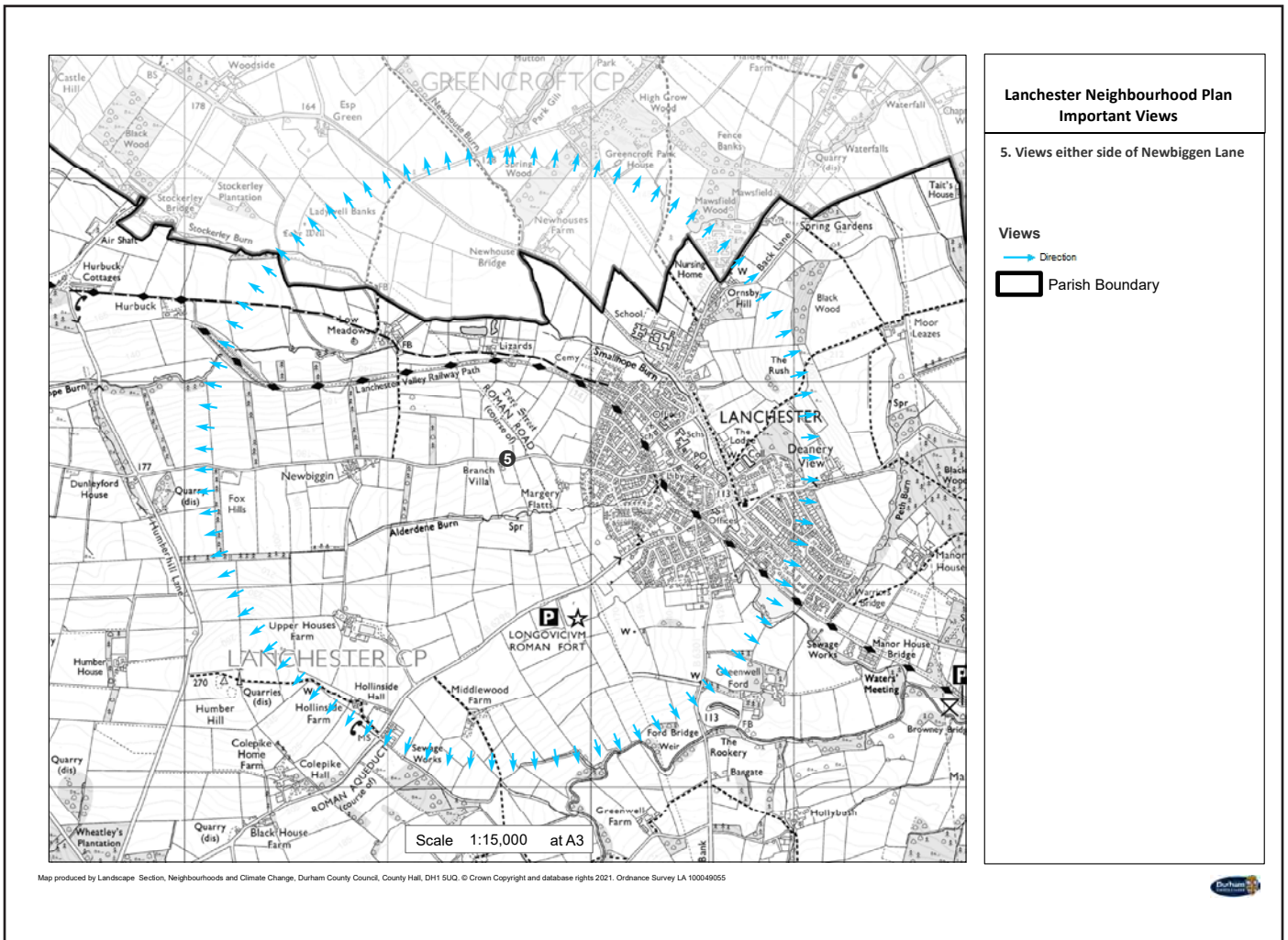
LHA 128 d



LHA 128 e

**Map**

Map showing more detail of location of view



# Views from Margery Flatts across open countryside to the west, across the village to the east, and across and along the valley.

**Map code** 6  
**LCHA number** 122  
**Grid Reference** NZ 15752 47631

## Description

Full panoramic views from Margery Flatts across open countryside to the west, across the village to the east, and across and along the valley. The Community Orchard is located at Margery Flatts and is accessed via Newbiggen Lane. This area offers important and impressive views because the surrounding fields have such an open aspect without any development after Ridgeway (LHA 197) and other than the residential buildings created which were once known as Margery Flatts Farm. There are several views: along the line of Dere Street looking NW along the valley towards Iveston; views along line of Dere Street looking up hillside towards Longovicium Roman Fort and settlement area. Uninterrupted 360 degree panoramic views across the village, over the valley and open countryside are possible. This demonstrates the context for Lanchester's development and its relatively protected position nestled in the valley floor with several lanes and route-ways leading to and from the village such as Newbiggen Lane and Cadger Bank. An observer is also able to readily imagine the relationship between the Roman features at Longovicium and in adjacent fields because of the very open aspect and views across the adjoining fields, and up and over the valley top as well as along the valley. Equally important are the views across the valley towards Iveston and Consett and across the valley up towards Maiden Law Bank, Annfield Plain (and on to Stanley) and Burnhope. These routes are still important today for commuters whilst from the 19th century they were just as important and used by the Iron and Steel Industry (Consett Iron works), and Coal industry (drift and deep mines). These views clearly demonstrate one of the reasons why Lanchester grew and developed as an important administrative and organisational centre taking advantage of the industrial development of the 19th century and from its position at a key point in the valley which allowed ready access from the north, south, east and west. The opening of the London and North East Railway further reinforced this because it took full advantage of the area's topography by travelling along the Lanchester Valley whilst serving Consett and surrounding villages (LHA88).

**Significance** EXCEPTIONAL. Impressive uninterrupted 360 panoramic views across the village over the valley and open countryside. Demonstrates the context for Lanchester's development and its relatively protected position nestled in the valley floor with several lanes and routeways leading to and from the village. Much loved by local residents, walkers and cyclists alike. Examples Lanchester's rural nature, setting, context, character and atmosphere in the part of Durham.

