sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

---

Part 1

Embsay sites

August 2024
Reference no. 497/3/01.0
Revision 3.0

YORKSHIRE DALES
National Park Authority

This page intentionally left blank

Contents

	Page
Introduction	**4**
Study scope and objectives	4
Methodology	5
Review of landscape sensitivity assessment for Embsay sites	**7**
EMB1 - Land at Holly Farm	16
EMB2 - Land north of Brackenley Lane and Dales Avenue	26
EMB3 - Land south of Lind View Barn	36
Summary landscape sensitivity scores	**46**
Overall landscape sensitivity scores per settlement	46

Annexes

Annex 1

Landscape Sensitivity Assessment and Settlement Analysis Methodology

Annex 2

Landscape Sensitivity Assessment: Embsay sites

Annex 3

Landscape Sensitivity Study: Settlement analysis for Embsay and Eastby

Annex 4

Gateway views

Annex 5

Local views

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



Approach to Embsay from the west on Brackenley Lane

Review of landscape sensitivity assessment for Embsay sites

Embsay sites

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

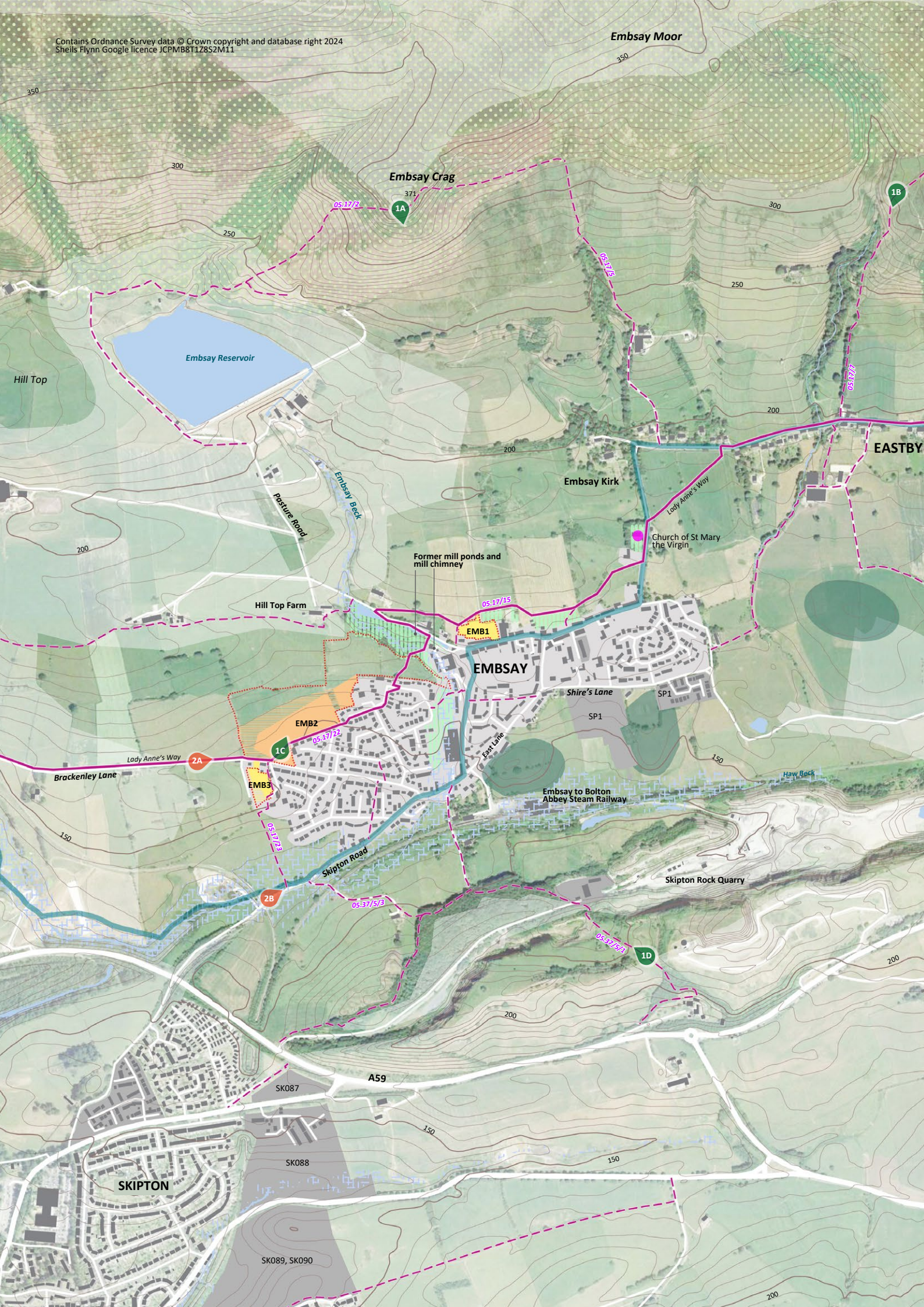
EMB1	Land at Holly Farm, Embsay	0.56 ha	Low-moderate
EMB2	Land north of Brackenley Lane and Dales Avenue, Embsay	4.02 ha	Moderate-high*
EMB3	Land south of 53 Brackenley Lane, Embsay	0.56 ha	Low

Of these sites EMB1 was dismissed on non landscape grounds and EMB2 and EMB3 were shortlisted. The site locations are shown on Figure 1 (pages 8 - 9) which is an updated version of Figure 9.1 in the Embsay/Eastby Settlement Analysis.[4] The principal gateway views likely to be relevant to the EMB sites identified on Figure 1 are shown in Figures 1.1 - 1.6 on pages 10 - 15. 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

Contains Ordnance Survey data © Crown copyright and database right 2024
Sheils Flynn Google licence JCPMB8T1Z8S2M11





Yorkshire Dales National Park Boundary

Land within broad landscape setting of Embsay/Eastby

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Structuring drumlin landform which contributes to the character and quality of the landscape setting of Embsay and Eastby

Church tower (upstanding landmarks)

Promoted / long distance routes

Public rights of way

Open Access Land

Flood Zone 2 and 3

Principal recreational route gateway

Principal vehicular route gateway

Important open spaces (YDNP) & Local Green Spaces (Craven)
Yorkshire Dales Local Plan 2015-2030, Adopted 2016 and Craven Local Plan 2012-2031, Adopted November 2019

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

Sites scored as moderate sensitivity (EMB2)

Sites scored as moderate-low sensitivity (EMB1)

Sites scored as low sensitivity (EMB3)

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)

Sites that have been allocated for development that have planning approval for development or where development has taken/is taking place

Figure 1

Embsay/Eastby - Settlement analysis (updated after review process)

