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

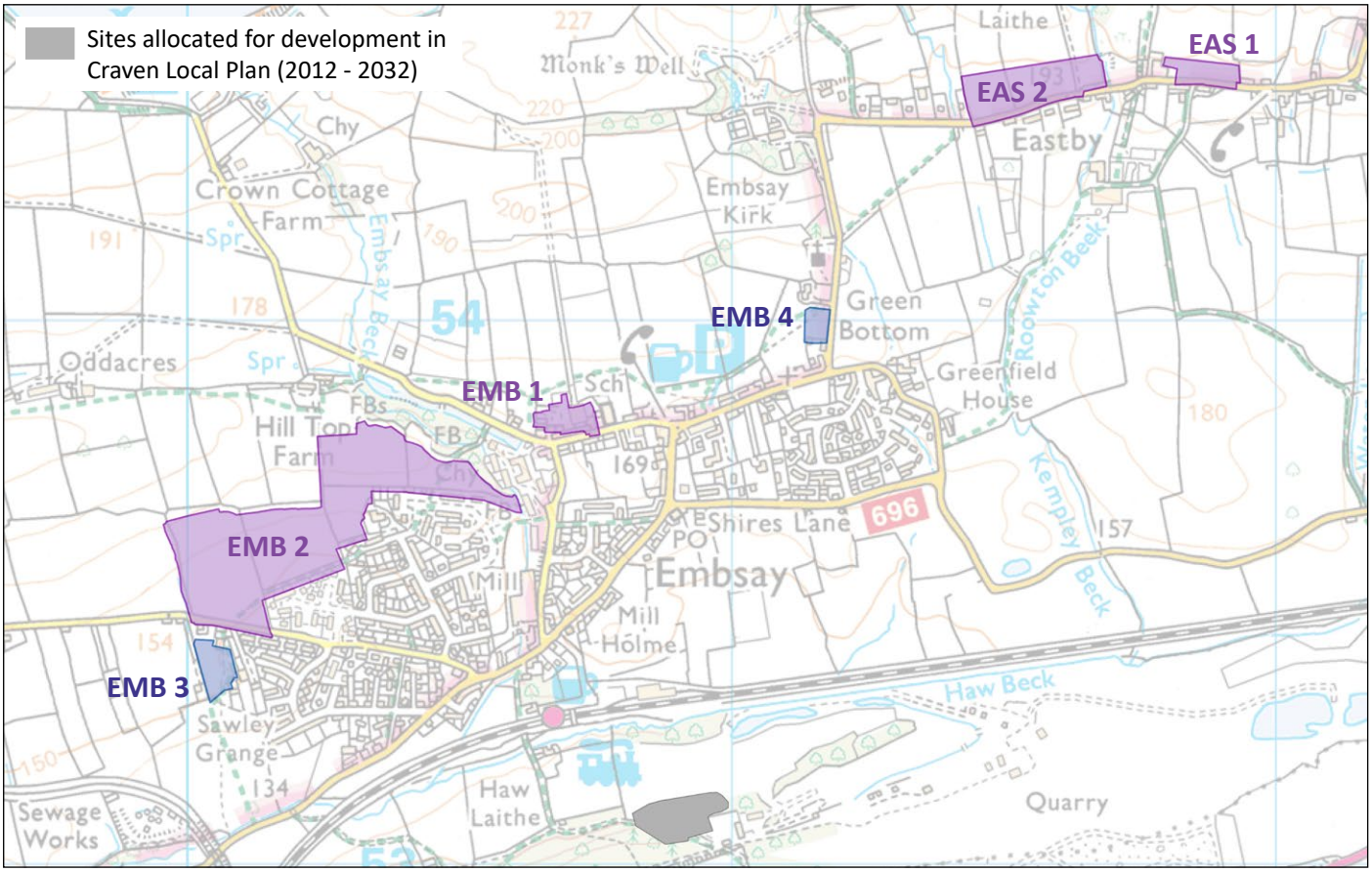
August 2024
Reference no. 497/3/01.2
Revision 3.0

YORKSHIRE DALES
National Park Authority

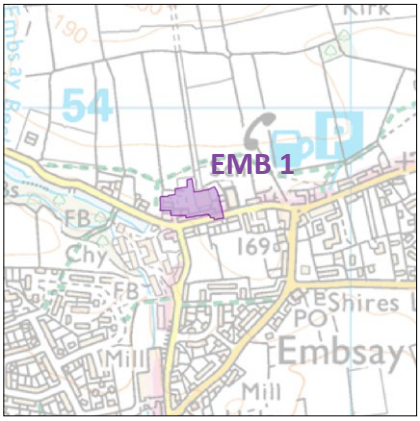
Large Villages

Embsay

Location of assessed sites



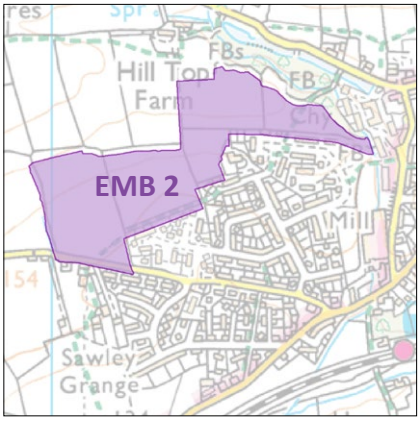
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Embsay			
EMB 1	Land at Holly Farm	EMB 3	Land south of Lind View Barn
EMB 2	Land north of Brackenley Lane & Millholme Rise	EMB 4	Land north of Stonebeck House, Kirk Lane
Eastby			
EAS 1	Land east of Hunter's Croft, Barden Road		
EAS 2	Land west of Heugh Gill, Kirk Lane		