## Risks / Issues

**Photos** LHA 122 a - d



LHA 122 a



LHA 122 b



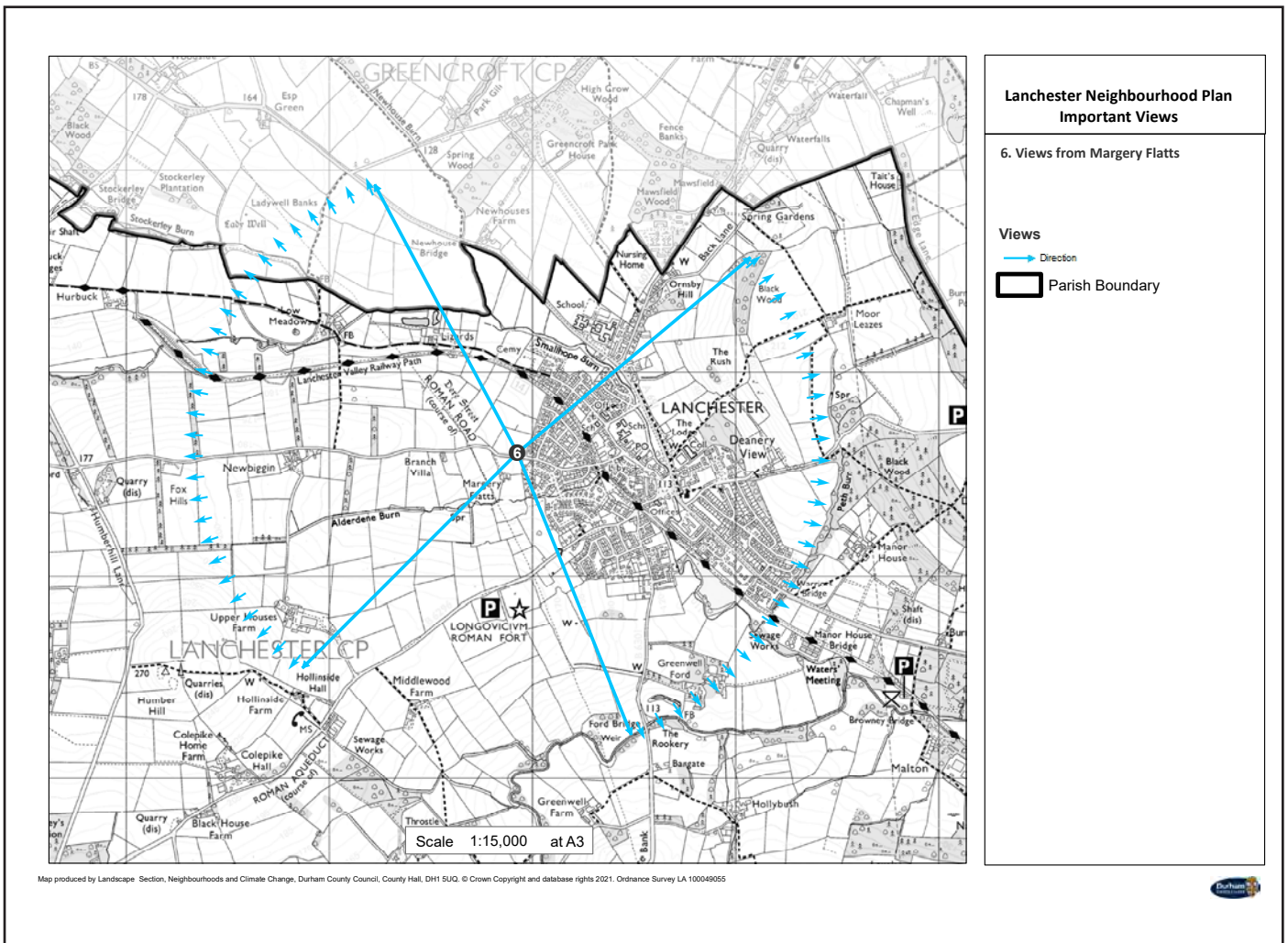
LHA 122 c



LHA 122 d

**Map**

Map showing more detail of location of view



## View and Landscape from Ridgeway

**Map code** 7  
**LCHA number** 197  
**Grid Reference** NZ 16017 47735

### Description

View and landscape north to south from Ridgeway looking west across open fields towards Iveston and Consett. Ridgeway is a narrow strip of land originally forming a field boundary and border. At its southern point, it provides ready walking access from Newbiggen Lane to the Lanchester Valley Railway Path (LVRP, accessed by steps) at its northern point. It offers unrestricted views (180+ degrees) to the west over open countryside and along the valley towards Iveston and Consett. Fields are currently used for sheep grazing. It comprises of a tarmac path (on average, about 2m wide) and accompanying hedgerow and grassed border alongside its western edge with low level brick and stone walling provided by the housing along its eastern edge. The length of Ridgeway is over 300m and the field boundary and border varies in its overall width between about 1m and 4m as you proceed along the path. The widest section is before you approach the LVRP. The border provides a raised banking field edge along Ridgeway and stock post and wire fencing form current field boundaries. The banked edge is mostly grassed with occasional original hedgerows and some trees. Trees are currently 15-20m high and appear to be native species. Looking across the two fields adjoining Ridgeway, 7 tall trees mark the original field line between these two fields. Residential development on the eastern side of Ridgeway comprises of a small number of bungalows with several semi-detached houses nearer the LVRP. There are signs of a field ditch within the border. The ditch has all but disappeared at the Newbiggen Lane end, but has been kept clear in the section about 100m before the LVRP. It is clearly visible along this length. The hedgerow, grass cover and adjoining fields are home to numerous birds throughout the seasons. Refer also to LHA ID No. 70, (Newbiggen Lane) and the Community Orchard which adjoin and are in close proximity to Ridgeway.

### Significance

EXCEPTIONAL - View and landscape north to south from Ridgeway looking west across open fields towards Iveston and Consett. Ridgeway is a narrow strip of land originally forming a field boundary and border. At its southern point, it provides ready walking access for residents who use it regularly to get to/ from Newbiggen Lane and the Lanchester Valley Railway Path (LVRP). It offers unrestricted views (180+ degrees) much loved by residents, to the west over open countryside, along the valley and up the slopes rising from the valley floor. Views offer changing experiences through the seasons and full appreciation of the character, setting and atmosphere of Lanchester's rural context nestling within the valley and connected to its agricultural past.

### Risks / Issues

Maintenance of hedgerow, ditches and fencing not maintained; Potential housing development in fields with associated loss of landscape, views, and wildlife habitat; Increased flooding risk onto Lanchester Railway Valley path

### Photos

LHA 197 a - d



LHA 197 a



LHA 197 b



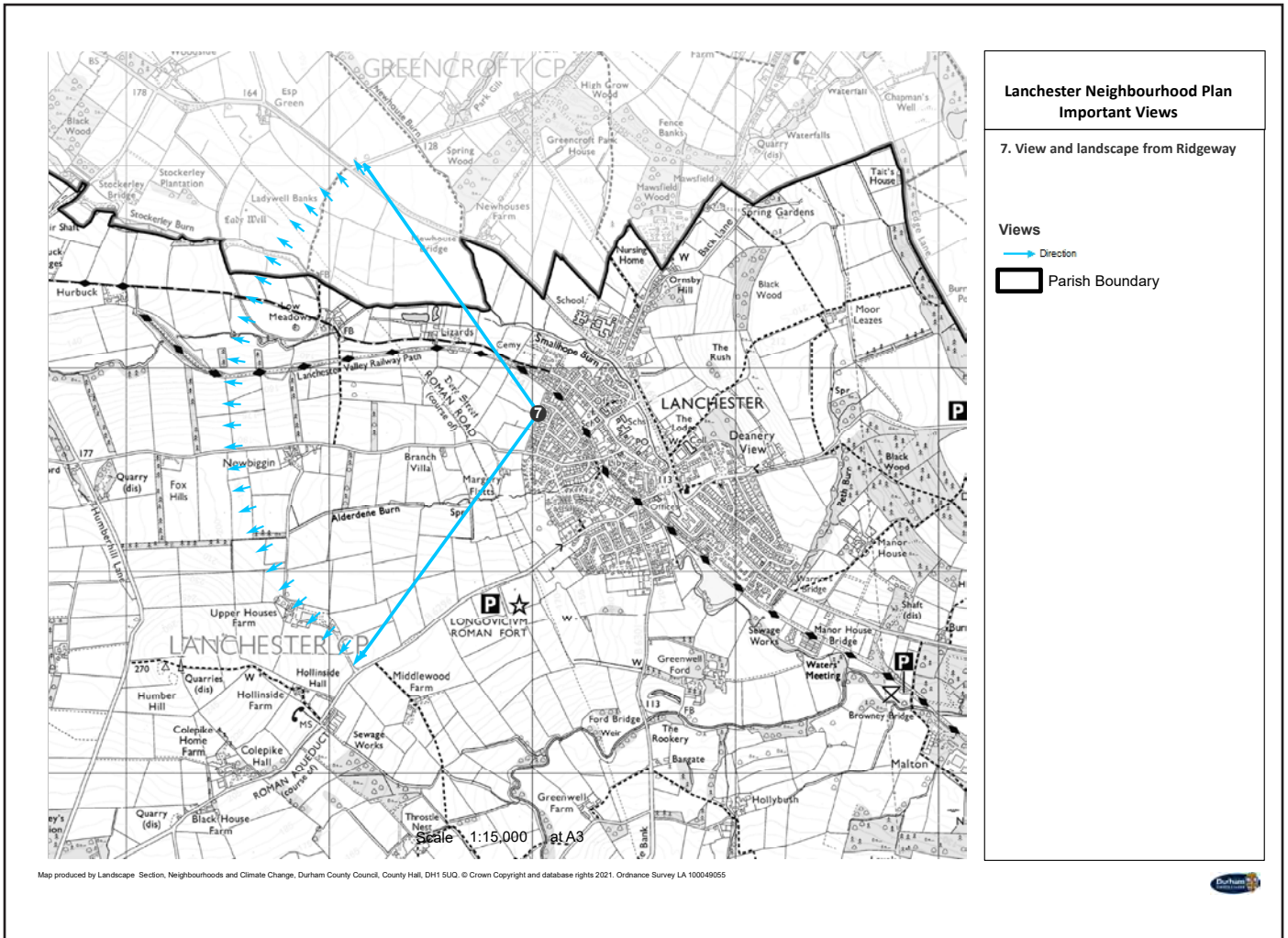
LHA 197 c



LHA 197 d

## Map

Map showing more detail of location of view





## View over open land including Alderdene Burn off Broadoak Drive with steps leading to Briardene

**Map code** 8  
**LCHA number** 100  
**Grid Reference** NZ 16126 47413

### Description

Open land including Alderdene Burn off Broadoak Drive with steps leading to Briardene. This irregularly shaped area, about 0.9 acre, either side of the Alderdene Burn is formed by the boundaries of housing on Briardene, Broadoak drive and Foxhills Crescent (part of the housing development completed in the mid 1970's). It was formally open farmland and links to open grazed fields beyond and behind the housing. It forms an important green corridor for people, habitat and wildlife, which links views of open countryside to the west down into the village centre via a stepped path to Broadoak Drive. These areas are an important feature of development within Lanchester because they provide ready walking access to/from the village via grassed areas and stepped 'cuts' through the housing estate. They evidence how people have interacted with the village heart and moved about the village from their residential dwellings over time. The area is grassed, has established tree cover on either side of the Burn and lower shrubs on the banks of the Burn, This Burn is an important waterway to carry water and provide flood drainage from the fields above. Water is carried down into the village. Most trees appear to be native.

