sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Part 7

Barbon sites

August 2024
Reference no. 497/3/07.0
Revision 2.0

YORKSHIRE DALES
National Park Authority

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Introduction

The Yorkshire Dales National Park Authority (YDNPA) commissioned a landscape sensitivity assessment of potential sites for residential development to inform its preliminary 'sift' of possible development sites. The National Park designation recognises that the scenic beauty of the Yorkshire Dales is nationally important and the YDNPA therefore places emphasis on a landscape-led approach to the process of identifying suitable development sites. Landscape sensitivity assessment enables landscape considerations to be a key component of the balance of factors to be taken into account in making decisions about where new housing should be sited.

The report[1] in three parts was completed in 2022 and present the results of the landscape sensitivity assessment. It was the first step in the sequential process of identifying possible sites for allocation in the Local Plan.

Further landscape analysis was then undertaken in the form of a 'whole settlement analysis'[2] of those settlements that could see the greatest development pressures. This considered the wider landscape setting and townscape of the settlements and took account of the potential housing development sites identified following the sifting process. It was presented as a separate report, but relied in part, upon the work undertaken during the first phase of landscape sensitivity assessments.

The National Park Authority used the conclusions to inform an initial sift of the 139 sites being considered. Once the sites had been sifted, the residual number were subjected to more rigorous assessment. This factored in a range of other development constraints that were beyond the scope of the initial landscape sensitivity assessment, such as highways/access, archaeology, wildlife, trees and flood risk.

Following the completion of the sifting process YDNPA consulted on a shortlist of 33 potential housing sites in Spring of 2023. This has resulted in receipt of representations from the public and landowners regarding the landscape sensitivity of sites that had been sifted in and out of the process. Many of these representations cited landscape considerations that disputed the original landscape sensitivity assessments and settlement analysis. As a result YDNPA has commissioned a review landscape sensitivity judgements for some of the sites being considered. In addition, two new sites have been put forward which require landscape sensitivity assessments.

Study scope and objectives

This study will review the findings of the landscape sensitivity study for potential housing sites within Yorkshire Dales National Park (YDNP). A total of 39 sites are to be reviewed. These include 24 sites that were among the 33 shortlisted for consultation in 2023 that attracted significant objections on landscape grounds and/or raised issues of cumulative landscape impacts in combination with other potential development sites nearby. In addition, there are 13 sites that were initially dismissed on landscape and other grounds, where landowners have sought to challenge the rejection of the site and/or they raise issues of cumulative landscape impacts in combination with other potential development sites nearby. Finally, two new sites have also been put forward which require a landscape sensitivity assessment using the same methodology as the 2022 report.

The objective of the study is to review the landscape sensitivity assessments for each site initially by means of a desk top study with a follow up appraisal on site. In addition, pertinent representations received during the consultation process will be studied and reviewed to see if new evidence is brought forward which might influence the review process. The sites will be considered in the context of the settlement in which they are located. There are eight settlements in total which are Embsay, Grassington, Hawes, Horton, Long Preston, Sedbergh/Millthrop, Threshfield and Barbon. The reports will be presented separately for each settlement with an updated summary sensitivity table which will indicate any differences in the LSA post review.

[1] Sheils Flynn on behalf of YNDPA, March 2022, Search for potential housing sites: Landscape sensitivity assessment.

[2] Sheils Flynn on behalf of YNDPA, August 2022, Landscape sensitivity study - settlement analysis.

Methodology

New sites (2 no.)	Prepare LSA for each site as methodology in the 2022 report.
Shortlisted sites (24 no.) and sites to be reviewed (13 no.) (39 no. in total)	**Part 1 – desk top review** • Review LSA for each site and check judgements. • Peer review judgments. • Review all representations applicable to each site. • The reports will reference the original sensitivity studies and settlement analysis in accompanying annexes. • Prepare table of previous judgements vs review judgements.
	Part 2 – site reviews • Preparation for site visits. • Site visit to each settlement area (eight in total). • Review judgements on site for each site. • Photograph the key gateway views for each settlement to LI Technical Guidance Note (TGN) 06/19[3]. • Photograph the key local views for each settlement to LI TGN 06/19. • Photographs of key views to be presented with viewpoints identified. • Update standalone reports as necessary
	Part 3 – cumulative impact • Review the cumulative impact for each site within the eight settlements. • Prepare short commentary. • Key viewpoint photographs to be reused or cross referenced as necessary • Add column to the table of judgements where cumulative impacts influence an individual site's landscape sensitivity

[3] Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposal, Landscape Institute, September 2019



View to Barbon from Barbon Low Fell

Review of landscape sensitivity assessment for Horton in Ribblesdale sites

Barbon sites

In Barbon four sites were assessed in the 2022 landscape sensitivity assessment. Of the original sites, two are to be reviewed. The sites, areas and LSA scores are as follows:

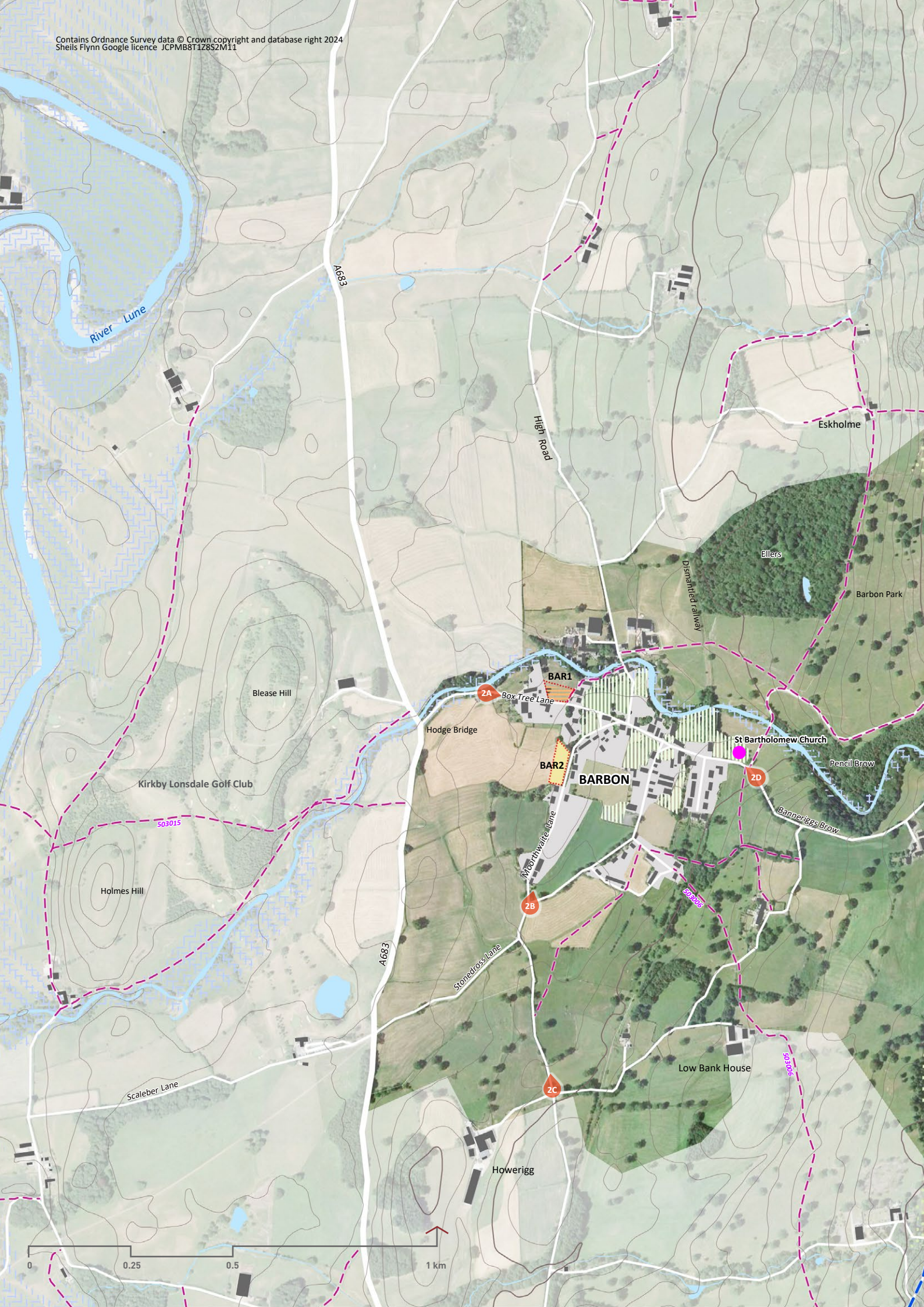
BAR1	Land between Mistress Lumb and Rossmoyne, Main Street	0.19 ha	Moderate*
BAR2	Land between The Old Vicarage and 28, Moorthwaite Lane	0.35 ha	Low-moderate