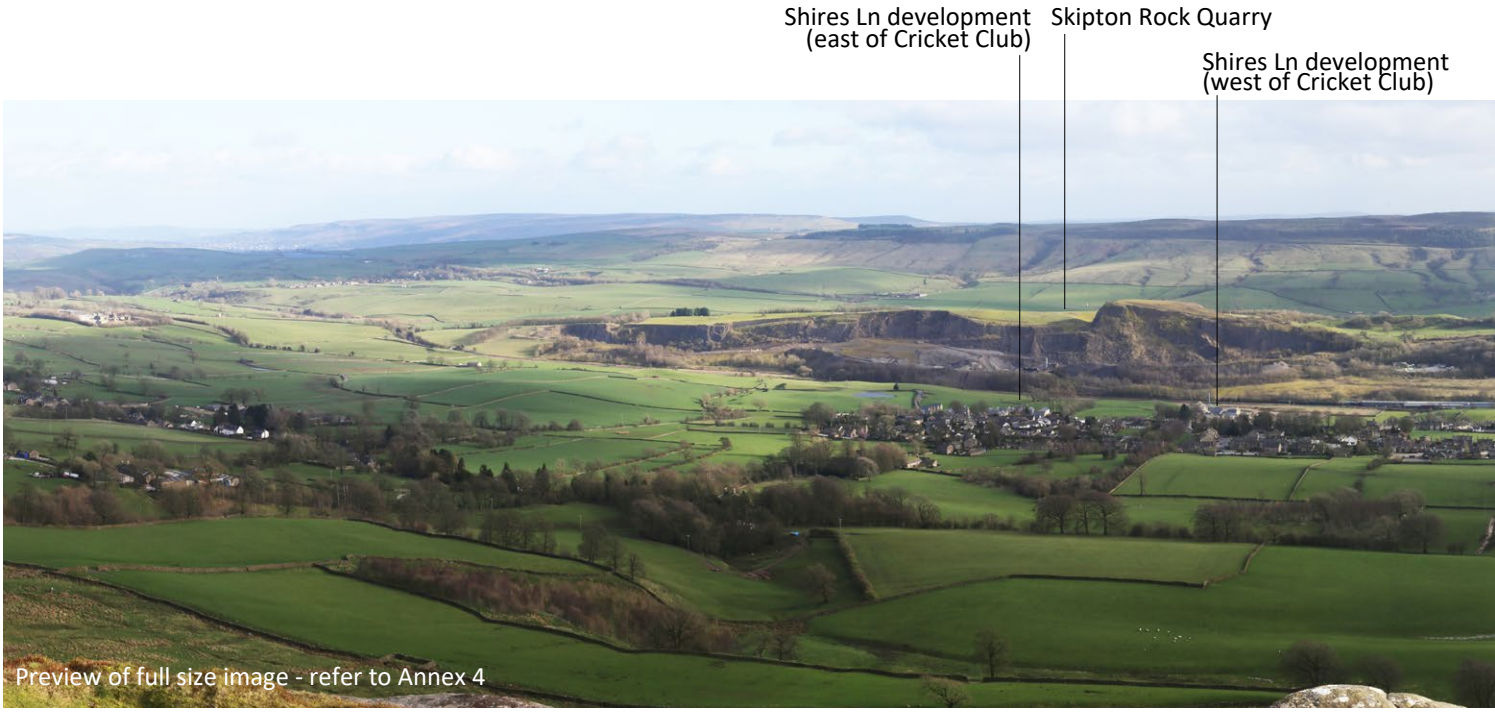


Figure 1.1 - Gateway view 1A - View to Embsay from Embsay Crag (PRoW 05.17/2)

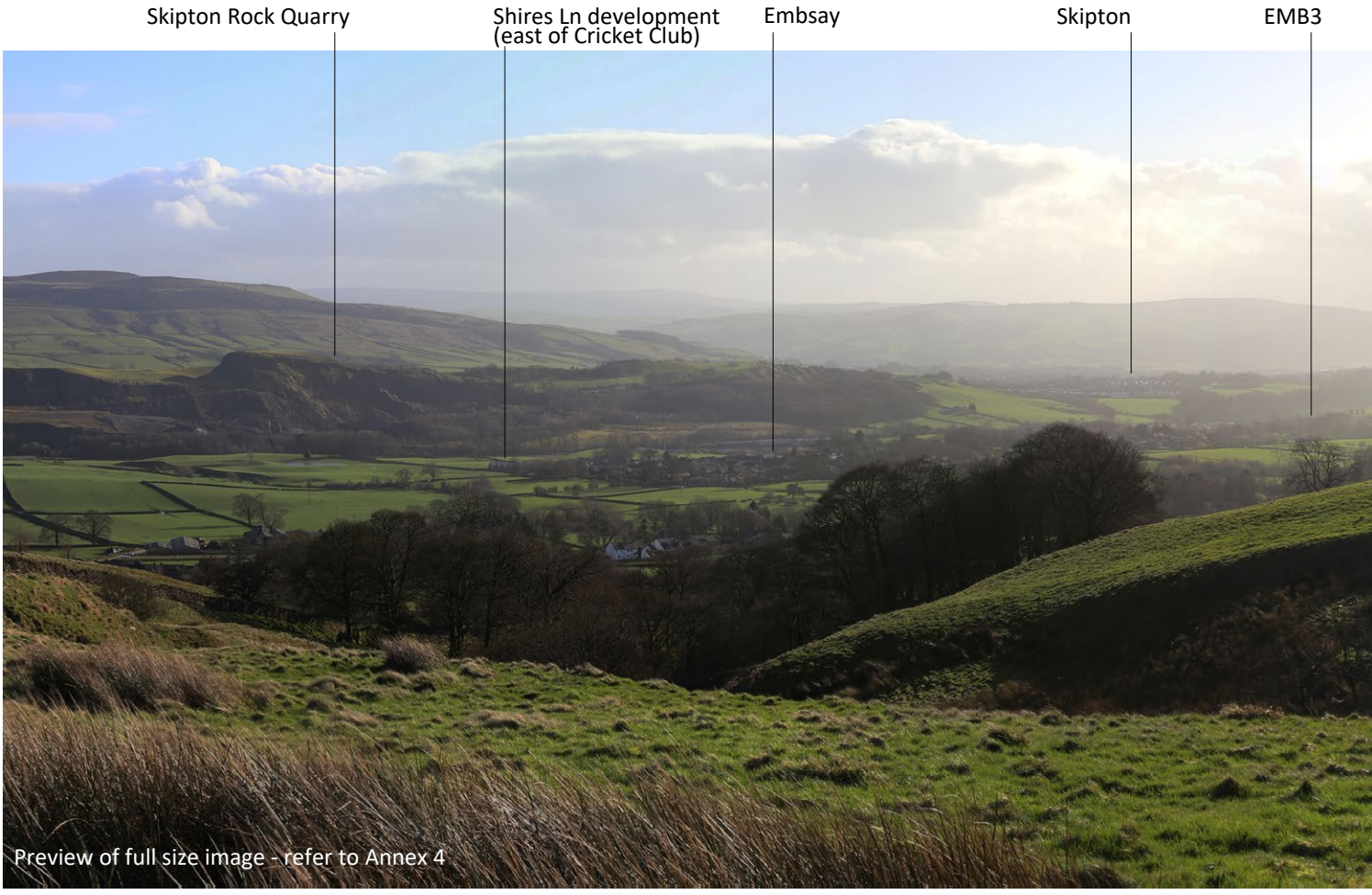


Figure 1.2 - Gateway view 1B - View to Embsay from PRoW 05.17/7


SK087
EMB1
SK089/090
EMB2
EMB3


EMB2
Embsay Crag

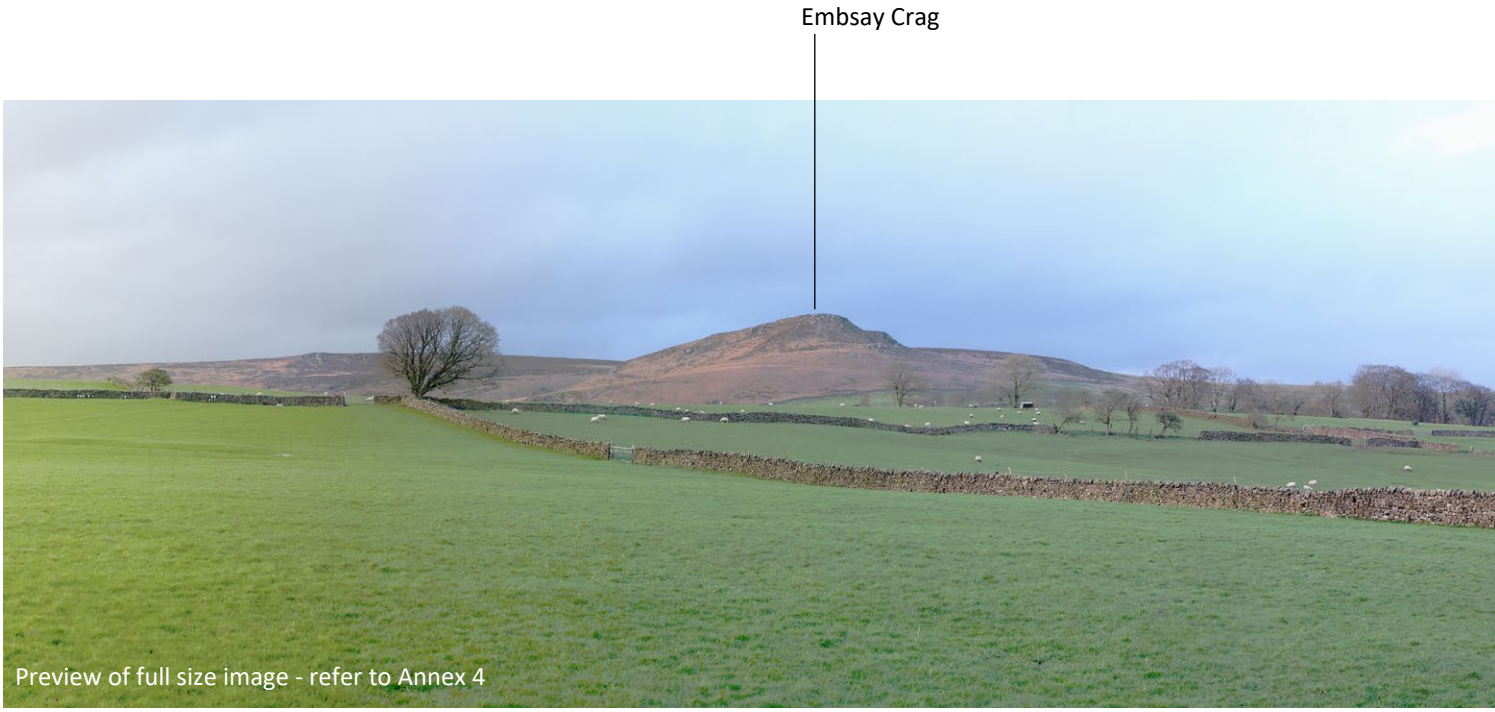


Figure 1.3 - Gateway view 1C - View to Embsay Crag from Lady Anne's Way (PRoW 05.17/22) on west edge of Embsay