Important open space (similar to LHA 198). Important wildlife and flora esp. fungi. Burn very important to manage water and flood drainage from fields higher up the valley through the estate and village

**Significance** CONSIDERABLE - Pleasant open space within the village, echoing the rural countryside beyond. Well used, well maintained, bridge is an attractive feature.

**Risks / Issues** Need to regularly maintain water flow of burn and condition of banksides and tree cover to ensure free flow; grassed cover and tree canopies not managed in long term; potential adverse environmental impact of housing development in adjacent fields areas. Low intensity lighting could be of benefit to pedestrians and cyclists.

**Photos** LHA 100 a, c, d, e and f.



LHA 100 a



LHA 100 c



LHA 100 d



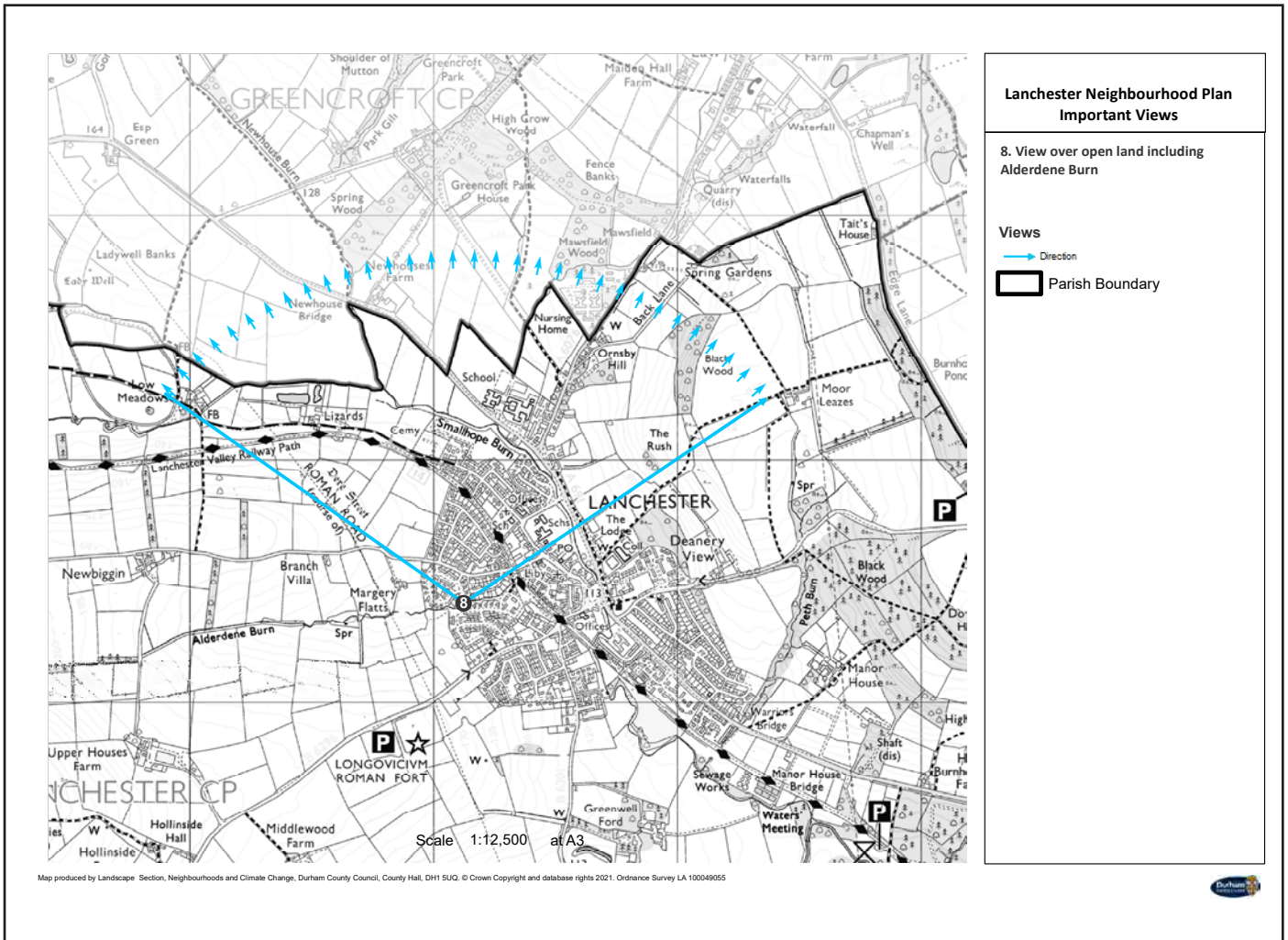
LHA 100 e



LHA 100 f

## Map

Map showing more detail of location of view



## View South West looking from the direction of Colepike Road, away from the village and up the hillside towards Cadger Bank and the Roman Fort.

**Map code** 9  
**LCHA number** 127  
**Grid Reference** NZ 16226 47023

### Description

View South West looking from the direction of Colepike Road, away from the village and up the hillside towards Cadger Bank and the Roman Fort. This uninterrupted view towards Longovicium enables the location of the Roman settlement of Longovicium and related Roman developments to be imagined and provides a very important setting and context within the overall valley topography.

Very good open views up the valley including demonstrating the context and setting of Longovicium.

### Significance

CONSIDERABLE - This uninterrupted view towards Longovicium enables the location of the Roman settlement of Longovicium and related Roman developments to be imagined and provides a very important setting and context within the overall valley topography.

### Risks / Issues

Additional development that blocks open access and views up the valley towards Longovicium

### Photos

LHA 127 a - c



LHA 127 a



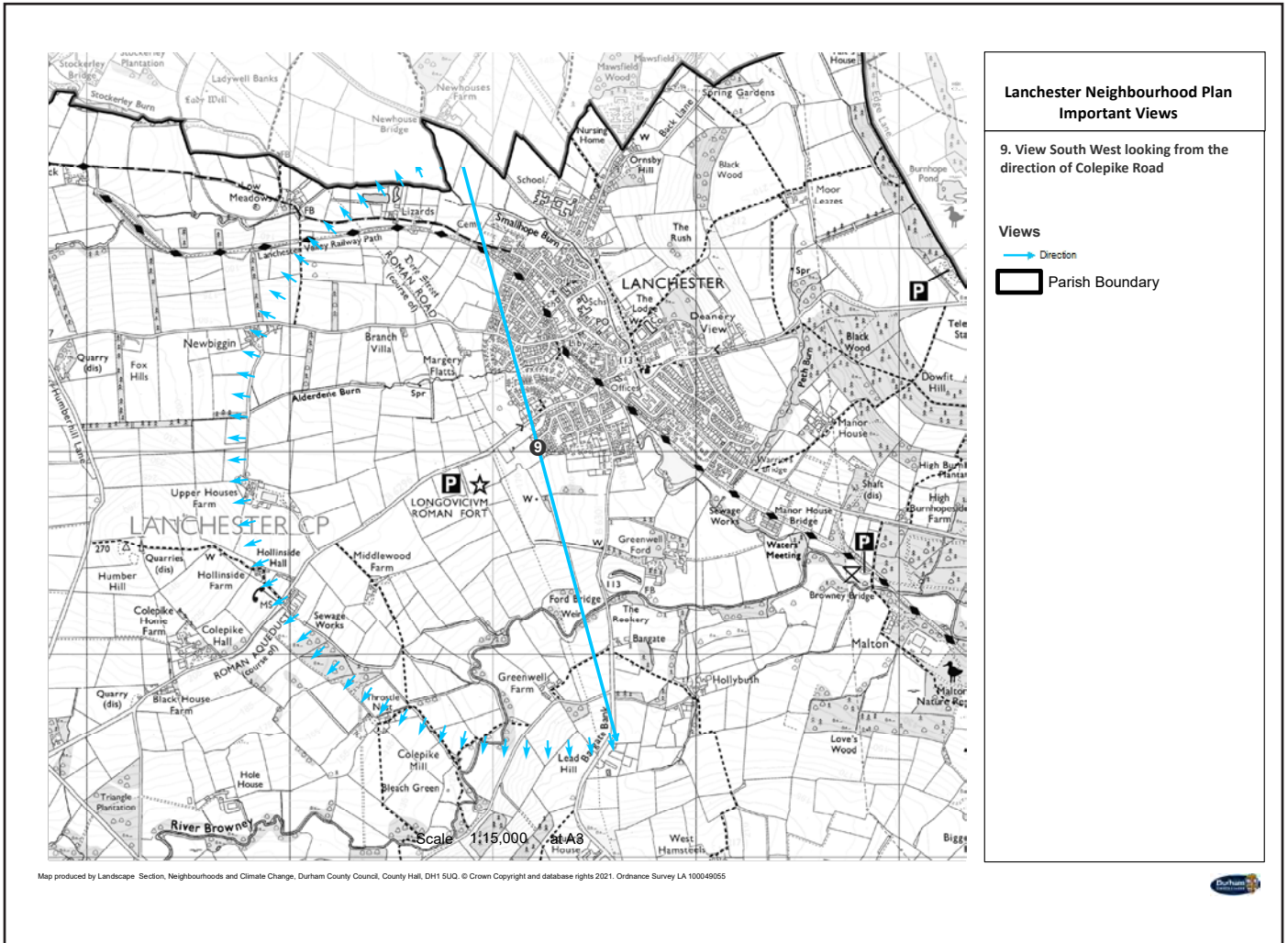
LHA 127 b



LHA 127 c

# Map

Map showing more detail of location of view



# View South East from Lanchester House along Front Street

**Map code** 10  
**LCHA number** 46  
**Grid Reference** NZ 16504 47595

## Description

View from Lanchester House through mature trees to village centre looking south-east. View considerably changed from 1861 O/S map. View down the Front Street then showed the bridge over Smallhope Burn some distance before the expanse of the 'The Green' (Village Green). The Front Street then continued through the centre of The Green whereas today it follows a different route and the current view whilst much changed is very pleasant. The range and type of buildings alter along the curve of the Front Street