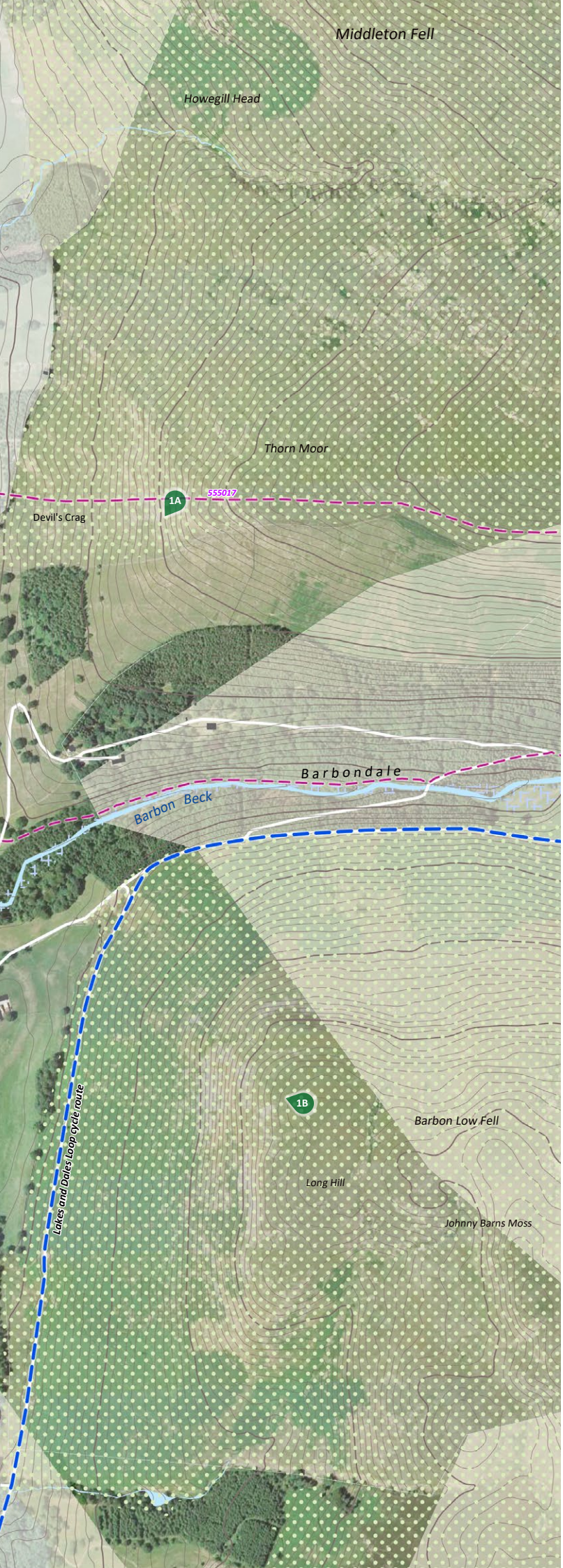
The site locations are shown on Figure 1 (pages 8 - 9) which is an updated version of Figure 3.1 in the Barbon Settlement Analysis.[4] The principal gateway views likely to be relevant to the BAR sites identified on Figure 1 are shown in Figures 1.1 - 1.8 on pages 10 - 16. The full size images as LI Guidance note TGN 06/19[5] are in Annex 4.

[4] Refer to footnote no. 2

[5] Refer to footnote no. 3

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Yorkshire Dales National Park Boundary
(not in viewport)

Land within broad landscape setting of Barbon

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Church tower (upstanding landmarks)

Long distance routes

Public rights of way

Regional cycle route

Conservation Area (not in viewport)

Flood zone 2 & 3

Open Access Land

Principal recreational route gateway

Principal vehicular route gateway

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

Potential residential development - landscape sensitivity scores
(updated after review, reduction/mitigation process and cumulative impact assessment - hatch denotes previous extent from the 2022 report)

Sites scored as moderate sensitivity
(Not in viewport)

Sites scored as low-moderate sensitivity
(BAR2)

Sites scored as low sensitivity
(Not in viewport)

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2022

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024 (not in viewport)

Figure 1

Barbon - Settlement analysis (updated after review process)

