sheilsflynn

Yorkshire Dales National Park Authority

# Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 2

## Landscape Sensitivity Assessment

**Barbon sites**

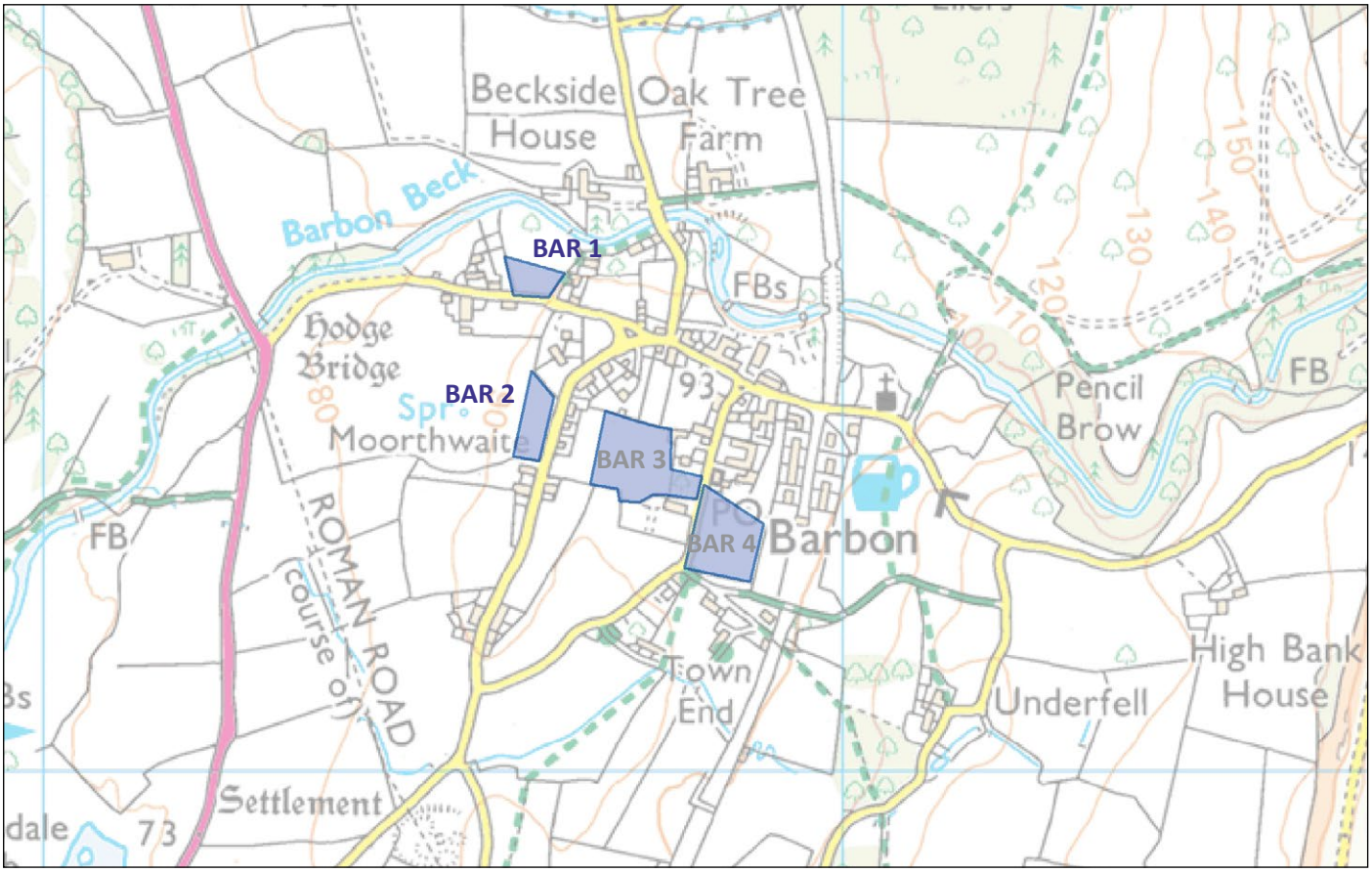
**August 2024**

Reference no. 497/3/07.2
Revision 2.0

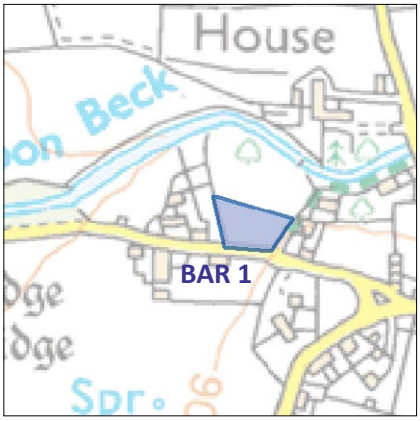
YORKSHIRE DALES
National Park Authority

# Barbon

**Location of assessed sites**



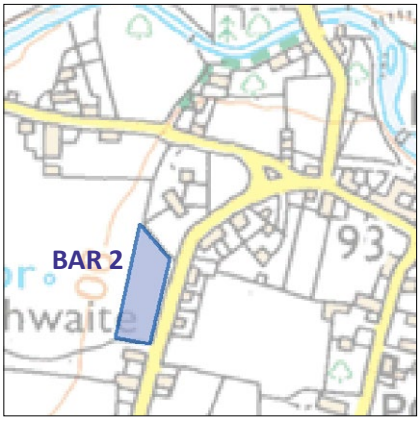

| Possible site allocations identified via 'Call for Sites' | | Possible site allocations identified by YDNPA | |
|---|---|---|---|
| | | BAR 1 | Land between Mistress Lumb & Rossmoyne, Main Street |
| | | BAR 2 | Land between The Old Vicarage & 28, Moorthwaite Lane |
| | | BAR 3 | Land north of Village Hall and west of Yew Tree Farm |
| | | BAR 4 | Land south of The Churchmouse at Barbon, New Road |




## Land between Mistress Lumb and Rossmoyne, Main Street, Barbon
## BAR 1

| **Physical and natural character** | Low-moderate |
|---|---|
| The site is part of an open walled field on the northern fringes of Barbon, which slopes gently northwards to a dense sinuous belt of woodland along Barbon Beck. It is flanked (to north and south) by cottages, houses, gardens and outbuildings and is the frontage to the principal road into Barbon from the A683 in the Lune Valley to the west. The stone wall boundaries and wooded backdrop (to the north) are the most important characteristic landscape elements and the mature specimen tree along the western site boundary is also a significant feature. All could be conserved (or integrated) as part of a residential development, although the quality of the interlocking pattern and distinctive relationship between settlement and wooded meandering Barbon Beck Valley would be compromised in this part of the village. | |
| **Settlement form and setting** | Moderate |
| The village of Barbon has a loose-knit, rural character in which groups of densely packed village buildings are interspersed with fields and paddocks. The clusters of buildings are connected by narrow lanes and the sequence of strongly contrasting views (from built to rural to built) is one of Barbon's distinctive characteristics. The site is part of the gateway to Barbon from the north west, in which there is an attractive sequence of gateway views north eastwards across Barbon Beck to the steep slopes of Middleton Fell. Development here would close down the local view to the Barbon Beck woodland and would erode the open, rural character of the village but, given that there are other open fields conserved within the village centre, it would not result in the loss of this distinctive characteristic. This is an important (gateway) road frontage within Barbon and it is important that a residential development on this site forms a positive built frontage to the road, with specimen oak trees along the site boundaries to the east and west (particularly at the roadside corners) to enhance the rhythm of the gateway sequence. | |