**Significance** EXCEPTIONAL -

**Risks / Issues** Possible risk from modern development. Protection from location within Conservation Area

**Photos** LHA 46 b and c



Mounting blocks outside the Blue Bell indicate it was a posthouse. An old sale description states that there was stabling for 8 horses, granary, cart shed and a small mineral water factory. Behind was a row of houses called Blue Bell Yard. The Snaiths owned the inn from 1894 to 1904 and Oliver Palliser rented the adjoining shop. In 1919 the upstairs was the Labour Exchange where about 1,000 wounded men from the area signed on. Extreme right is a smithy.

LHA 46 b

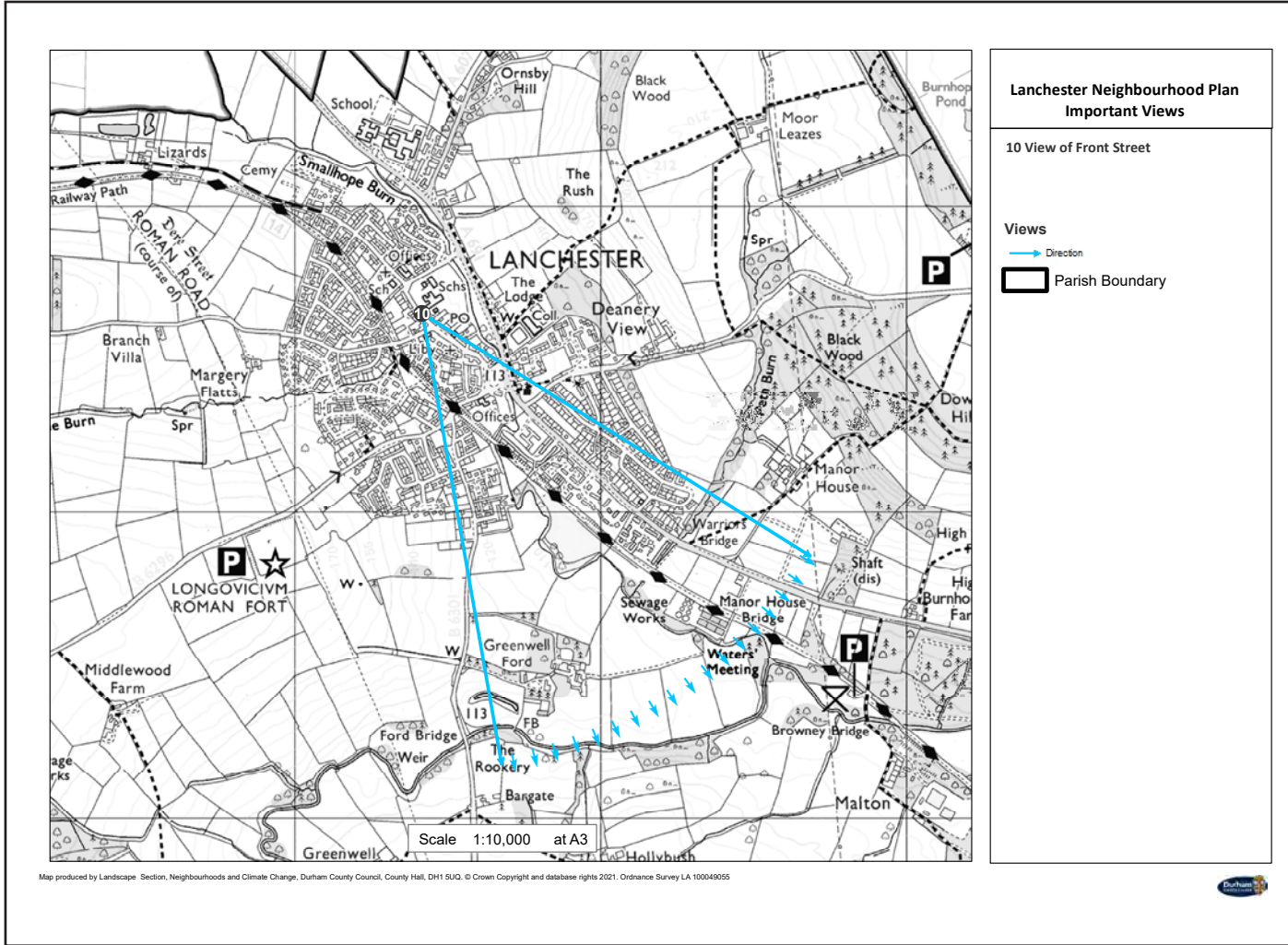


LHA 46 c

Mounting blocks outside the Blue Bell indicate it was a posthouse. An old sale description states that there was stabling for 8 horses, granary, cart shed and a small mineral water factory. Behind was a row of houses called Blue Bell Yard. The Snaiths owned the inn from 1894 -1904 and Oliver Palliser rented the adjoining shop. In 1919 the upstairs was the Labour Exchange where about 1,000 men from the area signed on. Extreme right is a smithy.

**Map**

Map showing more detail of location of view



## View of Front Street - the streetscape and views along

**Map code** 11  
**LCHA number** 86  
**Grid Reference** NZ 16509 47567

### Description

Roofline, size of houses, buildings and shops are 'all of a piece', characterful streetscape with lots of individual buildings testament to the history of the village as a whole.