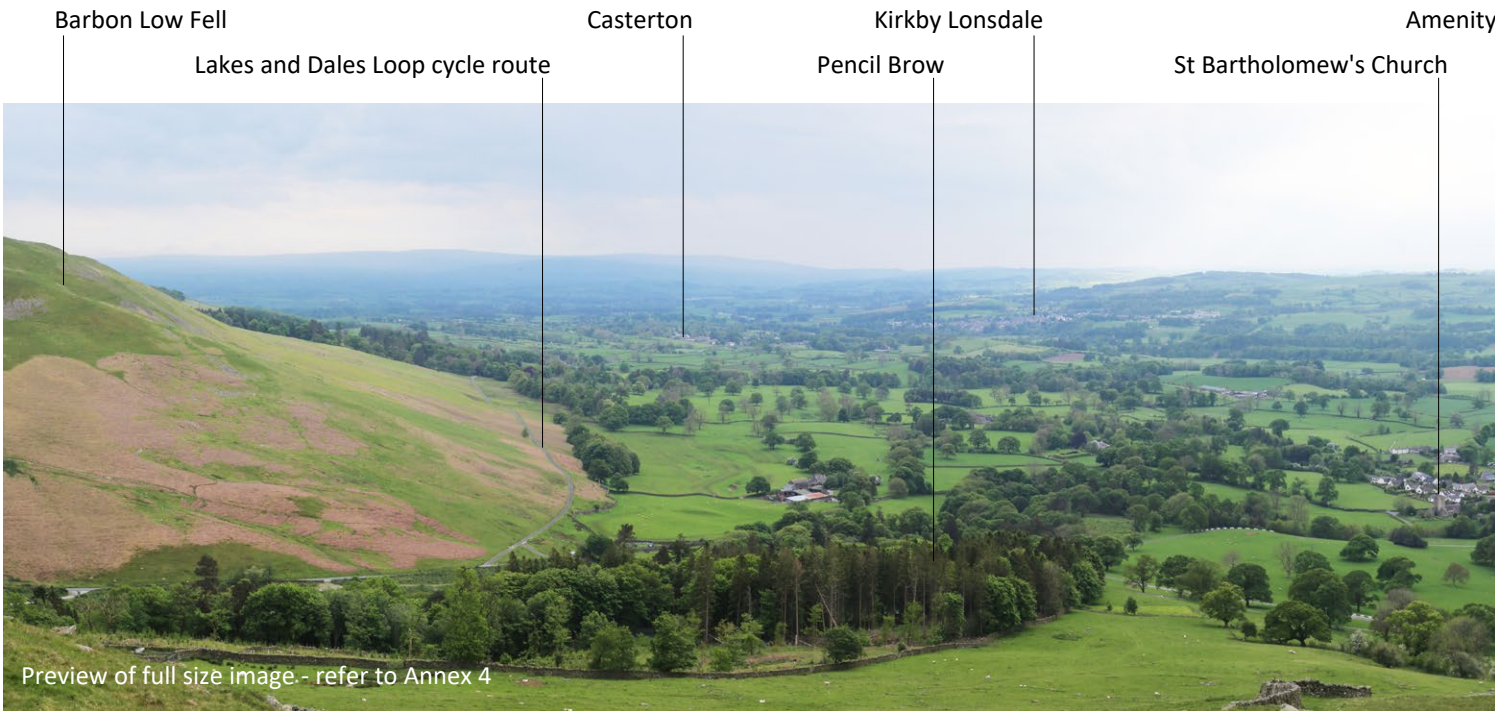
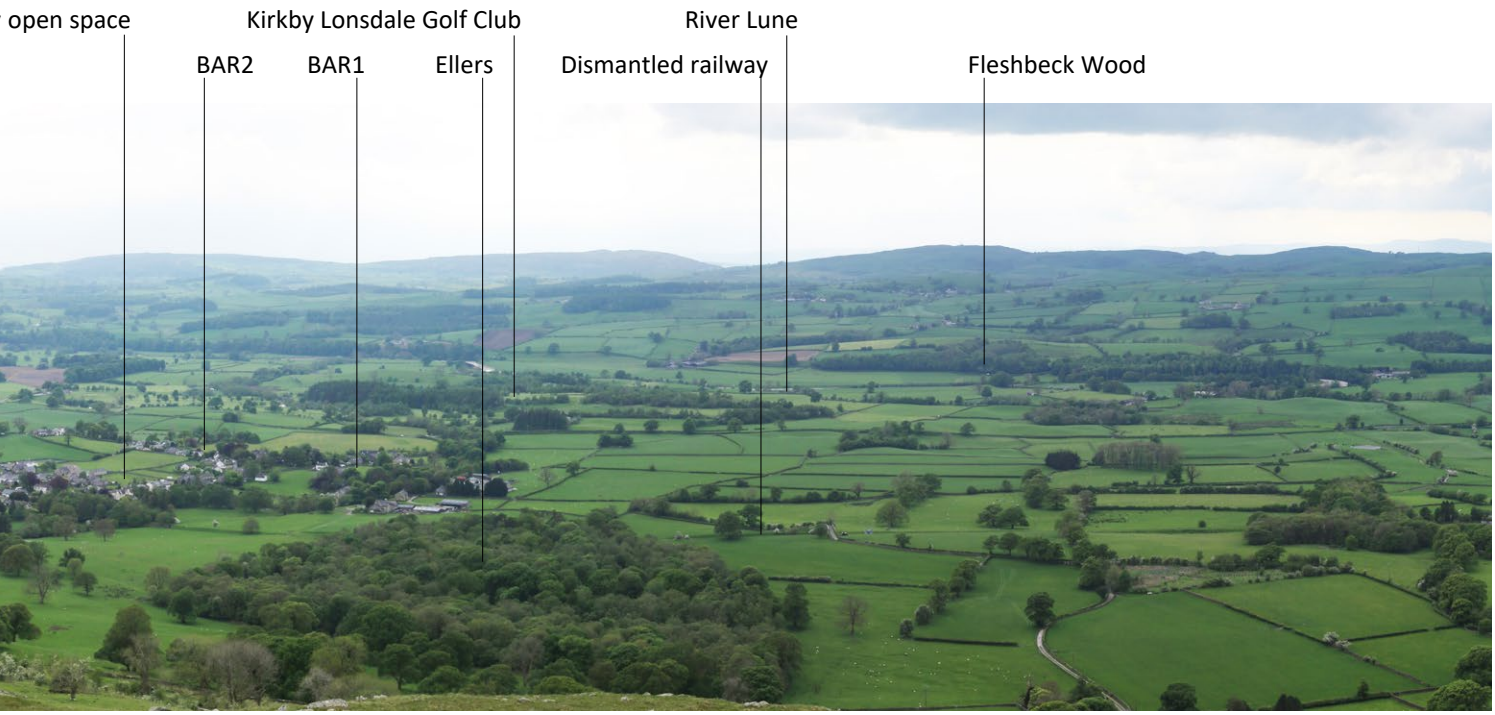


Figure 1.1 - Gateway view 1A - View south west from PRoW 555017 near Devil's Crag north east of Barbon



Figure 1.2 - Gateway view 1B - View west from open access land on Barbon Low Fell south east of Barbon


open space
Kirkby Lonsdale Golf Club
River Lune
BAR2
BAR1
Ellers
Dismantled railway
Fleshbeck Wood