| **Views and recreational experience** | Moderate |
| Development on this site would screen views northwards to the wooded Barbon Beck from Main Street, but would not damage the most important views in the gateway sequence (across fields to the west of the village and to the east of the site, in the village centre) which reveal the relationship of the settlement to the Barbon Beck and to the Howgills respectively. There is a public right of way along the eastern boundary of the site, connecting Main Street with the riverside walk along Barbon Beck, and in views westwards from the village centre, the site is relatively low lying so that the east roadside corner (at the entrance to the footpath) is prominent. There is an opportunity for buildings to be set back here with a 'green corner' and landmark specimen oak tree. The combination of dense vegetation and local landform on land across the road and to the south of the site ensures that views are directed northwards along this part of Main Street and a high quality built frontage which incorporates stone wall boundaries to the road, will be important. | |
| **Perceptual qualities** | Moderate |
| This large open field on the fringes of Barbon contributes to the rural, open character of the village and its distinctive, interlocking pattern of field and settlement. This is the historic rural edge of Barbon, where the settlement and tributary river valley inter-connect and development here would change that relationship. There would be some loss of rural character but there would be sufficient remaining village centre fields to conserve this defining characteristic. The curves of the stone walls at the entrance to the public right of way are locally important and proposals should conserve and enhance this public right of way. | |
| **Cultural and historical associations** | Moderate-high |
| The site is close to a short terrace of grade II listed cottages (18th century) but is separated from these buildings by another larger roadside house and its garden and does not contribute to the historic setting of these historic cottages. It is not subject to any other designations but historic maps indicate that this field has long been an area of farmland within the village and show that there was a ford some 30m to the north west of the site. The land is part of a wider medieval field system of piece-meal irregular enclosure; ridge and furrow ploughing remains survive extensively in the area both to the west and east of the site. It contributes to Barbon's traditional character and time depth on the northern fringes of the village. | |