**Significance** CONSIDERABLE

### Risks / Issues

**Photos** LHA 86 c, d, f, g, h and i



LHA 86 c



LHA 86 d



LHA 86 f



LHA 86 g



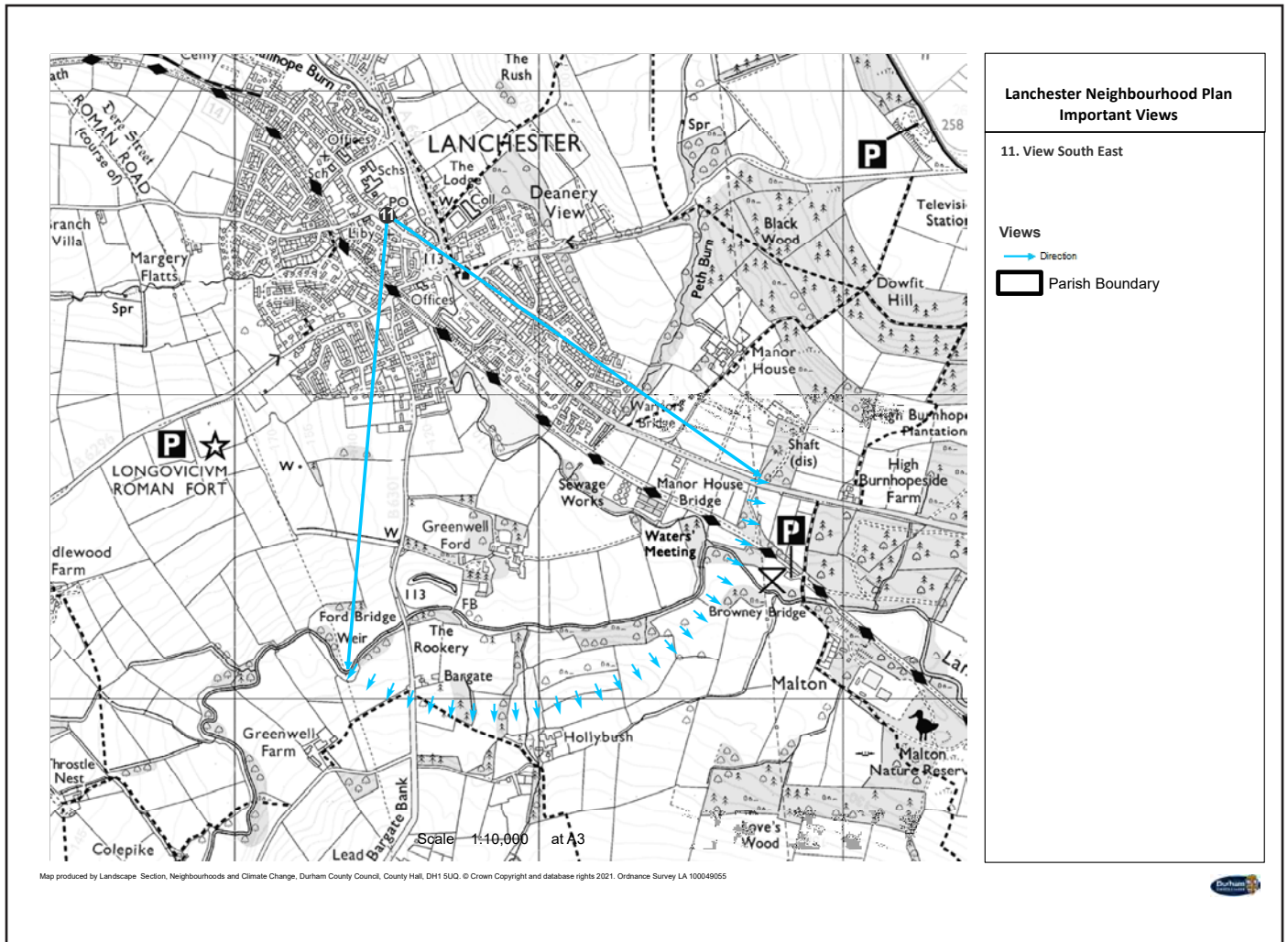
LHA 86 h



LHA 86 i

# Map

Map showing more detail of location of view





## View from Front Street looking north-east towards Black Woods

**Map code** 12  
**LCHA number** 68  
**Grid Reference** NZ 16655 47459

### Description

View from Front Street looking north-east towards Black Woods. A very pleasant aspect of Lanchester. This view can encompass Lanchester Village Green looking towards the Parish Church. Depending upon the season the view may be obscured by the mature deciduous trees on the village green. The church (Norman in date) sits nicely in the foreground

Black Wood sits behind the church towards the south-east

The view across to Black Wood will have changed much over the years. Until the late 1800's the wood did not exist. Primarily managed and planted as a coniferous woodland.

**Significance** CONSIDERABLE

**Risks / Issues** Possible risk from development-risk is severe from potential housing development

**Photos** LHA 68 c and d



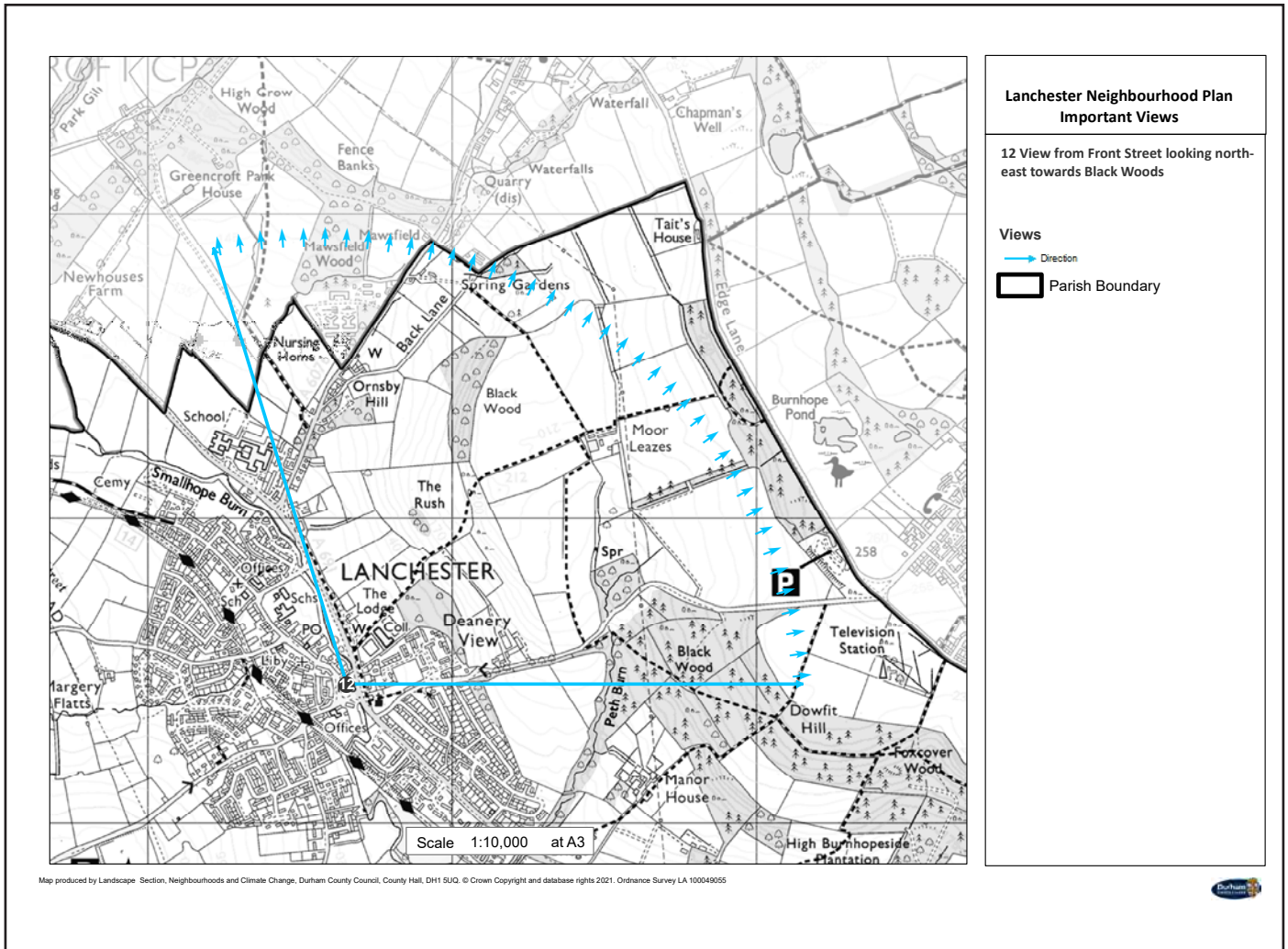
LHA 68 c



LHA 68 d

# Map

Map showing more detail of location of view



## View West from Deneside across the village

**Map code** 13  
**LCHA number** 126  
**Grid Reference** NZ 17130 47171

### Description

View and landscape looking to the west and south from Deneside across open fields to Longovicium Roman Fort. Very good open views across and along the valley including towards Longovicium.

### Significance

EXCEPTIONAL - Exceptional. Impressive uninterrupted 360 degree panoramic views across the village, over the valley and open countryside from this view. This demonstrates the context for Lanchester's development and its relatively protected position nestled in the valley floor with several lanes and route-ways leading to and from the village. Much loved by local residents, walkers and cyclists alike. Examples Lanchester's rural nature, setting, context, character and atmosphere in this part of Durham.

### Risks / Issues

Additional development that blocks open access and views across and along the valley