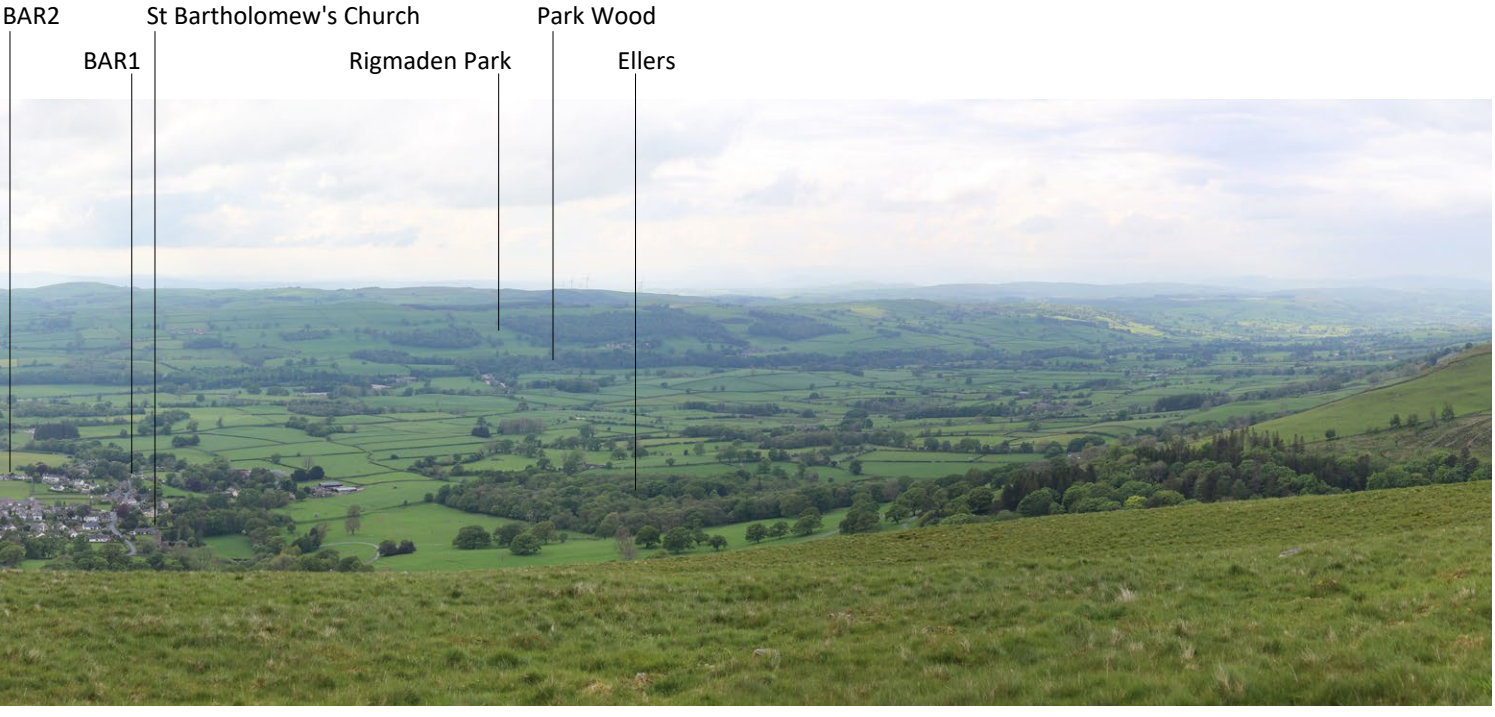

BAR2
St Bartholomew's Church
Park Wood
BAR1
Rigmaden Park
Ellers



Figure 1.5 - Gateway view 2A - View east from Box Tree Lane approaching Barbon from the west

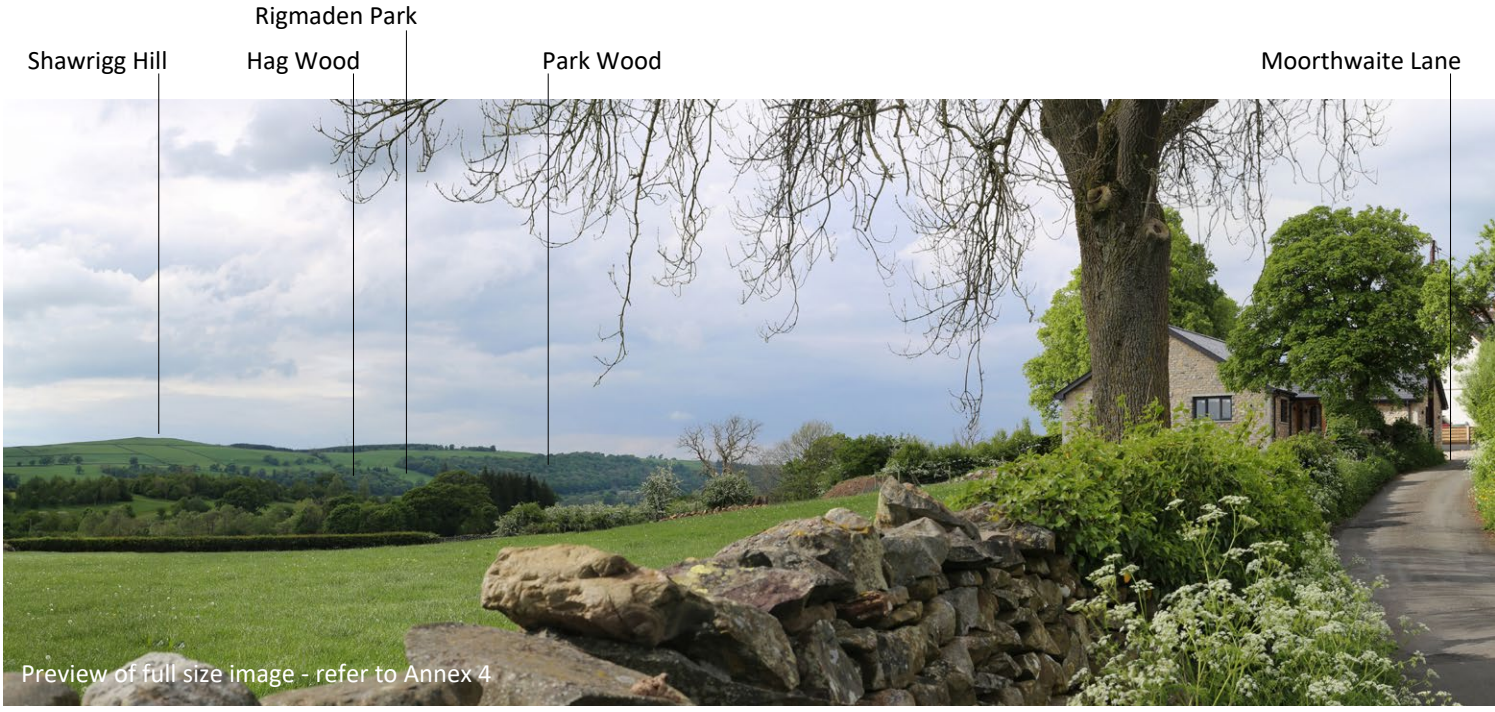


Figure 1.6 - Gateway view 2B - View north from Moorthwaite Lane approaching Barbon from the south


Boxtree Cottage
Box Tree Lane


Howegill Head
Barbon Village Hall
BARBON
Please drive carefully



Figure 1.7 - Gateway view 2C - View north from the junction of Howerigg and Low Bank House approaching Barbon from the s



Figure 1.8 - Gateway view 2D - View west from Banneriggs Brow approaching Barbon from the east


Thorn Moor
Howegill Head
Barbon

south


Mansergh High
St Bartholomew's Church

BAR1 - Land between Mistress Lumb and Rossmoyne, Main Street

Introduction

This 0.19 ha 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 of the site and the mature specimen tree along the western site boundary is also a significant feature. However, the site also contributes to the sequence of gateway views approaching Barbon from the west from Hodge Bridge on Box Tree Lane. There are important views over the Site to the tree lined Barbon Beck to the steep slopes of Middleton Fell. Refer to Figure 2 (pages 20 - 21) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.3 (pages 22 - 25) with full size images as LI Guidance note TGN 06/19[6] in Annex 5.

Summary of results of LSA process

Physical and natural characteristics	Low-moderate
Settlement form and setting	Moderate
Views and recreational experiences	Moderate
Perceptual qualities	Moderate
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	**Moderate***

The summary of the overall LSA[7] is as follows:

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.

Review

After review of the LSA assessment for BAR1 it is considered that the judgement for the sensitivity of settlement form and setting, views and recreational experience and perceptual qualities should increase from moderate to moderate-high. This reflects acknowledgement of the importance of the site as part of an attractive sequence of gateway views north eastwards across Barbon Beck to the steep slopes of Middleton Fell, seen when approaching Barbon from the north west on Box Tree Lane. Development on all of the site would potentially close down views across the wooded beck to the fells beyond. Given the increase in the sensitivity of three of the criteria the **overall landscape sensitivity assessment increases to moderate-high**. The updated results for each of the five criteria and overall landscape sensitivity for BAR1 are as the table on the following page.

