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Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 3

Landscape sensitivity study: Settlement analysis for Barbon

August 2024
Reference no. 497/3/07.3
Revision 2.0

YORKSHIRE DALES
National Park Authority

3 Barbon



Centre of Barbon, looking south along the High Street

Landscape setting

The village of Barbon is sited on the eastern fringe of the River Lune Valley, on the rolling footslopes of Barbon Low Fell. The smaller watercourse of Barbon Beck flows westwards through the village, from the steep wooded valley of Barbondale to the River Lune.

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 landscape setting of the village is illustrated on Figure 3.1, which shows the importance of the open, rolling slopes of Middleton Fell to the north-east and Barbon Low Fell to the south-east, which provide a striking backdrop to local views. There are also views to and from the village along the valley, which are generally enclosed by woodland (Ellers to the north) and hedgerow trees. At a broader scale, the low drumlins on the valley floor of the Lune valley provide enclosure to the west. The wooded historical parkland landscapes of Barbon Park (which include Ellers) are prominent in eastern views to the fells. The extensive formal parkland landscapes to the south, with groups of mature specimen trees, also contribute to Barbon's landscape setting.

Barbon is well connected by a network of narrow lanes, which link to the A683 along the Lune Valley to the west. The gateway to the village from the west is Hodge Bridge (a scheduled monument); from the south there is a gradual gateway, enclosed by groups of trees along narrow lanes; from the north it is the minor lane junction at Eller Beck. Mature hedgerow oak trees are a feature of the approaches to the village centre and the Church of St Bartholomew (a Grade II* listed building) is a landmark in local views.

The attractive village centre is characterised by terraces and groups of buildings, separated by small paddocks and orchards. The open fields within the village contribute to its distinctive rural sense of place.



Analysis

Box 3 sets out the most important (and sensitive) landscape features and elements which contribute to Barbon's distinctive landscape character and setting.

Figure 3.1 shows the possible development sites which were included in the landscape sensitivity assessment. With reference to these sites, there are opportunities to integrate carefully designed residential development in the following areas:

- One of the open fields that separates the small groups of houses on the northern fringes of Barbon. Development here could contribute positively to the character of the gateway sequence of views on this approach to the village, provided there is a high quality built frontage, incorporating stone wall boundaries and specimen trees.
- Part of the open arable farmland on the western edge of Barbon, where development that conserves the small-scale, rural character of Moorthwaite Lane could be integrated.