### Photos

LHA 126 a - c



LHA 126 a



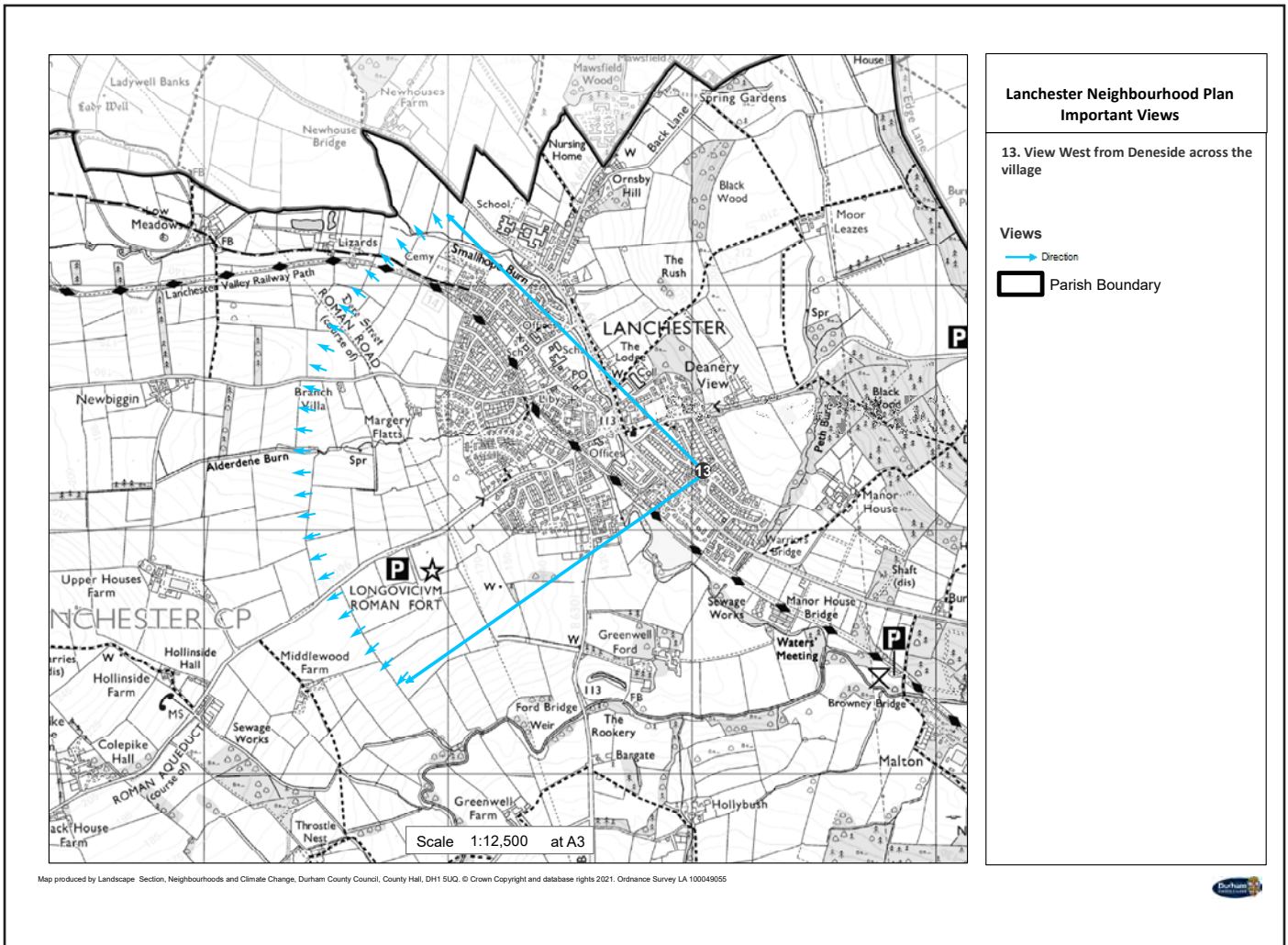
LHA 126 b



LHA 126 c

# Map

Map showing more detail of location of view



## View North East across by-pass from riverside footpath

**Map code** 14  
**LCHA number** 115  
**Grid Reference** NZ 16616 47946

### Description

View from Lanchester bypass (A691) looking north east across the landscape east of Lanchester Village. Known locally as 'Paste Egg Bank/Hill. Fondly known as the location for Lanchester villagers to take part every Easter Monday and roll (or 'boule') their hard-boiled eggs down the hill.

Burt Hunter, fount of much rural wisdom from Knitsley near Consett, has always rolled eggs on Easter Sunday and says any convenient bank will do. "We still paste-egg each Easter Monday morning on Paste Egg Bank at Lanchester (bring an egg to dye - all welcome). The eggs are dyed with flowers (usually celandines) and onion skin. Cow parsley leaves (not fern) provide a stencil to make a feathery pattern. The eggs are then bouled competitively until there is a winner. Occasionally some people jarp but this is not usually done as bouling is more fun."

Comparing the O/S 1861 map with the current O/S map the same field boundary can be seen. It is likely the agricultural landscape has not changed in over 150 years, although the modern 'infrastructure' (roads/buildings) now impacts on this view

**Significance** EXCEPTIONAL

**Risks / Issues** Possible risk from development-risk is severe from potential housing development

**Photos** LHA 115 c and d



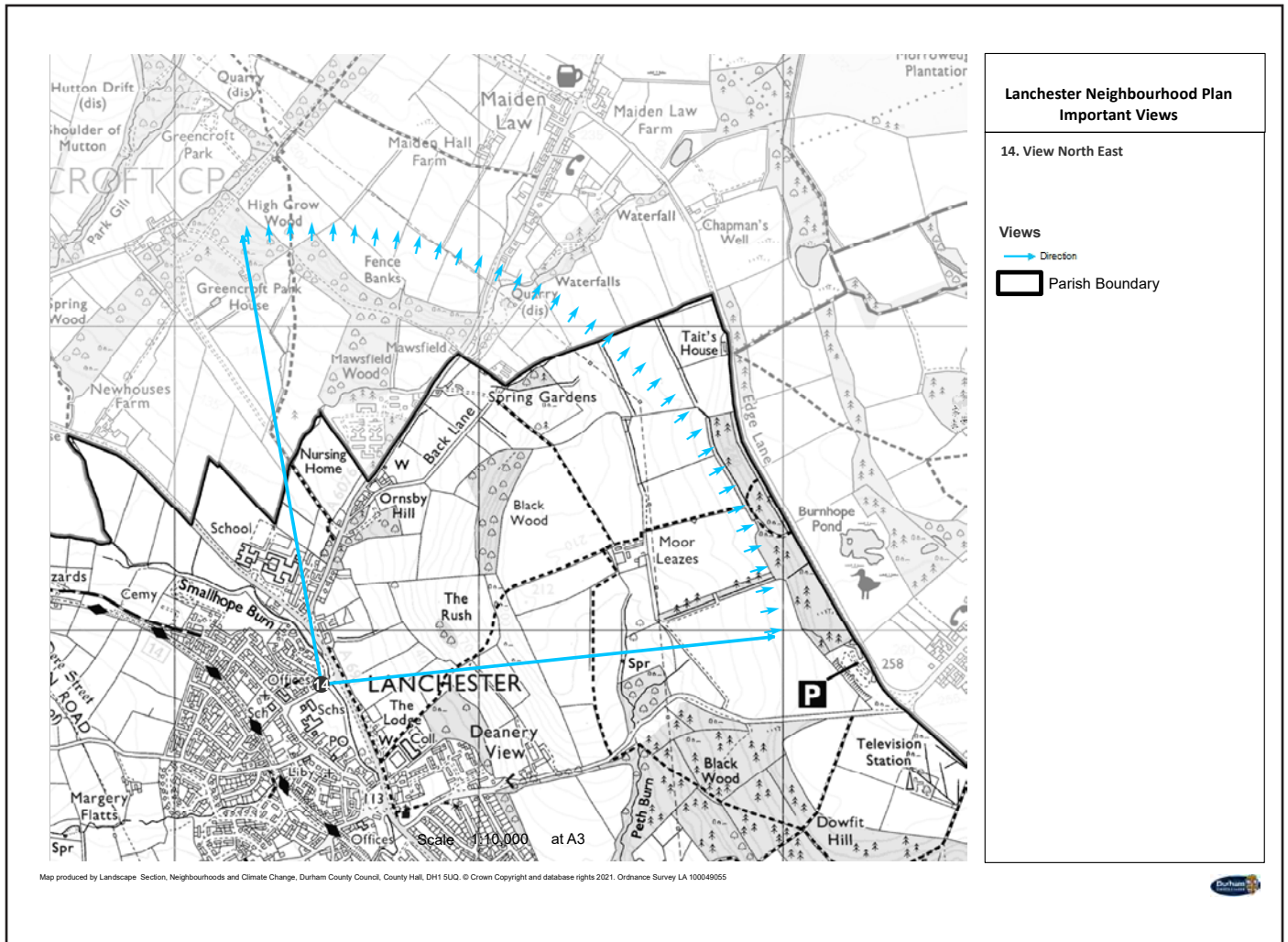
LHA 115 c



LHA 115 d

# Map

Map showing more detail of location of view



## View from Paste Egg Bank over village

**Map code** 15  
**LCHA number** 49  
**Grid Reference** NZ 16794 47791

### Description

Name is very old and derives from 'Pashal' (old English Easter). Also known as Pace Egg Bank. Countless generations have 'bouled' their eggs at Eastertide and the tradition continues today, reported in the Village Voice newsletter in 2015. In snow, Paste Egg Bank is a mecca for dozens of sledgers and skiers, even snow boarders. Dog walkers also enjoy these fields, many people including children walk up and look down at Lanchester. Vital green space and wildlife corridor, much used and greatly appreciated, visible from most of the village. Associated with Paste Egg song.