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

Summary of results of LSA process after review

Physical and natural characteristics	Low-moderate
Settlement form and setting	Moderate-high
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate-high
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	**Moderate-high**

As noted in the LSA methodology in Annex A, the definition of moderate-high sensitivity is that residential development would be very likely to give rise to some adverse landscape and/or visual effects and there is some potential for these to be significant. In the 2022 LSA process it was suggested that the risk of adverse landscape and visual effects could be reduced by careful consideration of the extent and layout of development and this was identified by an asterisk*. The review process has explored the potential reduction of the proposed area of development to check if this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. However, this has not been the case as outlined below.

The review process for BAR1 has considered the relevant gateway views identified in the Barbon Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 20 - 21). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

Gateway views

The strategic gateway views relevant to the site are shown on Figures 1.1 - 1.8 (pages 10 - 16). The key gateway views include:

View 1A View south west from PRoW 555017 near Devil's Crag north east of Barbon. This is a distant elevated view from the lower slopes of Middleton Fell. In the view, the village of Barbon is seen 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. BAR1 is one of these paddocks on the northern fringes of Barbon located between Box Tree Lane and a dense sinuous belt of woodland along Barbon Beck. It is flanked (to the south, east and west) by cottages, houses, gardens and outbuildings so development on the site would be back dropped.

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 should the site be developed.

View 1B View west from open access land on Barbon Low Fell south east of Barbon. This view is similar to 1A but to the south east of Barbon whereas 1A is to the north east. Given the angle of the view, almost all of the field of which BAR1 is part is visible. Therefore even if BAR1 was developed the extent of the interlocking pattern of field and settlement would only be slightly altered.

View 2A View east from Box Tree Lane (Main Street) approaching Barbon from the west. This is an important gateway view over a walled pasture adjacent the wooded form of Barbon Beck to the steep slopes of Middleton Fell. It is the first view on the approach to Barbon from Hodge Bridge to the west. This view is the first of an attractive sequence of similar views which characterises Barbon. The pattern of view then housing repeats and is a noticeable characteristic of the village. There is a similar view over the Site (local view 1) and then another further view in the sequence east of the Site over the walled amenity open space to the wooded beck with the fells beyond. It is the sequence of views which is important in this vehicular gateway to Barbon.

View 2B View north from Moorthwaite Lane approaching Barbon from the south. BAR 1 is not visible from this viewpoint.

View 2C View north from the junction of Howerigg and Low Bank House approaching Barbon from the south. The Site is not visible from this viewpoint also.

View 2D The BAR1 Site is not visible in this view west from Banneriggs Brow (near St Bartholomew's Church) approaching Barbon from the east.

Local views

Local views relevant to BAR1 are located on Figure 2 (pages 20 - 21) with the views shown on Figures 2.1 - 2.3 (pages 22 - 25). The local views include:

View 1 View 1 is from Box Tree Lane at the south west corner of the BAR1 site. Albeit a local view, this is one of a sequence of views which comprise the gateway to Barbon approaching from the west from the A683 on Box Tree Lane. 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. This view is an example of this pattern of settlement and landscape in Barbon. Development on the site 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. However, on the approach to Barbon from the west, there are a series of views to the fells at breaks between built form. Loss of this view over BAR1 would erode the character of the sequence of gateway views approaching from the west despite there being other similar views. It is the sequence and repetition of similar views which reinforces this characteristic of Barbon and this would be diminished by impacting the sequence.

In order to mitigate the loss of the view north east from Box Tree Lane to the fells, a scheme layout for BAR1 would need to be designed to focus development in the south east corner of the Site at the junction of the PRoW with Box Tree Lane. However, as noted in the LSA 2022[8] and as outlined below in the commentary on view 2, if the Site were to be developed, housing should be set back from this corner. Given, these dual constraints it is considered that the extent of development could not be sufficiently reduced to reduce the risk of adverse visual and landscape effects .

View 2 Local view 2 is from Box Tree Lane at the junction with PRoW 503005 at the south east corner of the BAR1 site. There are attractive views over the open pasture to the well wooded beck with distant views through gaps in the treeline to the hills west of the River Lune. This view also highlights the presence of a significant Oak tree on the western boundary which should be retained and protected in any scheme layout.

There is a public right of way (PRoW 503005) along the eastern boundary of the site, connecting Box Tree Lane (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. If the Site were to be developed, buildings should 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 Box Tree Lane (Main Street) and a high quality built frontage which incorporates stone wall boundaries to the road, would be important.

View 3 Local view 3 from PRoW 503005 north east of the BAR1 site. This view is experienced after crossing the beck and briefly following the wooded beck before the path cuts diagonally to the south west to link with Box Tree Lane. There is an open view over the wider pasture, of which the Site is part on the southern portion of the field. Development on the Site would reduce the extent of pasture and interrupt the connection of wooded beck to pasture to road.