Figure 1.4 - Gateway view 1D - View to Embsay from PRoW 05.37/5/1

EMB2

Lady Anne's Way (PRoW 05.17/22)



Former mill chimney

Embsay Crag

PRoW 05.37/5/1



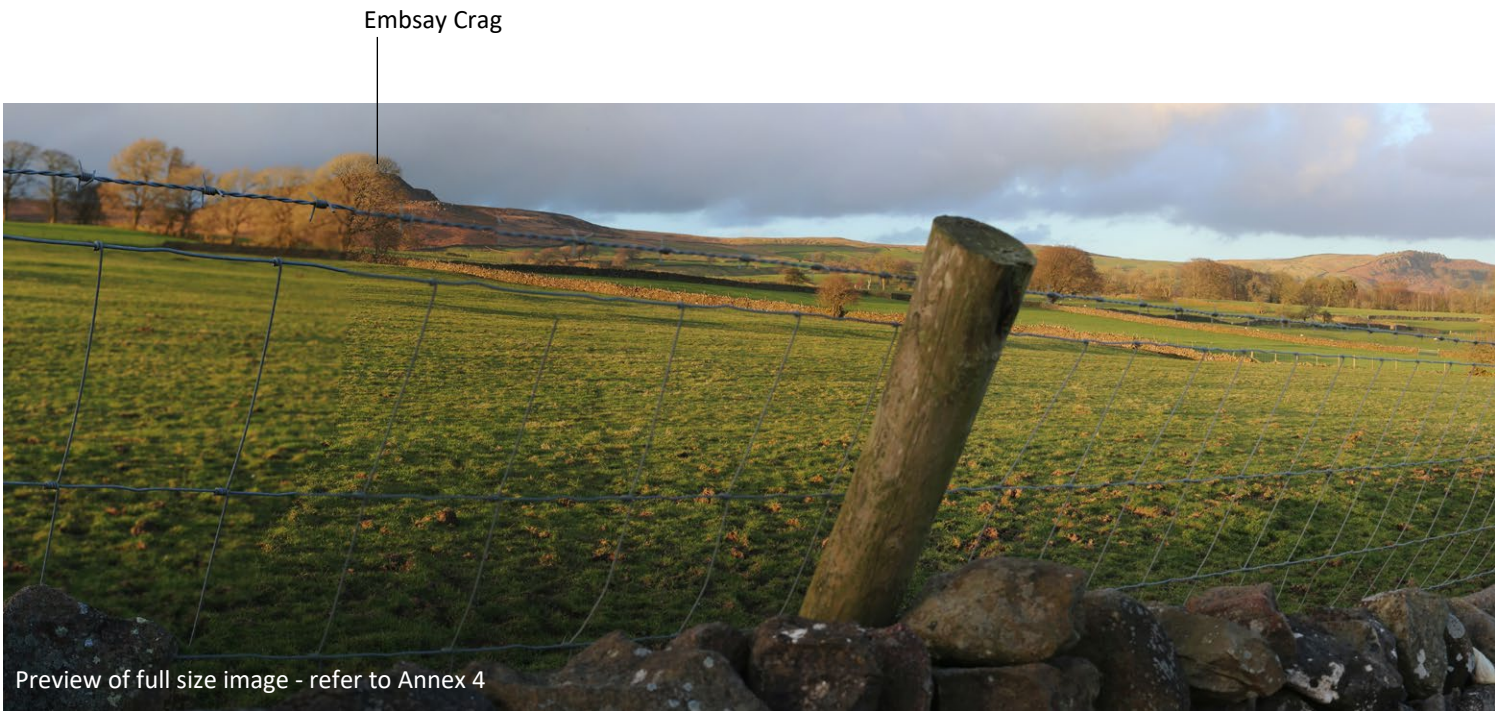
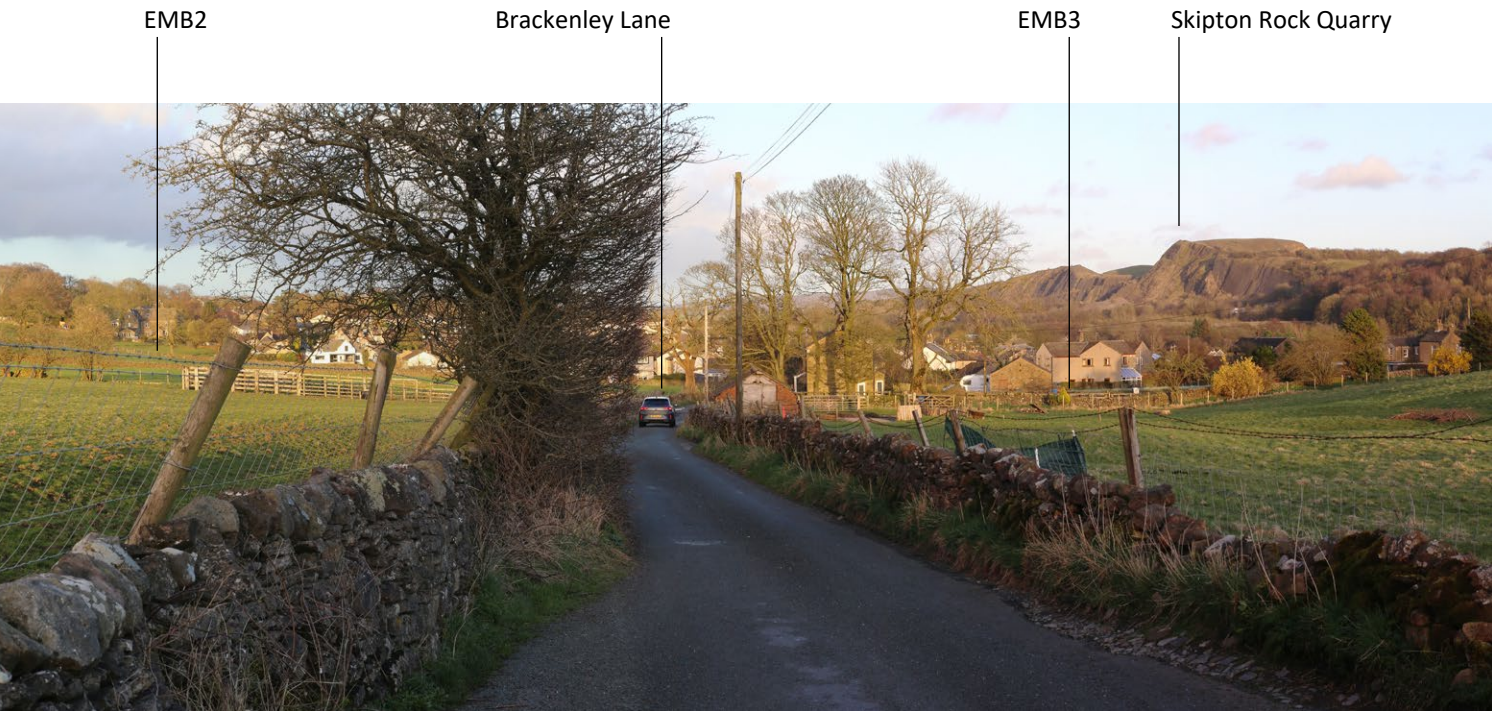


Figure 1.5 - Gateway view 2A - View to Embsay from Brackenley Lane (Lady Anne's Way)



Figure 1.6 - Gateway view 2B - View to south west edge of Embsay from Skipton Road


EMB2
Brackenley Lane
EMB3
Skipton Rock Quarry


Embsay
Haw Beck

EMB1 - Land at Holly Farm

Introduction

This 0.56 ha 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. Refer to Figure 2 (pages 20 - 21) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.4 (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	Moderate
Settlement form and setting	Low-moderate
Views and recreational experiences	Low-moderate
Perceptual qualities	Low
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Low-moderate**

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

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of low-moderate is correct**. The LSA states *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*. This statement could be clarified to note that it is the nature of the buildings of the farm that detract from the historic character of the village centre and not the presence of the working farm.

The review process for EMB1 has considered the relevant gateway views identified in the Embsay Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 20 - 21). The relevant views with commentary are listed in the following sections.