Land at Holly Farm
EMB 1

Physical and natural character	Moderate
This brownfield site comprises agricultural buildings and hard standing at Holly Farm, to the north of Pasture Road in the historic centre of Embsay. The farmstead is on the northern edge of the village, which is open farmland with large walled fields on the upper slopes of Embsay Moor. The fell slopes are carved by narrow wooded gills, which subdivide the slopes; shelterbelts and areas of woodland associated with Embsay Kirk (on the slopes to the north east of the site, also provide some shelter, but this is a relatively exposed moorland edge landscape. The dark, rocky gritstone outcrop of Embsay Crag is a distinctive landmark on the moorland edge skyline to the north of the site. As built development here would be on a brownfield site, there would be no natural/physical landscape constraints, but the site is exposed and on an open and relatively large scale, sweeping moorland edge landscape close to and influenced by a prominent and distinctive natural landscape feature.	
Settlement form and setting	Low-moderate
This farm complex is on the northern edge of the historic village centre, to the rear of the traditional terraced houses that front onto Pasture Road. It is adjacent to the village school and is in the heart of the historic village core. The site, and the farmland to the north, is within the designated Embsay Conservation Area. It is a sensitive village centre site where the built form (layout and materials) would need to complement the traditional townscape, but development here would be an opportunity for enhancement and could be integrated within the existing village.	
Views and recreational experience	Low-moderate
Views into the site from Pasture Road are generally screened by existing traditional buildings, although there are views into the site from the farmyard entrance and, if this site were developed, buildings would be glimpsed in various framed views between the houses from Pasture Road. The northern boundary of the site is prominent in views from the public right of way that is aligned across the fields to the north of Embsay and which runs alongside the northern boundary of this site. Development would be an opportunity to enhance the views from this route and from the adjacent recreation ground to the north east of the site.	
Perceptual qualities	Low
The site is a working farm with a diverse mix of modern barns, stables, fencing, hard standing and storage areas. It does not contribute positively to the local townscape and its redevelopment would potentially enhance local landscape character and visual amenity.	
Cultural and historical associations	Moderate
Historic maps (1890s) show a single traditional barn to the rear of the existing row of terraced houses along Pasture Road and this has been incorporated into the modern farm infrastructure that predominates on the site. The traditional barn should be restored and incorporated within the proposed housing layout. The site is sensitive from a historic perspective and is in the centre of the designated Embsay Conservation Area. However, the existing buildings detract from the historic character of the village centre and there is an opportunity for enhancement.	

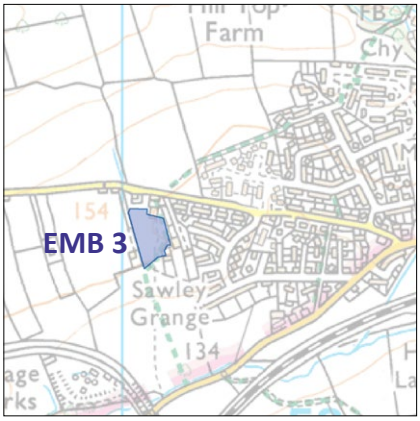
Overall landscape sensitivity - residential development	Low-moderate
This brownfield site provides an opportunity for a sensitively designed and dense housing scheme that contributes positively to the local, townscape. It is in the centre of the Embsay Conservation Area, on the sensitive moorland fringe of the village and adjacent to a public right of way so this is a sensitive site which merits a carefully crafted architectural scheme.	