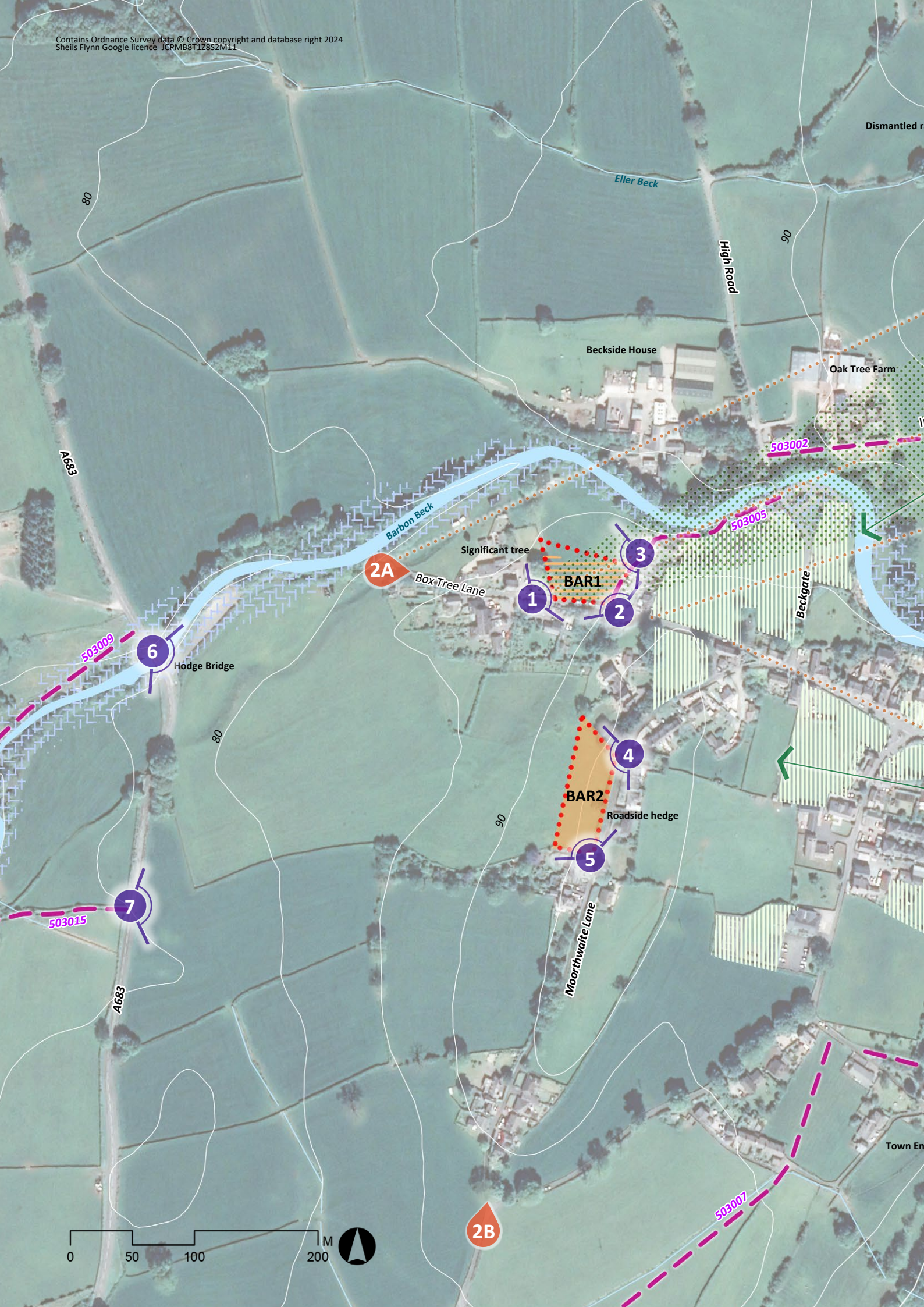
Summary

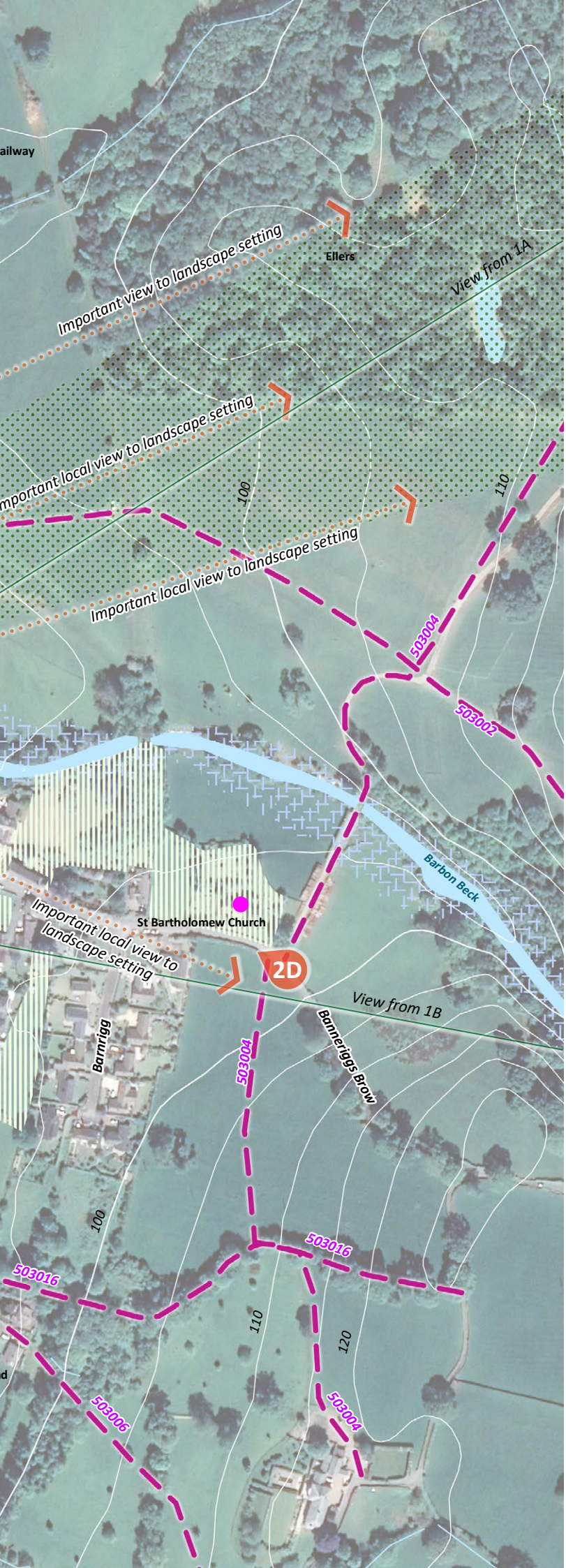
After review of the gateway and local views it is considered that development of the Site even to a reduced extent would impact on the sequence of views when approaching Barbon from the west. The village of Barbon has a loose-knit, rural character in which groups of densely packed village buildings are interspersed with fields and paddocks. The sequence of strongly contrasting views (from built to rural to built) is one of Barbon's distinctive characteristics. Development on the site would close down the local view to the Barbon Beck woodland and would erode the open, rural character of the village. Loss of the view over BAR1 to Barbon Beck and the fells beyond would reduce the character of the sequence of gateway views approaching from the west despite there being other similar views. It is the sequence and repetition of similar views which reinforces this characteristic of Barbon and this would be diminished by impacting the sequence.

[8] Refer to footnote no. 2



View from Box Tree Lane over BAR1 to Thorn Moor


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
Dismantled r
Eller Beck
80
High Road
90
Beckside House
Oak Tree Farm
503002
A683
Barbon Beck
503005
Significant tree
2A
Box Tree Lane
BAR1
1
2
3
Beckgate
503009
6
Hodge Bridge
80
4
BAR2
Roadside hedge
90
5
7
503015
A683
Moorthwaite Lane
Town En
503007
2B
0
50
100
200
M



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Church tower (upstanding landmark)

Important view to landscape setting

Long distance routes (not in viewport)

Public rights of way

Regional cycle route (not in viewport)

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

View corridor over the Site from gateway route to Middleton Fell/Thorn Moor

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

Potential residential development
(hatch denotes previous extent which has been adjusted following the review, reduction/mitigation process and cumulative impact assessment)

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2022

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024
(not in viewport)