**Significance** EXCEPTIONAL

**Risks /** Risk of housing development

**Issues** LHA 49 b and d



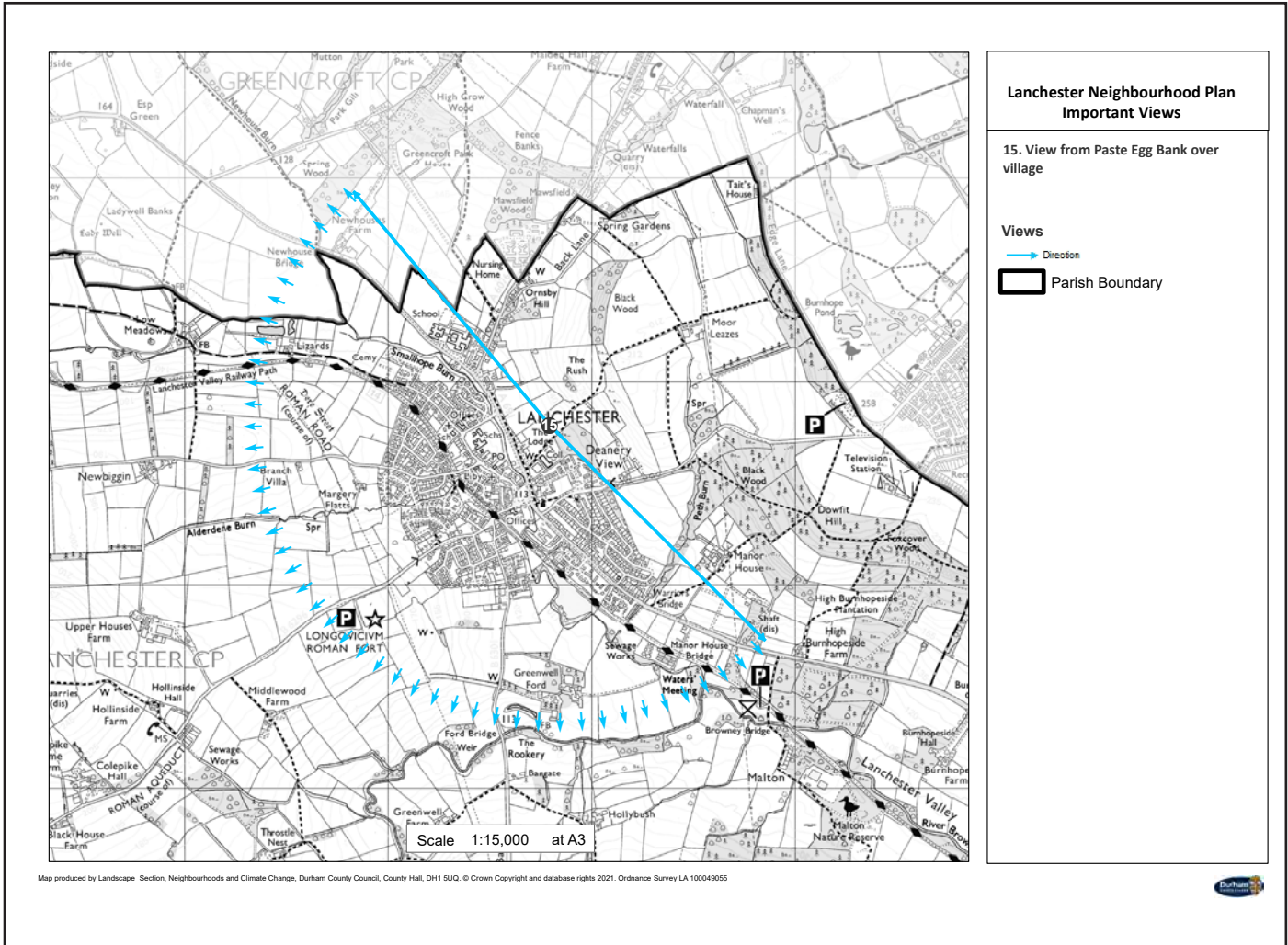
LHA 49 b



LHA 49 d

**Map**

Map showing more detail of location of view





## View South and West over village from high ground

**Map code** 16  
**LCHA number** 71  
**Grid Reference** NZ 17058 48049

### Description

Looking south over the valley, the entire village and fields beyond can be seen. Various important landmarks in the village can be identified. Looking west Consett and Maiden Law can be viewed. The whole scene encompasses indigenous trees and hedges with beautiful colours in the autumn. The variety of different field uses can be illustrated throughout the year.

**Significance** EXCEPTIONAL

**Risks / Issues** Development of housing outside village boundary

**Photos** LHA 71 a, c and e



LHA 71 a



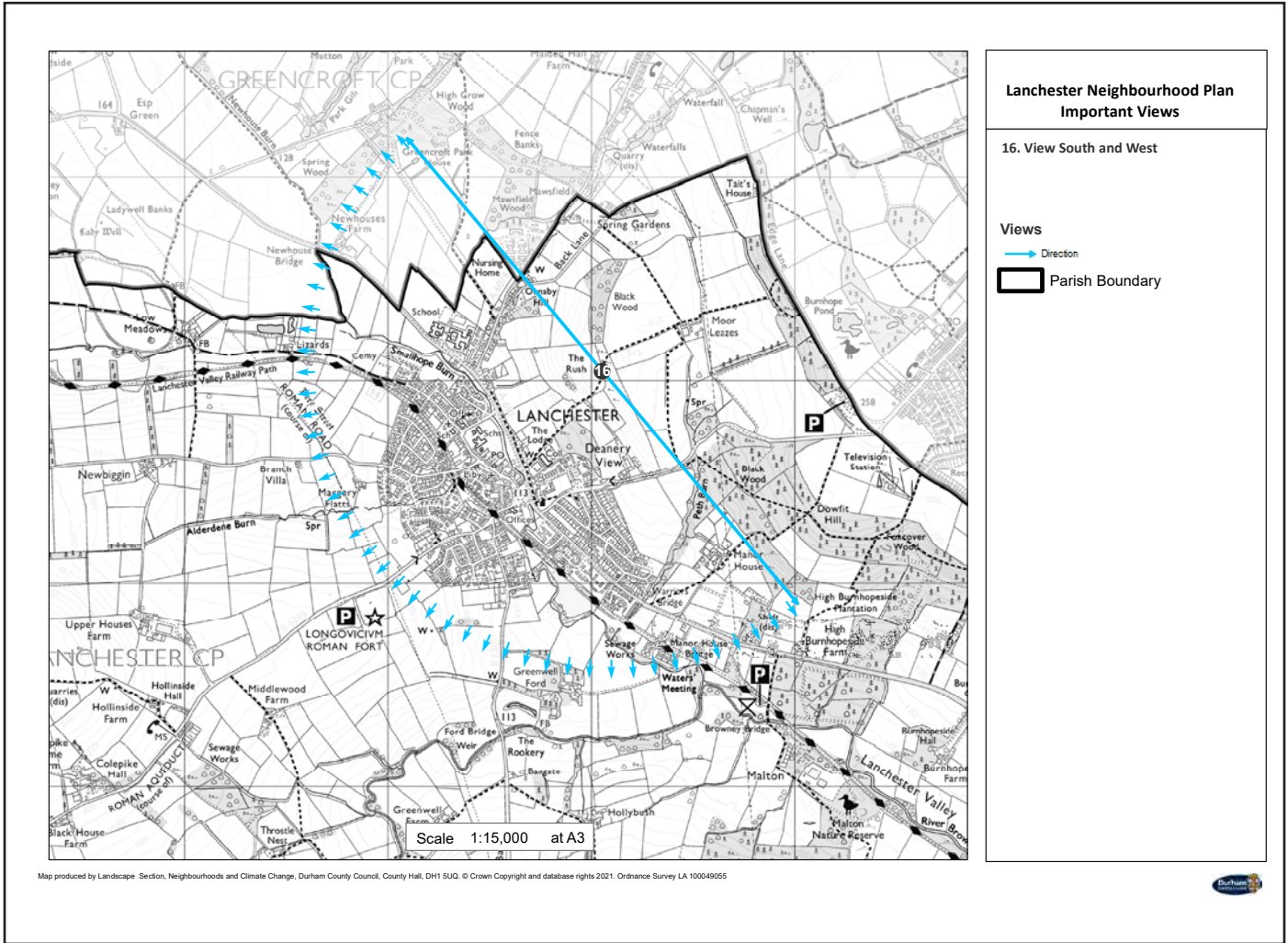
LHA 71 c



LHA 71 e

# Map

Map showing more detail of location of view



## View West across village from Peth Bank

**Map code** 17  
**LCHA number** 52  
**Grid Reference** NZ 17343 47555

### Description

View across village from Peth Pank. Looks across village south west onto Designated Area of High Landscape Value and the Scheduled Ancient Monument Site of Longovicium. Open views across beautiful countryside with the village nestled in the valley bottom.