BOX 3

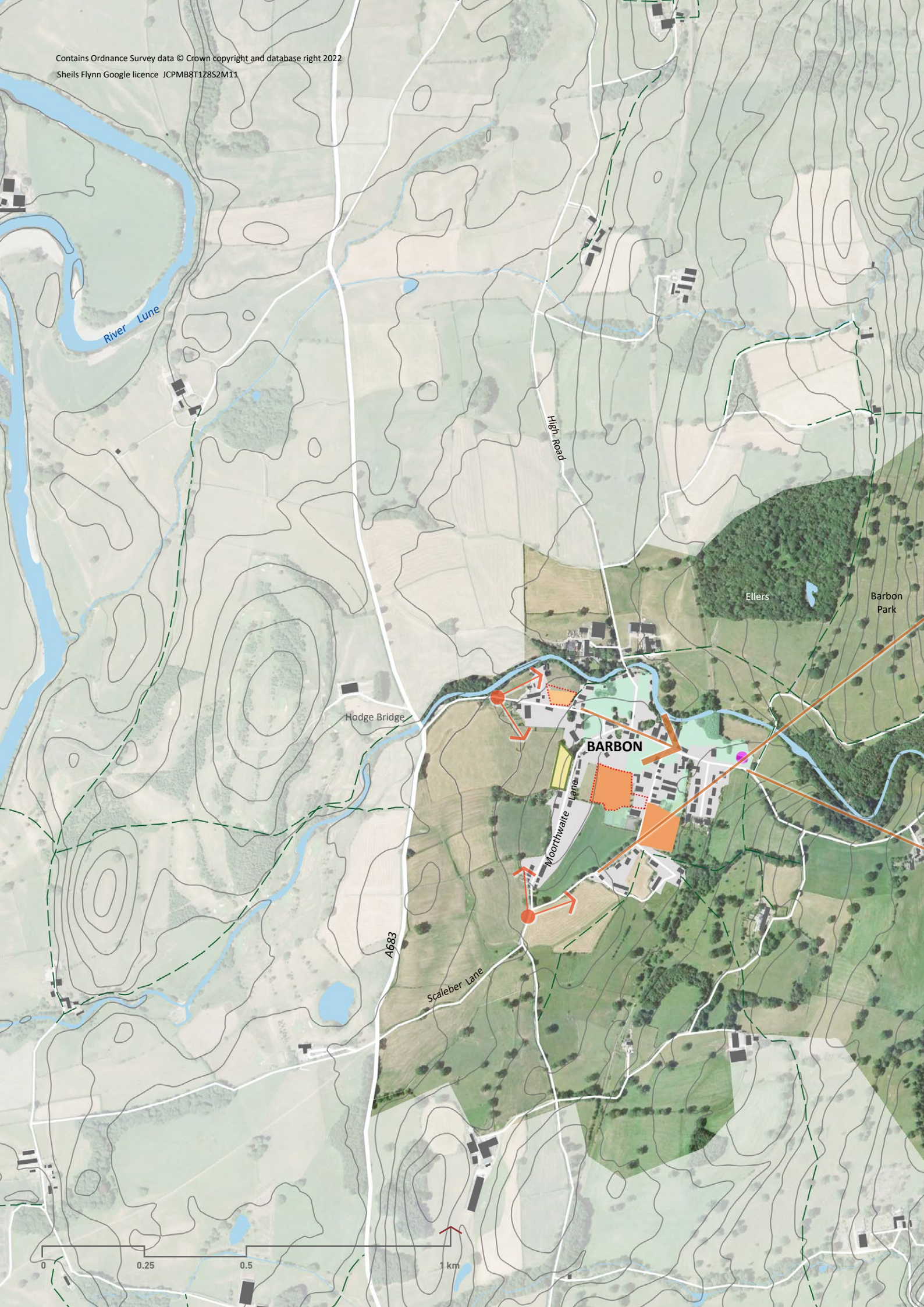
Valued landscape features and elements within Barbon are:

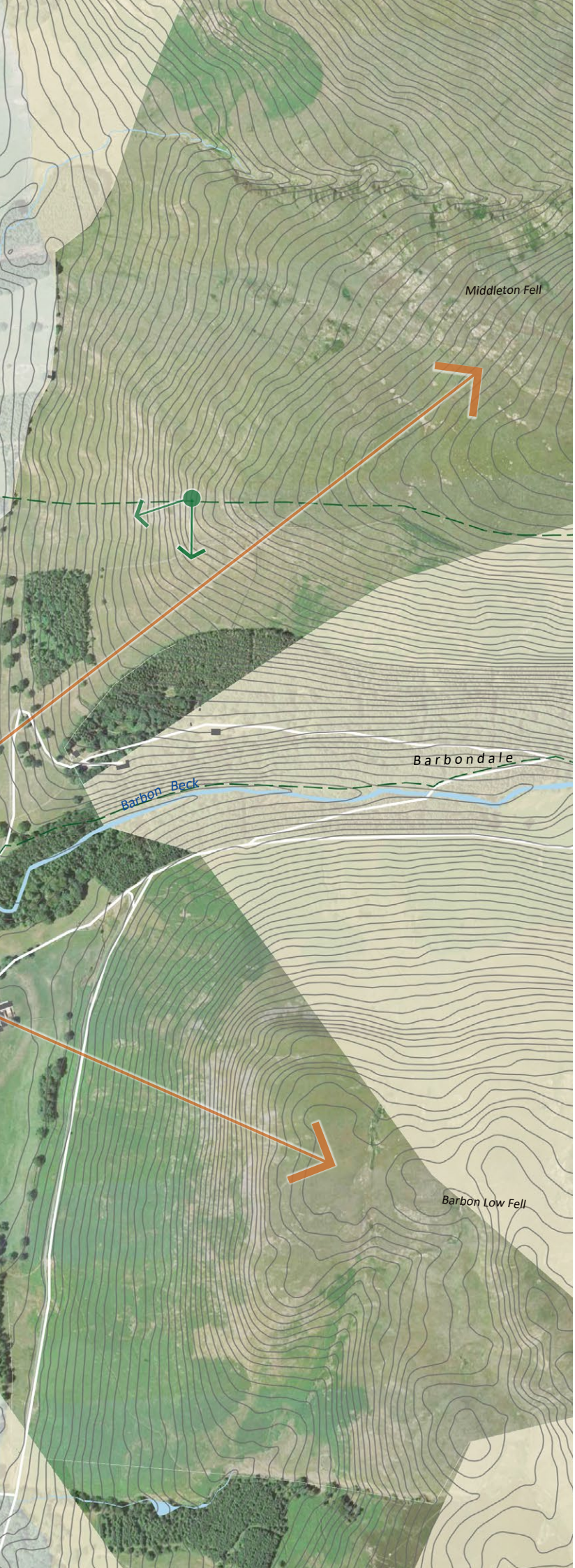
- The smooth, open slopes of Middleton Fell and Barbon Low Fell, dissected by the small wooded valley of Barbondale, which form the backdrop to views to the east of Barbon
- The small open paddocks and orchards that separate groups of buildings in the centre of the historic village
- Stone walls and outbuildings within the village, which integrate houses, pubs, outbuildings and fields within a unified composition
- Views to the Church of St Batholomew, for instance from Scaleber Lane and from Barbondale
- Views south and south-east to the village (and the fells) from High Road to the north
- The water's edge landscapes alongside Barbon Beck, including the historic bridges of Hodge Bridge (a scheduled monument) and Beckgate Bridge (a grade II listed structure)
- Mature hedgerow oak trees and linear woodland belts which enclose and frame views along local lanes at gateways to the village
- The extensive parkland landscapes, with groups of mature specimen trees, to the south and east of Barbon.