Gateway views

The key recreational gateway view of relevance to EMB1 is the view from Embsay Crag to Embsay (view 1A) as shown on Figure 1.1 (pages 10 - 11). The EMB1 site is clearly visible from this viewpoint and is easily identified by the farm track which leads to the site. Given the site already has some built elements, new development on the site should not alter the baseline situation but consideration should be given to architectural forms which relate to the historic scale of the village as opposed to the linear forms of the current farm. The same applies to the selection of materials which should be recessive in colour and not reflective. An Enviromental Colour Assessment[8] (ECA) should be prepared to guide the selection of materials to relate to the natural landscape and historic townscape. Finally it is noted that

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

[8] Landscape Institute Technical Information Note 04/18: Environmental Colour Assessment, Landscape Institute, November 2018

the EMB1 site and adjacent school do not have any mature trees whereas to the west the valley of Embsay Beck is well treed. The landscape scheme to accompany any future development of EMB1 should consider the pattern of the landscape to the edge of the village east of the school where mature trees soften the built forms and integrate the village edge with the landscape beyond.

Local views

A number of local views relevant to the site have been identified on Figure 2 and have been recorded and photographed as Figures 2.1 - 2.4 on pages 22 - 25. These views are important considerations in the design of any future residential development of the site. The views are as follows:

Views 1 and 2 There are views to Embsay Crag at the site entrance on Pasture Road (view 1) and at other gaps in housing on Pasture Road i.e. Field Row (View 2). The Embsay Conservation Area Appraisal 2016[9] identified the importance of similar views from Pasture Road. These are identified as highly significant dynamic views (HD).

HD1: V*iew along Pasture Road looking north and east. Pasture Road winds gently, allowing glimpses ahead of the historic buildings and former farmsteads that gradually become denser. This view takes in important features of the town's industrial history (the mill ponds and the chimney) and some significant historic buildings. Views north towards Embsay Crag from Main Street and Pasture Road are a constant reminder of the village's relationship with the landscape.*

The site layout for the development should ensure these framed views are retained and enhanced.

Views 3 and 4 There are views from PRoW 05.17/15 to the north of site over to the site to Embsay and Haw Park Quarry beyond. It should be noted that this PRoW also forms part of Lady Anne's Way, a long distance route (100 miles) from Skipton to Penrith. The LSA notes *the northern boundary of the site is likely to be prominent in views from the PRoW.* Sensitive treatment of this boundary would be an important consideration in the design of the layout of any future residential development with screening in parts and possibly framing of some views to Embsay and Haw Park Quarry to the south.

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 EMB1 should the site be allocated. These are as follows:

- The traditional barn should be restored and incorporated within the proposed housing layout.
- The scale and form of housing on the site should relate to the historic scale of the village as opposed to the linear forms of the current farm buildings.
- Material selection should be considered in detail with use of recessive and non reflective materials where possible. The selection of materials and colours should be steered by an Environmental Colour Assessment process to ensure there is a relationship between material selection and the natural landscape and historic townscape.
- The landscape scheme to accompany any future development of EMB1 should consider the pattern of the landscape to the edge of the village east of the school where mature trees soften the built forms and integrate the village edge with the landscape beyond.
- The design of the site layout should ensure the retention and enhancement of the framed views from Pasture Road to the fells and Embsay Crag.
- The northern boundary of the site requires sensitive treatment given views from the fells and the public right of way (long distance walking route) on the boundary. It is envisaged parts of the site may be screened and in other locations framed views to Embsay and Haw Park Quarry to the south may be designed into the layout.

Summary

The overall sensitivity rating for the site after review is still considered to be low-moderate meaning that residential development may give rise to some minor adverse landscape and/or visual effects, but these are unlikely to be significant. The site is in the centre of the Embsay Conservation Area, on the sensitive moorland fringe of the village and adjacent to a long distance footpath so this is a sensitive site which merits a carefully crafted architectural scheme.

[9] Embsay Conservation Area Appraisal, Alan Baxter, August 2016.