Figure 2

BAR1 and BAR2 Detail Plan

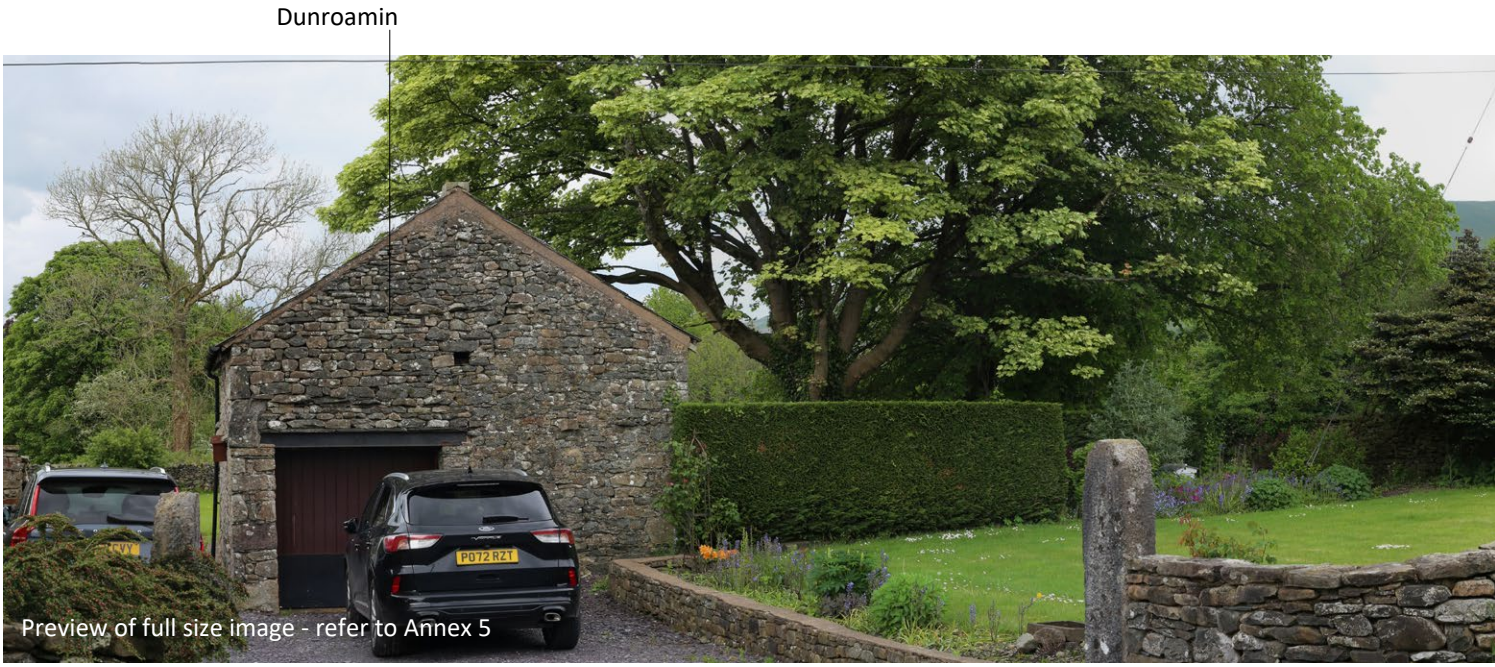


Figure 2.1 - Local view 1 from Box Tree Lane at the south west corner of the BAR1 site



Figure 2.2 - Local view 2 from Box Tree Lane at the junction with PRoW 503005 at the south east corner of the BAR1 site


Middleton Fell
Thorn Moor
BAR1
Box Tree Lane

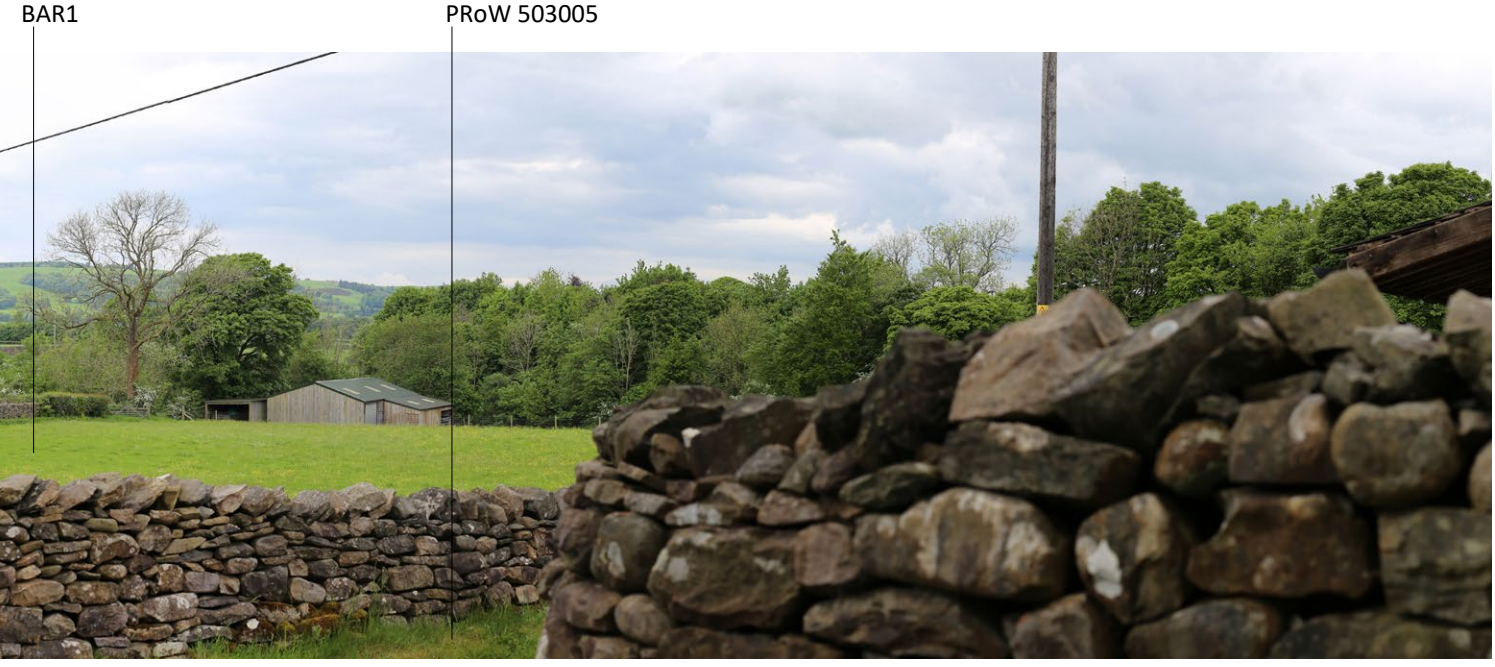

BAR1
PRoW 503005



Figure 2.3 - Local view 3 from PRoW 503005 north east of the BAR1 site



BAR2 - Land between The Old Vicarage and 28, Moorthwaite Lane

Introduction

This 0.35 ha site is part of a large open pasture 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 long views westwards (subject to the management of the eastern boundary hedge) across the valley of the River Lune. Refer to Figure 2 (pages 20 - 21) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.4 (pages 30 - 33) with full size images as LI Guidance note TGN 06/19[9] in Annex 5.

Summary of results of LSA process

Physical and natural characteristics	Low-moderate
Settlement form and setting	Low-moderate
Views and recreational experiences	Low-moderate
Perceptual qualities	Low-moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Low-moderate**

The summary of the overall LSA[10] is as follows:

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.

Review

Generally, it is considered that the **overall landscape sensitivity rating for the site of low-moderate is correct**. However, in order to reduce the risk of adverse landscape and visual effects, a sensitively designed development with appropriate mitigation is required, which complements and respects the attractive, low key rural character of Moorthwaite Lane. The review process for BAR2 has considered the relevant gateway views identified in the Barbon Settlement Analysis[11] (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 20 - 21). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1 (pages 8 - 9) with the views shown on Figures 1.1 - 1.8 (pages 10 - 16). The key gateway views include:

View 1A View south west from PRoW 555017 near Devil's Crag north east of Barbon. This is a distant elevated view from the lower slopes of Middleton Fell. In the view, the village of Barbon is seen 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,

[9] Refer to footnote no. 3

[10] Refer to footnote no. 1

[11] Refer to footnote no. 2

rural character in which groups of densely packed village buildings are interspersed with fields and paddocks. BAR2 is part of a large open pasture on the western edge of Barbon. It is bordered by hedges and (to the north and south) by individual village houses and their gardens. Development of the site would have a limited impact on this view given School Lane/Moorthwaite Lane is already lined by houses on its eastern side and development to the west of the lane would be screened in parts by mature trees.