**Significance** EXCEPTIONAL

**Risks / Issues** Housing development. Other development of land. Ownership of land

**Photos** LHA 52 a, b,  
LHA 126 a



LHA 52 a



LHA 52 b



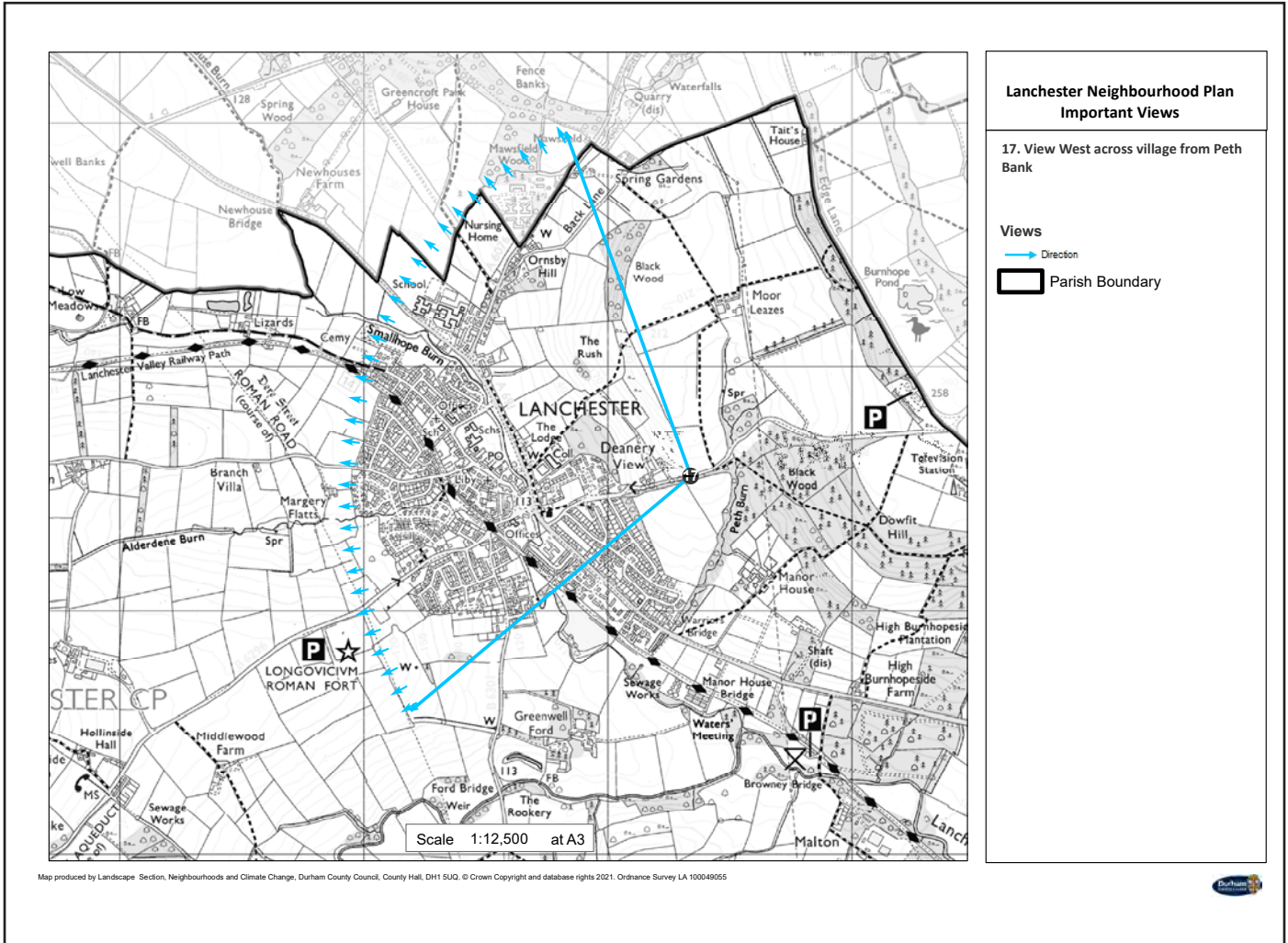
LHA 126 a

### Map

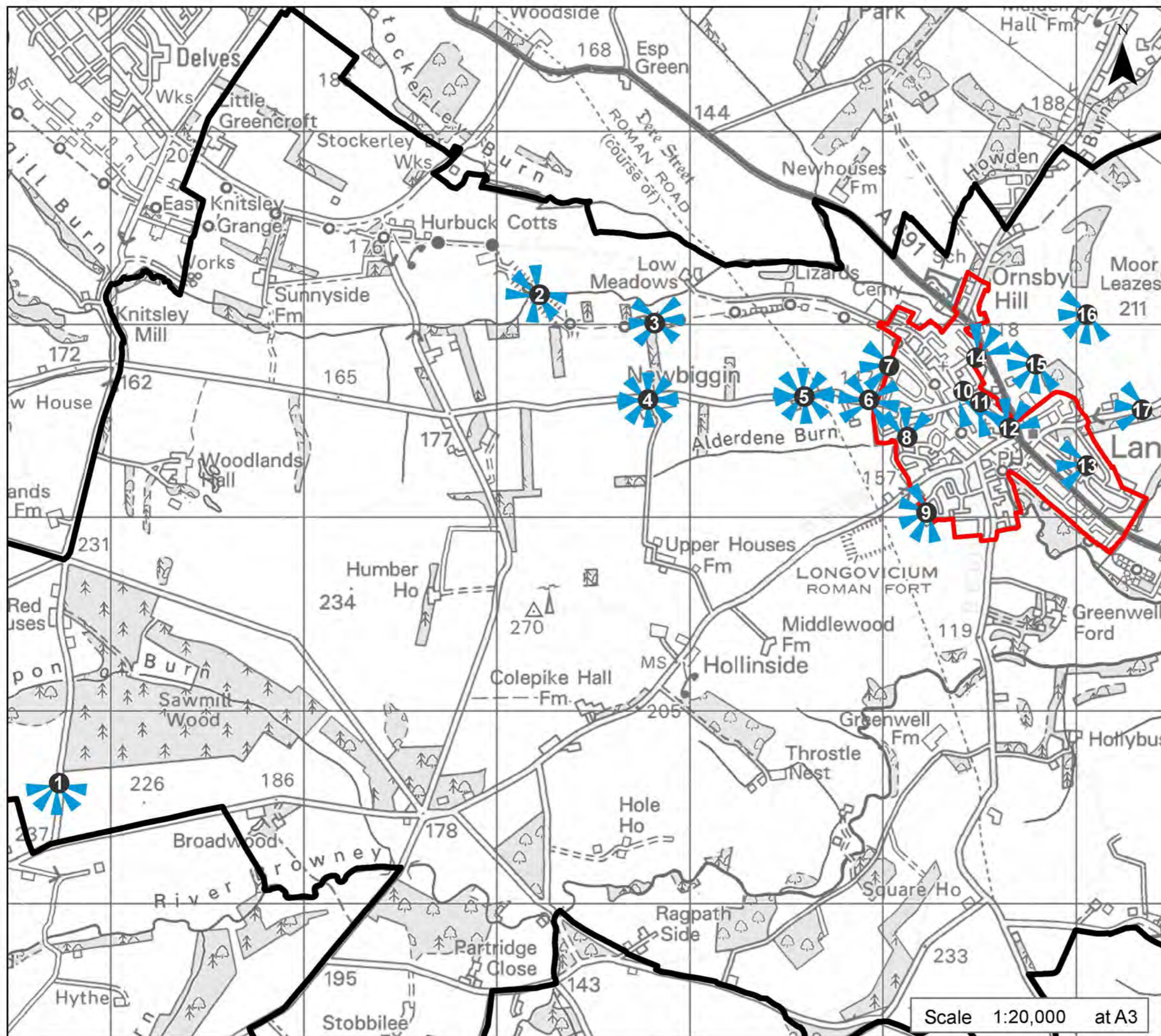
Map showing more detail of location of view




# Map

Map showing more detail of location of view



## Lanchester Neighbourhood Plan Policy Map 7 Local Views



-  Parish Boundary
-  Lanchester Settlement Boundary
-  Views

- 1 View from country road.
- 2 View East and West at Knitsley Viaduct.
- 3 View East and West along old railway line.
- 4 Views either side of Newbiggin Lane up to Humberhill Lane showing several plantation trees strips between fields.
- 5 Newbiggin Lane. Panoramic views from a point midway between Margery Flatts and Ridgeway.
- 6 Views from Margery Flatts across open countryside to the West, across the village to the East and across and along the valley.
- 7 View and landscape from Ridgeway.
- 8 View over open land including Alderdene Burn off Broadoak Drive with steps leading to Briardene.
- 9 View South-West looking from the direction of Colepike Road away from the village and up the hillside towards Cadger Bank and the Roman Fort.
- 10 View South-East from Lanchester House along Front Street.
- 11 View of Front Street - the streetscape and views along.
- 12 View from Front Street looking North-East towards Black Woods
- 13 View West from Deneside across the village.
- 14 View North-East across by-pass from riverside footpath.
- 15 View from Paste Egg Bank over Village.
- 16 View South and West over village from high ground.
- 17 View West across village from Peth Bank.

Scale 1:20,000 at A3