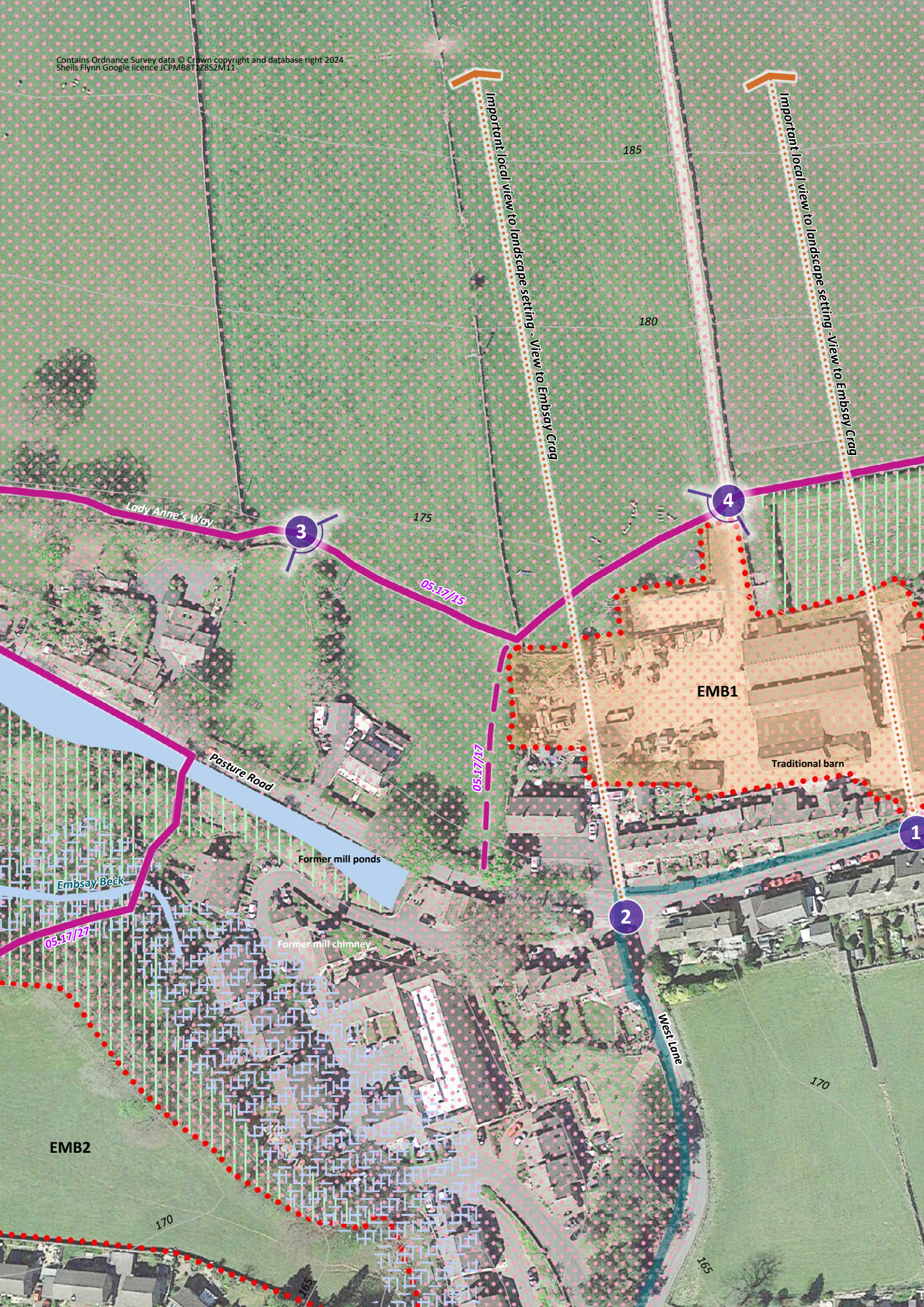
Cumulative impact with other LSA sites

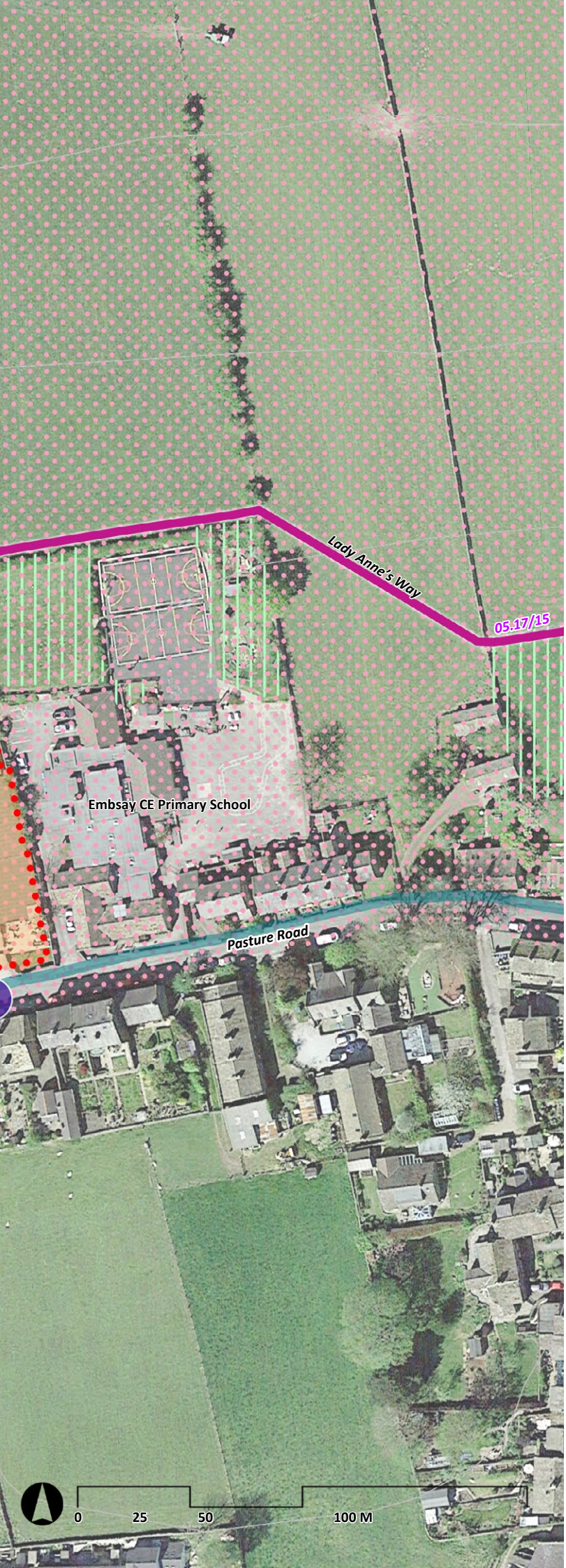
Given the existing EMB1 site is brownfield with existing buildings, development is not considered to significantly impact on the settlement edge and therefore would not have a cumulative impact with sites EMB2 and EMB3 when viewed from the gateway views to the north.





View to Embsay and EMB1 from Embsay Crag


Contains Ordnance Survey data © Crown copyright and database right 2024
Sheils Flynn Google licence JCPMB8T1Z8S2M11
Important local view to landscape setting - View to Embsay Crag
Important local view to landscape setting - View to Embsay Crag
185
180
175
170
165
Lady Anne's Way
05.17/15
05.17/17
05.17/27
Pasture Road
Embsay Beck
Former mill ponds
Former mill chimney
Traditional barn
West Lane
EMB1
EMB2
1
2
3
4



Yorkshire Dales National Park Boundary

Contour lines (5m interval)

Water courses

Conservation Areas

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Flood Zone 2 & 3

View from principal recreational route gateway (not in viewport)

View from principal vehicular route gateway (not in viewport)

Local views specific to the site

Important open spaces (YDNP) & Local Green Spaces (Craven)
Yorkshire Dales Local Plan 2015-2030, Adopted 2016 and Craven Local Plan 2012-2031, Adopted November 2019

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

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

Figure 2

EMB1 Detail Plan



Figure 2.1 - Local view 1 to Embsay Crag at the site entrance to EMB1 on Pasture Road



Figure 2.2 - Local view 2 to Embsay Crag at Field Row at the the junction of Pasture Road and West Lane south of EMB1

Embsay Crag



Embsay Crag





Figure 2.3 - Local view 3 from Lady Anne's Way (PRoW 05.17/15) west of the EMB1 site



Figure 2.4 - Local view 4 from Lady Anne's Way (PRoW 05.17.15) north of the EMB1 site

EMB1





EMB2 - Land north of Brackenley Lane and Dales Avenue

Introduction

This 4.02 ha 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. Refer to Figure 3 (pages 30 - 31) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.4 (pages 32 - 35) with full size images as LI Guidance note TGN 06/19[10] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[11] is as follows:

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.

Review

After review of the LSA assessment for EMB2 it is considered that the judgment for the sensitivity for views and recreational experience should increase from moderate-high to high. This reflects acknowledgement of the importance of the long distance walk – Lady Anne's Way which cuts through the site. Lady Anne's Way is currently a Category 3 long distance walk i.e. a regionally important route recognised and supported by the National Park Authority which is waymarked. For reference Category 1 are National Routes and Category 2 routes are regionally important, promotional discs are permitted and they are marked on OS maps.

Despite the increase in the sensitivity of one of the criteria **the overall landscape sensitivity assessment remains unaltered as moderate-high***. The updated results for each of the five criteria and overall landscape sensitivity for EMB2 are as the table on the following page.

[10] Refer to footnote no. 3

[11] Refer to footnote no. 1

Summary of results of LSA review process

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

The review process for EMB2 has considered the relevant gateway views identified in the Embsay Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 3 on pages 32 - 35). Additional gateway views have also been identified during the review process.

The LSA suggested that a more limited area of development could be considered and this could be *'tucked in' to the north west edge of the existing settlement on the lower slopes of Hill Top*. The review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. 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 - 1.6 (pages 10 - 15). The key gateway views are:

View 1A The view from Embsay Crag (PRoW 05.17/2) to the site shows the site is clearly visible although mostly back dropped by the existing built edge of the Embsay with the exception of the western part of the west field. wThe extent of any future development should not extend beyond the existing westernmost extent of Embsay which coincides with some significant mature trees as identified on Figure 3 on pages 30 - 31. The extent of development as defined by review of this view should also take into account the other gateway views and in particular view 2A from Brackenley Lane.

View 1B There are distant filtered views from PRoW 05.17/7 north east of the site to EMB2. The view is partially screened by trees lining Embsay Beck. The site is also likely to be visible in part from the open access land on Eastby Crag. Given the distance to the site and partial screening by intervening tree cover it is considered that view 1A is of greater significance than view 1B.

View 1C The routing of Lady Anne's Way is shown on Figure 1 (pages 8 - 9). The route from Skipton joins Brackenley Lane approximately 0.8 miles west of the site. The views from this section of the route are as view 2A with views across gently dipping walled fields with the rugged skyline profile of Embsay Crag and the ridgeline extending through Eastby Crag to High Crag beyond, creating a memorable first impression of Embsay, which is tucked in a relatively sheltered part of the sweeping moorland edge landscape. The route leaves Brackenley Lane at the west field of the site and cuts diagonally across the corner of the field following PRoW 05.17/22. It then follows the north boundary of the existing housing edge i.e. the south edge of the site (central field). Although the footpath cuts through the built up area to the south of the east field there is currently a section of the walk which is off road with views as described above. Refer to Figure 1.3 on pages 12 - 13. Development of the site even in a reduced form would limit these views and adversely affect users of this section of Lady Anne's Way. Diversion of the route north of the development could be considered possibly in conjunction with the undeveloped areas of the site becoming available to the public as open space. It should be noted that there is a sequence of similar views from the section of Lady Anne's Way on Brackenley Lane but the view from the site is important because receptors are off road.

View 1D This view is from PRoW 05.37/5/1 which links Embsay to the A59. Most of the site is visible from this elevated viewpoint south of Embsay. Development on the reduced area of the site would appear as a logical extension to the north west edge of Embsay fom this viewpoint.

View 2A View 2A is the vehicular/cyclist gateway view from Brackenley Lane (also Lady Anne's Way) when approaching Embsay from the west. The view corridor from the lane to the ridgeline extending from Embsay Crag to Eastby Crag/High Crag is plotted on Figure 3 on pages 30 - 31. It is considered that development should not extend into this corridor so there is no housing in the foreground of the view to Eastby Crag/High Crag. Furthermore, the existing trees should be retained and additional trees planted to ensure any future development nestles into the valley as is the current situation for the village of Embsay.

View 2B This gateway view from Skipton Road to the south west edge of Embsay shows the village sheltered in the

valley bottom with rising land leading up to Embsay Crag. Development of the reduced site area is unlikely to be visible from this viewpoint.

Local views

Local views relevant to EMB2 are located on Figure 3 (pages 30 - 31) with the views shown on Figures 3.1 - 3.4 (pages 32 - 35). The local views are:

View 1 The view from PRoW 05.17/23 south of the site is similar to that of gateway view 2B viewed from Skipton Road. PRoW 05.17/23 extends from Skipton Road to Brackenley Lane. As the footpath rises as it approaches Brackenley Lane there are views through gaps in the housing fronting the lane to the sloping fields of EMB2 which visually lead to Embsay Crag and the ridgeline to Eastby Crag/High Crag. Development of the site would screen these views but the fells would still be visible above the housing. These gaps are also likely to be impacted by development on EMB3. Refer to the section on cumulative impact.

View 2 There are unlikely to be any views from Pasture Road to development on the reduced area of the site.