| **Overall landscape sensitivity - residential development** | Moderate* |
|---|---|
| Development on this site could be integrated within Barbon and could contribute positively to the character of the village, provided there is a high quality built frontage, incorporating stone wall boundaries to Main Street and an enhanced public realm, with landmark specimen oak trees, defining the minor gateway to the public right of way along the eastern boundary of the site. Development should not extend to (or beyond) the eastern boundary of the site to avoid damage to the setting of Barbon Beck and to minimise damage to historic field patterns. | |




**Land between The Old Vicarage and 28, Moorthwaite Lane, Barbon**
**BAR 2**

| **Physical and natural character** | Low-moderate |
|---|---|
| The site is part of a large open arable field on the western edge of Barbon. It is bordered by hedges and (to the north and south) by individual village houses and their gardens. There are no biodiversity designations and the most important distinctive landscape character elements are the rural hedged character of Moorthwaite Lane with a mature hedgerow ash tree and superb sweeping long views westwards across the valley of the River Lune. Development here would screen these views from the lane but they are not exclusive to this site and there are no significant constraints. | |
| **Settlement form and setting** | Low-moderate |
| School Lane/Moorthwaite Lane defines the western edge of Barbon. It is a narrow hedged lane, bordered by mature hedgerow trees, which connects small groups of houses/cottages. The groups of buildings are typically separated by larger blocks of fields and this site is one such block. It contributes to the rural character of the lane and to Barbon's loose-knit, dispersed settlement form. Development here would erode the open, rural character of the village edge and would create an area of ribbon development, albeit one that links an existing cluster of houses to others within the village centre. However, this is a logical place for development which is visually contained and close to the historic village centre; there are other village centre and edge fields, on both sides of Moorthwaite Lane, which would conserve the rural character of the village. | |
| **Views and recreational experience** | Low-moderate |
| Development on this site would be visually well contained and no public rights of way would be adversely affected by views to development on this site. However, Moorthwaite Lane is likely to be used as a component of circular recreational walks within Barbon and development here would screen (or reduce) the attractive westward views across the Lune Valley from Moorthwaite Lane. The rear of the buildings on this site would be visible in views eastwards from the A683 and the road to Barbon from the A683 (at Hodge Bridge), but it is unlikely that development would be prominent in such views as the buildings would be seen as an integrated component of the existing mix of buildings, hedgerow and mature trees along Moorthwaite Lane | |
| **Perceptual qualities** | Low-moderate |
| This is a logical site for a row of 'edge-of village' properties with a stunning Lune Valley view. Moorthwaite Lane has an attractive, low key rural character and development here with an overly 'urban' character would be inappropriate. There is space for buildings to be set back a little from the lane, conserving its hedgerows and adding new hedgerow trees to retain the small scale, rural qualities of this village edge. | |
| **Cultural and historical associations** | Moderate |
| The site has no heritage designations, but the southern part of the field is noted (in the Historic Environment Record) as being part of an area of 'post medieval ridge and furrow and narrow ridge and furrow visible as earthworks' which extends downslope towards the west of the site. | |

| **Overall landscape sensitivity - residential development** | Low-moderate |
|---|---|
| There are relatively few constraints to development on this site. A layout that conserves the small-scale, rural character of Moorthwaite Lane, with buildings set back and the hedgerow frontage to the lane conserved could be well integrated within Barbon. Additional hedgerow trees should be planted along the lane as part of a scheme. | |

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sheilsflynn

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