View 1B View west from open access land on Barbon Low Fell south east of Barbon. This view is similar to 1A but to the south east of Barbon whereas 1A is to the north east. Given the angle of the view almost all of the field of which BAR2 is part is visible and thus development of the Site would be more visible than in view 1A. However, as with view 1A, given School Lane/Moorthwaite Lane is already lined by houses on its eastern side, development on the west side to infill the gap would appear a logical infill to the settlement area,

View 2A View east from Box Tree Lane (Main Street) approaching Barbon from the west. The Site is not visible from in this view.

View 2B View north from Moorthwaite Lane approaching Barbon from the south. BAR 2 is not visible from this viewpoint.

View 2C View north from the junction of Howerigg and Low Bank House approaching Barbon from the south. The Site is not visible from this viewpoint also.

View 2D The BAR2 Site is not visible in this view west from Banneriggs Brow (near St Bartholomew's Church) approaching Barbon from the east

Local views

Local views relevant to BAR2 are located on Figure 2 (pages 20 - 21) with the views shown on Figures 3.1 - 3.4 (pages 30 - 33). The local views include:

View 4 View 4 is from School Lane/Moorthwaite Lane at the north east corner of the BAR2 site. The 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. 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. It should be noted that the hedgerow to the lane is being maintained at a height of over two metres so views to the west are screened but this has not always been the case. This impact could be partly mitigated by designing the scheme layout to create framed views through the development to the Lune Valley.

View 5 View 5 is also from Moorthwaite Lane but at the south east corner of the BAR2 site. The view is similar to view 5. At a detail level the existing significant hedgerow tree should be retained and protected. This would require development to be set back from the hedge and this principle should be followed along the entire eastern boundary to the lane. There is space for buildings to be set back a little from the lane which would conserve the hedgerow and allow for adding of new hedgerow trees to retain the small scale, rural qualities of this village edge.

Views 6 and 7 Both views are from the A683, view 6 from Hodge Bridge (a scheduled monument) and view 7 is at the junction with PRoW 503015. The site is part of one large pasture which sweeps up to the hedgerow on Moorthwaite Lane which partly screens the housing fronting the lane. The Site is defined to the north and south by tree groups. The rear of the buildings on this site would be visible in these 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. However, the development 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. In order to mitigate the impact, the western boundary should be hedged with some hedgerow trees. Groups of trees at the north and south end would also reduce the visible extent of housing and link to the existing tree groups. As noted in view 4, maintaining a view corridor from the lane to the Lune Valley would also break up the massing of the housing.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been identified which should be considered in any future residential development of BAR2 should the site be allocated. These are:

- Housing to be set back from Moorthwaite Lane to conserve the hedgerow and protect the significant hedgerow tree.
- Additional hedgerow trees to be added to the eastern hedgerow.
- A high quality built frontage is required.
- The western boundary to be hedged with some hedgerow trees.
- Native tree groups to be planted at the north west and north east corners of the development to reduce the extent of the housing edge when viewed from the A683 and also link to the existing tree groups on the north and south boundaries.
- The scheme layout to be designed to feature a break in the built form, to conserve a framed view eastwards to the Lune Valley from Moorthwaite Lane.

Summary

The overall landscape sensitivity assessment for BAR2 is judged to be low-moderate as there are relatively few constraints to development on this site. However, a carefully designed layout would mitigate the risk of adverse landscape and visual effects. 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.



View from A683 to BAR2 with Barbon Low Fell in the background



Figure 3.1 - Local view 4 from Moorthwaite Lane at the north east corner of the BAR2 site



Figure 3.2 - Local view 5 from Moorthwaite Lane at the south east corner of the BAR2 site



BAR2

Moorthwaite Lane



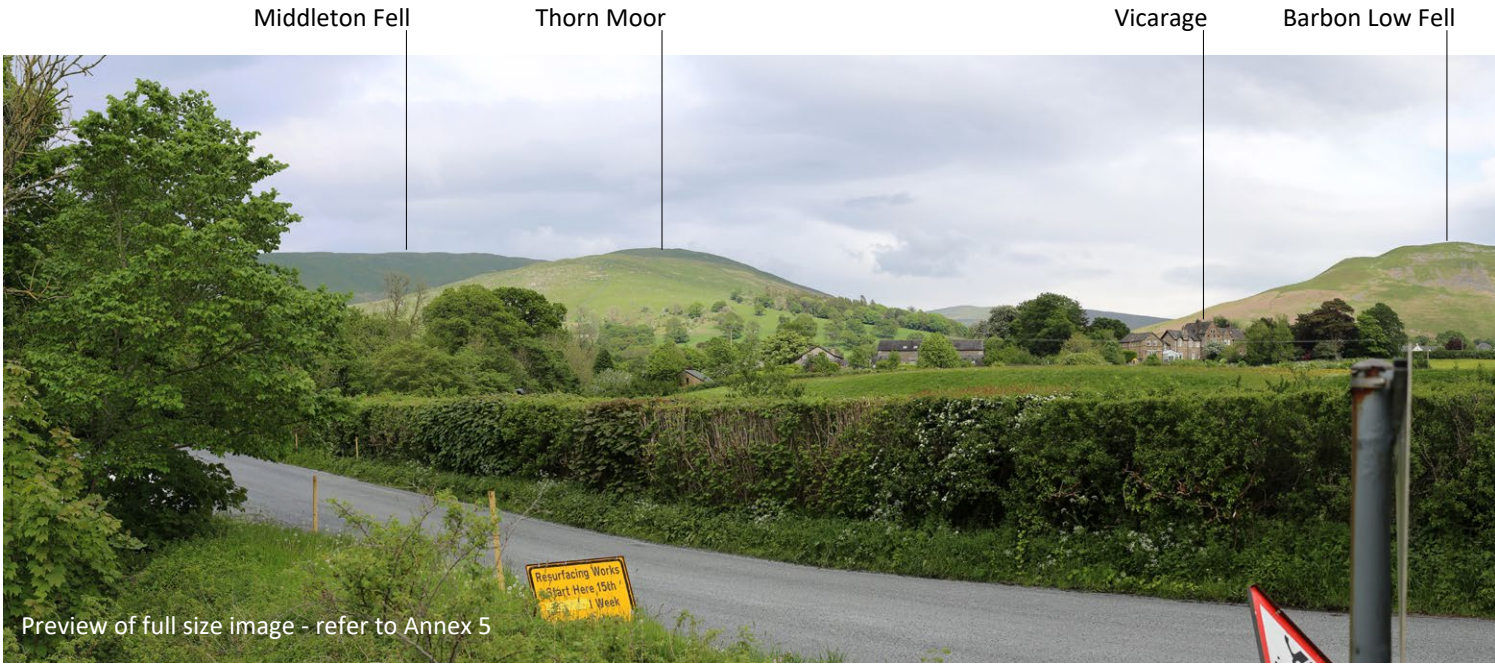


Figure 3.3 - Local view 6 from A683 at Hodge Bridge



Figure 3.4 - Local view 7 from the junction of the A683 and PRoW 503015 south west of the site

BAR2 Brownthwaite A683



Barbon Low Fell Brownthwaite



Summary landscape sensitivity scores

Overall landscape sensitivity scores per settlement

The table below provides a quick reference summary of the overall sensitivity scores for each of the assessed sites in Barbon.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Barbon	BAR 1	Moderate*	Moderate-high	N/A	N/A
	BAR 2	Low-moderate	Low-moderate	Low-moderate	Low-moderate

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YORKSHIRE DALES
National Park Authority

August 2024