View 3 This view at the point where Lady Anne's Way (PRoW 05.17/27) emerges from the existing housing area to the site will be adversely impacted by development. Development of the site even in a reduced form would limit these views and adversely affect users of this section of Lady Anne's Way. Diversion of the route north of the development could be considered possibly in conjunction with the undeveloped areas of the site becoming available to the public as open space.

View 4 This viewpoint is from Lady Anne's Way (PRoW 05.17/22) in the north east corner of the site. It is the point where the path emerges from the woodland when walking from Pasture Road to the south. The proposed reduced extent of housing development will be mostly screened by the existing settlement edge from this viewpoint.

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 be considered in any future residential development of EMB2 should the site be allocated. These are:

- The reduced site area identified in the Landscape Sensitivity assessment 2022 should be further reduced as follows:
    - The extent of any future development should not extend beyond the existing westernmost extent of Embsay (which coincides with some significant mature trees) when viewed from Embsay Crag.
    - Development should not extend into the view corridor from Brackenley Lane (Lady Anne's Way) to the ridgeline extending from Embsay Crag to Eastby Crag/High Crag.
- Existing trees should be retained and protected and additional trees planted to ensure any future development nestles into the valley as is the current situation for the village of Embsay.
- Material selection should be considered in detail with use of recessive and non reflective materials where possible. The selection of materials and colours should be steered by an Environmental Colour Assessment process to ensure there is a relationship between material selection and the natural landscape and historic townscape.
- Diversion of Lady Anne's Way (PRoW 05.17/22) north of the reduced development area could be considered possibly in conjunction with the undeveloped areas of the site becoming available to the public as open space.
- Retention and protection of field boundary stone walling.

Summary

Following the review process, the landscape sensitivity assessment has been repeated but based on the reduced site area as identified on Figure 3 and with a diversion of Lady Anne's Way to the north side of the reduced development area. The updated results for each of the five criteria and overall judgement for the reduced area of EMB2 are in the table below.

Summary of results of LSA review process for a reduced site with mitigation

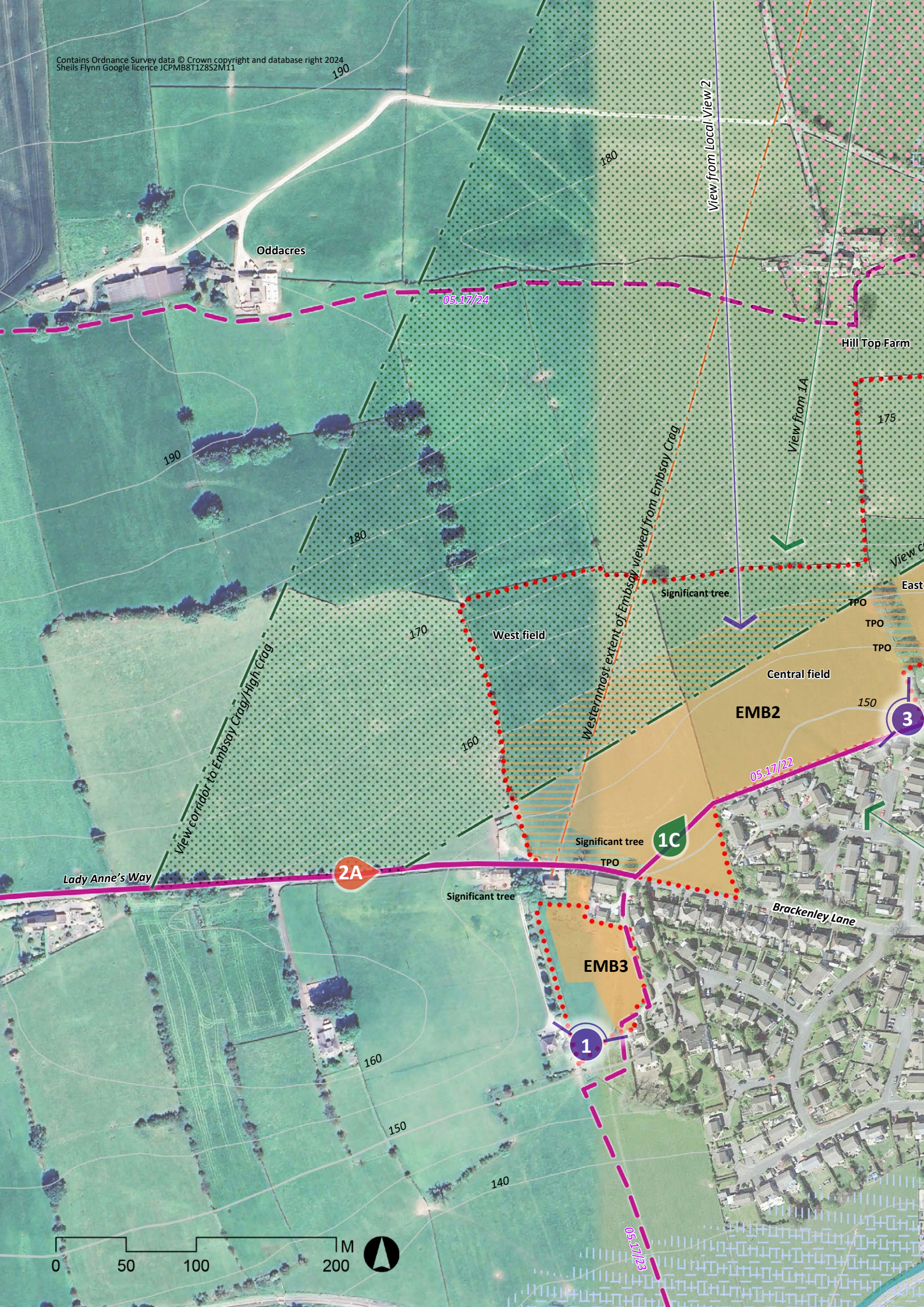
Physical and natural characteristics	Moderate
Settlement form and setting	Moderate
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Moderate**

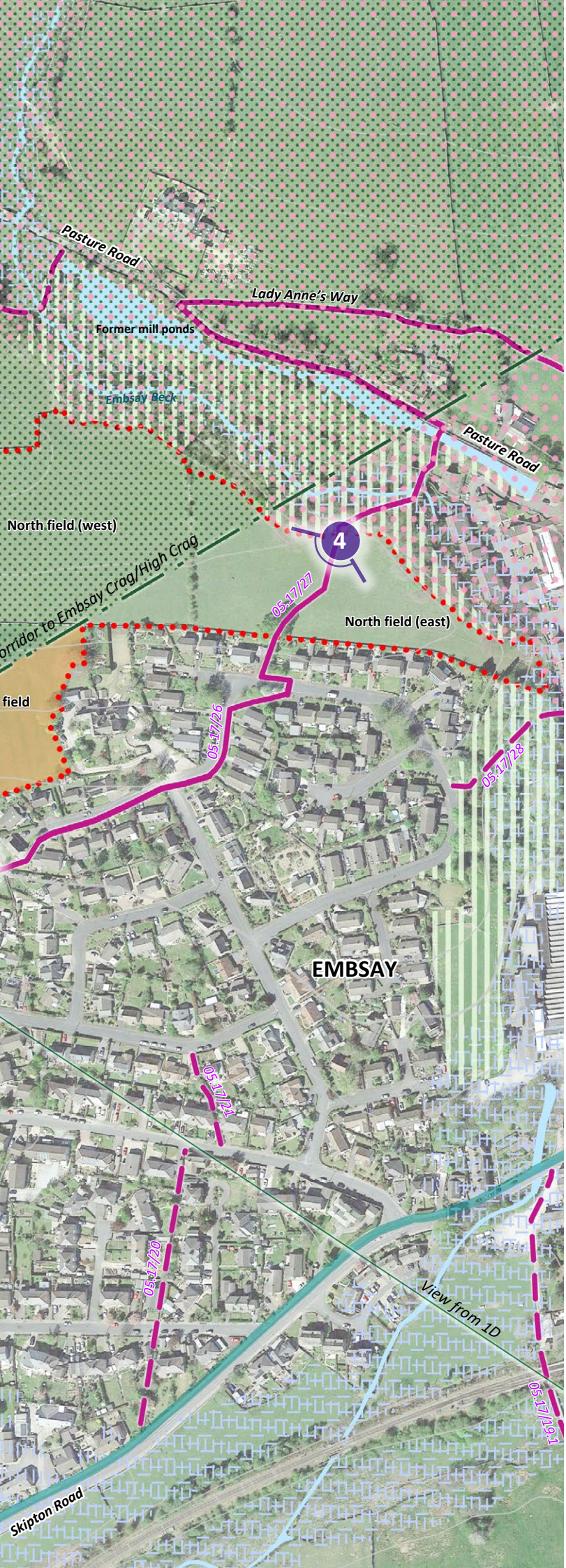
The overall landscape sensitivity for the reduced scheme is judged to be moderate meaning that residential development would be likely to give rise to some adverse landscape and/or visual effects, but these may be limited in extent.