Land north of Brackenley Lane and Millholme Rise
EMB 2

Physical and natural character	Moderate-high
This extensive site comprises a series of open walled fields on the rolling lower slopes of Hill Top, a rounded outlier just to the south of Embsay Moor. It wraps around the north west part of the large village Embsay. There is a large scale, geometric pattern of walled fields on smooth, gently rolling lower fell slopes. The central and western part of the site comprises large open fields, while the eastern part is squeezed between the wooded narrow valley of Embsay Beck) and the settlement and has a slightly steeper landform and fields with an irregular form. This eastern part of the site has a more distinctive natural character and is inherently more sensitive. However, the pattern of open walled fields on the rolling lower fell slope across the site reveals the sweeping, open scale of the edge of moorland landscape and development across this extensive site would dominate and diminish the perceived scale of the landscape pattern on the edge of the exposed gritstone moor uplands	
Settlement form and setting	High
Embsay's historic village centre has a linear form, with a focus on the former mill complex in the wooded tributary valley of Embsay Beck. More recent development has extended across the lower rolling slopes of Hill Top summit. The gently dipping tributary valley landform and sweeping rural farmland, with isolated farmsteads and barns and an intact network of walled open fields, defines Embsay's landscape setting. Embsay Crag is also a dramatic local landmark and there is a striking transition from exposed moorland edge to sheltered tributary valley. Development across this huge site would be over-scaled within the rolling moorland- valley edge rural landscape setting; it would dominate the gentle lower slopes of Hill Top, obscuring layered views north eastwards from Brackenley Lane to the landmark of Embsay Crag and the moorland edge. However, built development on a smaller scale, within a more limited site, that is confined to the lower slopes of Hill Top and tucked against the existing built edge of the settlement, could be integrated without damage to Embsay's distinctive landscape setting.	
Views and recreational experience	Moderate-high
The site is at the western gateway to Embsay from Brackenley Lane, from which there is a distinctive long view northwards to the skyline profile of Embsay Crag on the moorland slopes. The rocky gritstone crag contrasts with the smooth slopes of the farmland and the sensitive skyline therefore includes not only the crag, but also the slopes that sweep up to its lower edge. Parts of the site would also be visible from the open access land at Embsay Crag. The verdant, relatively sheltered farmland on the site, which forms the immediate landscape hinterland to the west of Embsay, contributes to the distinctive character of this gateway view and would be obscured by extensive development. A public right of way traverses the lower slopes of Hill Top and parts of the site, connecting neighbourhoods to the west of Embsay.	
Perceptual qualities	Moderate
The view across these gently dipping walled fields with the rugged skyline profile of Embsay Crag beyond, creates a memorable first impression of Embsay, which is tucked in a relatively sheltered part of the sweeping moorland edge landscape. The relatively large scale of the village is not apparent from Brackenley Lane and there would be some scope for built development that forms a soft interface with the fell slope and which is contained within the sheltered and relatively well treed Embsay Beck valley landform.	
Cultural and historical associations	Moderate-high
The eastern part of the site abuts the wooded valley of Embsay Mill and the former mill ponds which are part of the designated Embsay Conservation Area. This part of the site is also noted (in the Historic Environment Record); it contributes to the historic character of Embsay's local landscape setting. The western, more exposed part of the site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and walled fields.	

Overall landscape sensitivity - residential development	Moderate-high*
Development across the whole of this extensive site would be over-scaled and dominant within Embsay's rural landscape setting. It would obscure the distinctive gateway views to the landmark of Embsay Crag and would dominate the gentle scale of the landform on the slopes of Hill Top and the characteristic transition in landscape pattern from exposed moorland to sheltered valley. However, a more limited area of built development, which is 'tucked in' to the north west edge of the existing settlement on the lower slopes of Hill Top, could be integrated without obscuring the sweeping views to the high fells and Embsay Crag. The eastern, more sensitive part of the site on the low ridge to the south of Embsay Beck should be conserved as farmland.	



Land south of Lind View Barn
EMB 3

Physical and natural character	Low
The site is a pasture on the lower slopes of Hill Top and on the south western fringes of Embsay at the point where the land slopes down towards the valley floor of Haw Beck. The site is an open pasture with a broad, gently sloping landform. It is partially enclosed by existing houses off Sawley Close and by individual houses and access driveways. The site does not have any distinctive natural landscape features or constraints for built development.	
Settlement form and setting	Low
The site is to the south of the western (Brackenley Lane) gateway to Embsay but is well contained by existing development and can only be glimpsed, between existing houses, in views from the road. Built development here could be integrated and would fit within the existing settlement form on the sheltered lower valley slopes, particularly if the boundaries of the built development are softened by native tree planting.	
Views and recreational experience	Low-moderate
The site is generally not visible in gateway views to the settlement edge from either Brackenley Lane (to the north) or Skipton Road (to the south). However, a public right of way from Skipton Road to Brackenley Lane via Sawley Close wraps around the southern and eastern boundaries of the site. Given the existing settlement fringe landscape context of the site, this public right of way could be integrated within a development layout without any adverse landscape and visual effects.	
Perceptual qualities	Low
The site is perceived as part of the backland settlement fringe in an area that is not widely visible from the road but which forms part of the public right of way that skirts around the western side of Embsay, connecting the village with Haw Beck and the haw park ridge to the south of the village. Given the site's settlement fringe landscape context, and the modern residential development adjacent to it, the site feels part of the existing settlement edge and development here would seem appropriate.	
Cultural and historical associations	Low-moderate
The site is adjacent and immediately to the north of to the site of the historic Sawley Grange farmstead, but this site is already incorporated within the modern development on the edge of Embsay and is not a visible heritage landscape feature. The site is in a part of the lower fell farmland landscape that lacks an intact network of stone walls and which has been influenced by a mix of modern built development.	

Overall landscape sensitivity - residential development	Low
This site is a good candidate for residential development as it is sheltered and well contained by existing housing and boundaries and development could be integrated with the existing settlement pattern and public right of way, particularly is the boundaries of the new built development are softened by groups of native trees.	

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