View to Barbon from parkland landscape to south

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Land within the broad landscape setting of Barbon

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Church tower (upstanding landmark)

Key views which describe Barbon's overall landscape setting

Promoted long distance routes

Public rights of way

Yorkshire Dales National Park Boundary

Principal vehicular route gateway

Principal recreational route gateway

Amenity open spaces
South Lakeland District Council Local Plan Land Allocations DPD, December 2013

Potential residential development - landscape sensitivity scores

Search for potential housing sites: landscape sensitivity assessment, Sheils Flynn/YDNPA, March 2022

Sites scored as moderate-high* sensitivity

Sites scored as moderate sensitivity

Sites scored as moderate-low sensitivity

Sites scored as low sensitivity

Sites scored as high or moderate-high sensitivity which have subsequently been excluded from the search for potential housing sites

Former extent of those housing sites scored as moderate-high* in the Landscape Sensitivity Assessment which have been reduced to reflect their partial suitability for development

Figure 3.1

Barbon - Settlement analysis

- Parts of the matrix of fields and former orchards in the centre of Barbon, provided a proportion of the land is retained as public open space which is integrated as a component of the village's public realm with links to the village hall, roads and public rights of way (see below for constraints on the overall proportion of built development : open space in Barbon).

The key landscape sensitivity constraints for residential development in Barbon are:

- The rural, loose-knit form of the village, in which groups of buildings are interspersed with open farmland in the village centre, is a distinctive characteristic. Development that 'fills in' the central fields could create large blocks of housing that seem over-scaled and dominant. If both central sites are developed, the layouts should incorporate village greens/community orchards so that the new housing fits comfortably within the overall scale of the village.
- The remnant heritage orchards in the village centre.
- The inter-connected pattern of field stone walls and garden walls, built of local stone, helps to 'knit' the village buildings into their landscape setting - the layout of all new development should incorporate local stone walls that form a network with the existing field and settlement pattern.
- The remaining open fields within and on the fringes of Barbon contribute to its rural character and spacious form. All the 'Amenity Open Spaces' (South Lakeland Local Plan) are critically important to Barbon's distinctive settlement form and should be conserved. In addition, the remaining open fields along Barbon Beck, to the west of the village and alongside the lanes that form the gateway to Barbon from the south, should remain undeveloped to ensure the distinctive rural character of the village is conserved.



Stone walls, barns and paddocks
Middleton Fell is a backdrop to local views





Newly planted orchard and stone walled paddocks in the centre of Barbon



Groups of houses separated by fields in the centre of Barbon





Barbon Fell and Middleton Fell form a stunning backdrop to the view eastwards to Barbon from the A683 near Hodge Bridge.



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