Cumulative impact with other LSA sites

EMB2 is sufficient distance from EMB1 to not be affected by development on EMB1. In addition, EMB1 is a brownfield site with existing buildings so there would be little discernible change to the baseline condition when viewed from gateway views from the north.

However, EMB2 and EMB3 are adjacent each other, north and south respectively of Brackenley Lane. Both are visible from the elevated gateway views to the north on Embsay Crag. Despite this proximity it is considered that if both sites are developed, there would be no cumulative impact assuming development is limited to not extend beyond the defined westernmost extent of Embsay when viewed from Embsay Crag.


Contains Ordnance Survey data © Crown copyright and database right 2024
Sheils Flynn Google licence JCPMB8T1Z8S2M11
190
180
Oddacres
05.17/24
View from Local View 2
Hill Top Farm
View from 1A
175
190
180
Significant tree
TPO
TPO
TPO
East
West field
170
Central field
EMB2
150
3
160
Westernmost extent of Embsay viewed from Embsay Crag
View corridor to Embsay Crag/High Crag
05.17/22
Significant tree
TPO
1C
Lady Anne's Way
2A
Significant tree
Brackenley Lane
EMB3
1
160
150
140
05.17/23
0
50
100
200
M



Yorkshire Dales National Park Boundary

Contour lines (5m interval)

Water courses

Conservation Areas

Promoted / long distance routes

Public rights of way

Flood Zone 2 & 3

View from principal recreational route gateway

View from principal vehicular route gateway

1 Local views specific to the site

View corridor from gateway route to Embsay Crag/High Crag

Westernmost extent of Embsay viewed from Embsay Crag

Important open spaces (YDNP) & Local Green Spaces (Craven)
Yorkshire Dales Local Plan 2015-2030, Adopted 2016 and Craven Local Plan 2012-2031, Adopted November 2019

TPO Tree Preservation Order

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

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

Figure 3

EMB2 Detail Plan



Figure 3.1 - Local view 1 from PRoW 05.17/23 on site EMB3 looking north to EMB2.



Figure 3.2 - Local view 2 from Pasture Road looking south in the direction of EMB2. (Not visible)

EMB3 EMB2 Embsay Crag PRoW 05.17/23







Figure 3.3 - Local view 3 from Lady Anne's Way (PRoW 05.17/22) at the point where the PRoW enters/exits the existing housi



Figure 3.4 - Local view 4 from Lady Anne's Way (PRoW 05.17/27) in the north east corner of the site looking south west



ng area looking north west



EMB3 - Land south of Lind View Barn

Introduction

This 0.55 ha 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. Refer to Figure 4 (pages 40 - 41) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.3 (pages 42 - 45) with full size images as LI Guidance note TGN 06/19[12] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[13] is as follows:

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 if the boundaries of the new built development are softened by groups of native trees.

Review

After review of the LSA assessment for EMB3 it is considered that the judgement for the landscape sensitivity for views and recreational experience should increase from low-moderate to moderate. This reflects acknowledgement of the gateway view from PRoW 05.17/2 on Embsay Crag as shown in view 1A (Figure 1.1 on pages 10 - 11). In this view, all of the site is visible on the western edge of Embsay although there is a clearly defined western boundary formed by buildings and trees. With this increase in sensitivity for one of the individual criteria **the overall sensitivity judgement is considered to increase to low-moderate*.** The addition of the asterisk indicates that a carefully designed layout that focuses built development on part of the site would reduce the risk of adverse landscape and visual effects.

Summary of results of LSA process after review

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

[12] Refer to footnote no. 3

[13] Refer to footnote no. 3

The review process for EMB3 has considered the relevant gateway views identified in the Embsay Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 4 on pages 40 - 41). 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 - 1.6 (pages 10 - 15). The key gateway views are as follows:

View 1A Views from Embsay Crag (PRoW 05.17/2) to the site. The site is clearly visible from this elevated viewpoint. Development of the site would extend the built up area of Embsay to the west but the north boundary of the site fronting Brackenley Lane is already developed and the western boundary is defined by trees and some built forms. Given this development of the site could be considered a logical extension of Embsay. It should be noted that the perception of development on EMB3 viewed from Embsay Crag will be impacted by development on EMB2. Refer to the section on cumulative impact.

View 1B There are distant filtered views from PRoW 05.17/7 north east of the site to EMB3. The view is partially screened by trees in Embsay. The site is also likely to be visible in part from the open access land on Eastby Crag. Given the distance to the site and partial screening by intervening tree cover it is considered that view 1A is of greater significance than view 1B.

View 1D The site is not visible from this viewpoint on PRoW 05.37/5/1 which links Embsay to the A59 however, there may be some points on this elevated public right of way where EMB3 is visible. Given the north boundary of the site fronting Brackenley Lane is already developed and the western boundary is defined by trees and some built forms, development of the site if visible could be considered a logical extension of Embsay.

View 2A This view is the cyclist/vehicular gateway view on Brackenley Lane approaching Embsay from the west. Although the view tends to be to dominated by Embsay Crag and the ridgeline extending to High Crag, part of the EMB3 site would be visible although back dropped by existing housing fronting on the southern section of Brackenley Lane. Careful consideration should be given to placement of tree planting to break up the form of new housing but not necessarily to completely screen it.

View 2B View from Skipton Road to the site. Views to the eastern part of the site are filtered by mature trees in this view and likely to be screened when trees are in leaf. However, the south western part of the site is open and the pasture south of the site sweeps up to a local ridgeline on the south boundary of the site beyond which is Embsay Moor on the skyline. Development should be limited to the eastern and northwestern parts of the site to avoid development on the skyline.

Local views

A number of local views relevant to the site have been identified in Figure 4 and have been recorded and photographed as Figures 4.1 - 4.3. These views are important considerations in the design of any future residential development of the site. The views are as follows:

View 1 View 1 is the view at the point where PRoW 05.17/23 connects with Skipton Road. Refer also to gateway view 2B. As the view indicates most of the eastern part of EMB3 i.e. adjacent the existing built edge of Embsay is screened by a line of mature trees south of the site. However, the south western part of the site is visible as open pastureland and visually appears to connect with the rising land north of Brackenley Lane. This part of the site should remain undeveloped and could accommodate a diversion of the public footpath away from the existing built edge of Embsay. If housing were located in this open south western part of the site it would be seen on the skyline and would adversely impact this view and the approach to Embsay from Skipton.

View 2 This view is also on PRoW 05.17/23 which links Skipton Road to Brackenley Lane but is higher up the slope than view 1 and is located near the southern boundary of EMB3. From this viewpoint the existing dwellings fronting onto Brackenley Lane are visible. View 2 shows the visual connection between the open pasture of EMB3 with the rising land north of Brackenley Lane and Embsay Moor beyond. The design of any future development of EMB3 should retain this visual connection in the diversion of PRoW 05.17/23.

View 3 View 3 is from the field entrance on Brackenley Lane (Lady Anne's Way) at the south west corner of the site. This is a glimpsed view unlikely to be noticed by motorists but development on the site would be visible although the current view over the site is back dropped by the current settlement edge of Embsay. Housing should be set back from the western boundary to accommodate the diverted public right of way.



View from PRoW 05.17/23 south of the EMB3 site

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 be considered in any future residential development of EMB3 should the site be allocated. These are:

- Diversion of PRoW 05.17/23 to the west side of the site.
- Housing should be limited to the north west and eastern parts of the site adjacent the existing built edge of Embsay to avoid development on the skyline in views from the south east.
- The boundaries of the new built development should be softened by groups of native trees especially on the western side and south western boundaries.

Summary

Following the review process the landscape sensitivity assessment has been repeated but based on the reduced site area as identified on Figure 4 and with a diversion of PRoW 05.17/23 to the west side of the development area. If housing is restricted to the north west and eastern parts of the site only with appropriate mitigation as outlined in the section on design considerations, it is considered that the risk of adverse landscape and visual effects could be reduced. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 4) with mitigation. The views and recreational experiences reduces to low-moderate because the tree planting to the western boundary and south west corner will reinforce the existing boundaries of the site and settlement edge. As a result of the mitigation **the overall landscape sensitivity assessment would also reduce from low-moderate* to low**. This site is a good candidate for residential development as it is sheltered and well contained by existing housing.

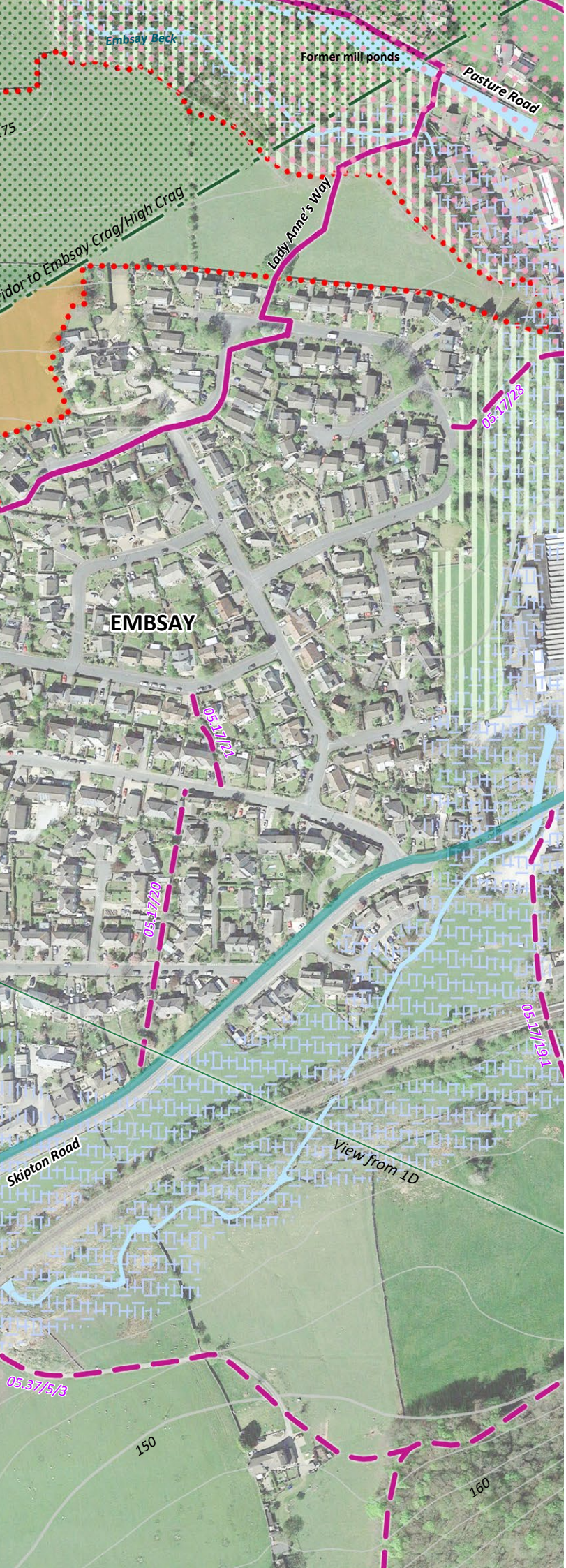
Summary of results of LSA review process for a reduced site with mitigation

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

Cumulative impact with other LSA sites

Although EMB2 and EMB3 are located on opposite sides of Brackenley Lane in close proximity, the development of both sites is not considered to have a cumulative effect. In the gateway view from Embsay Crag both sites are visible but with a reduced extent of proposed development on EMB2 both housing sites will be perceived as logical extensions of the settlement.


05.17/24
Contains Ordnance Survey data © Crown copyright and database right 2024
Sheils Flynn Google licence JCPMB8T1Z8S2M11
190
180
170
160
150
140
135
View corridor to Embsay Crag/High Crag
Westernmost extent of Embsay viewed from Embsay Crag
View from 1A
Significant tree
View corr
TPO
TPO
TPO
EMB2
Significant tree
TPO
1C
3
2A
Lady Anne's Way
Significant tree
Brackenley Lane
Western boundary
formed by tree line
EMB3
2
Line of mature trees
05.17/23
Sewage Works
1
2D
Eller Beck
0
50
100
200
M



- Yorkshire Dales National Park Boundary
- Contour lines (5m interval)
- Water courses
- Conservation Areas
- Promoted / long distance routes
- Public rights of way
- Flood Zone 2 & 3
- View from principal recreational route gateway
- View from principal vehicular route gateway
- Local views specific to the site
- View corridor from gateway route to Embsay Crag/High Crag
- Important open spaces (YDNP) & Local Green Spaces (Craven)
  Yorkshire Dales Local Plan 2015-2030, Adopted 2016 and Craven Local Plan 2012-2031, Adopted November 2019
- Tree Preservation Order
- Potential residential development
  (hatch denotes previous extent which has been adjusted following the review, reduction/mitigation process and cumulative impact asssessment)
- Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2022

Figure 4

EMB3 Detail Plan



Figure 4.1 - Local view 1 from PRoW 05.17/23 near Skipton Road looking north to Embsay



Figure 4.2 - Local view 2 from PRoW 05.17/23 on the south boundary of EMB3 looking north to Embsay Crag



Embsay Crag



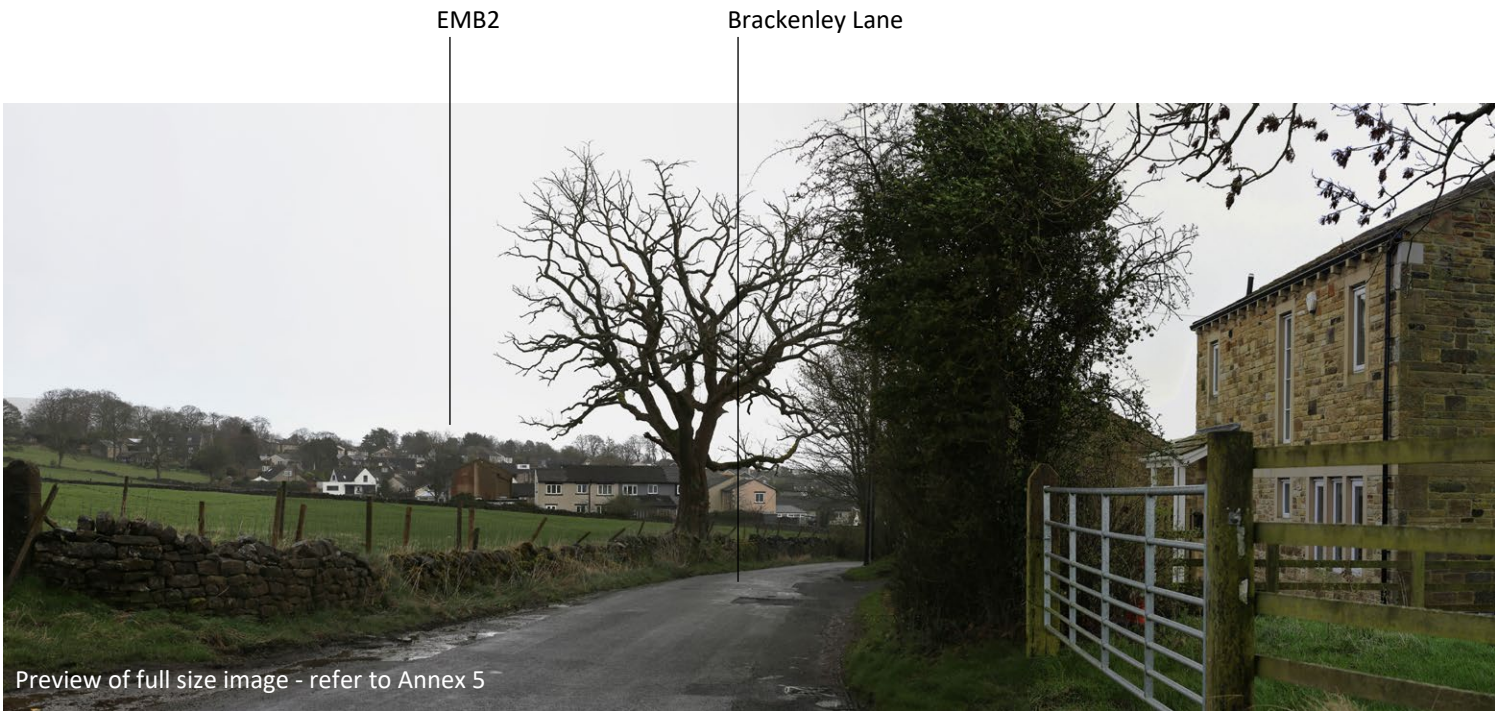


Figure 4.3 - Local view 3 at field entrance to EMB3 on Brackenley Lane (Lady Anne's Way)

EMB3



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 Embsay.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Embsay	EMB 1	Low-moderate	Low-moderate	Low-moderate	Low-moderate
	EMB 2	Moderate-high*	Moderate-high*	Moderate	Moderate
	EMB 3	Low	Low-moderate*	Low	Low

This page intentionally left blank

sheilsflynn

YORKSHIRE DALES
National Park Authority

August 2024