sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 2

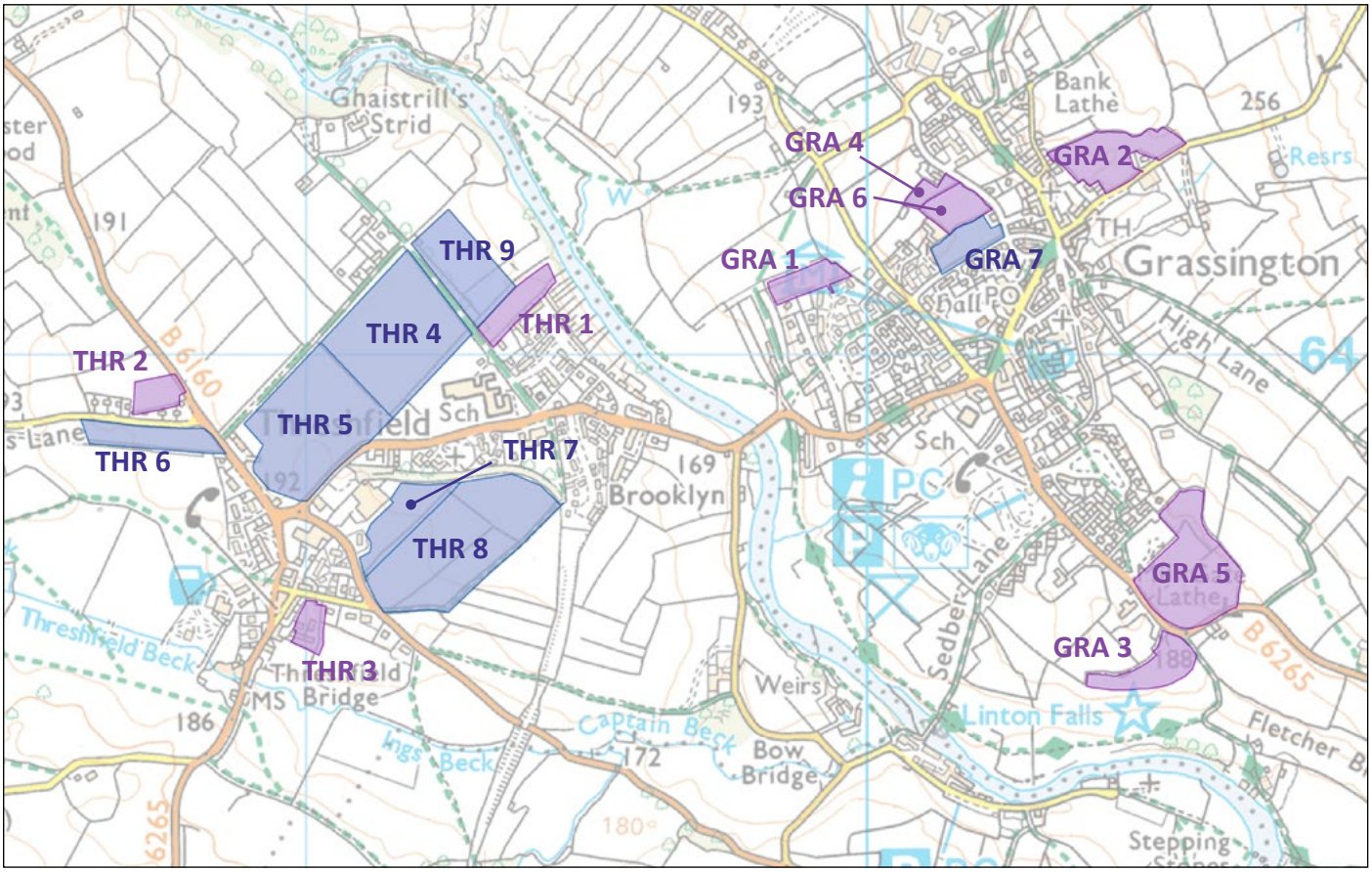
Landscape Sensitivity Assessment : Grassington & Thresfield

August 2024
Reference no. 497/3/02.2
Revision 4.0

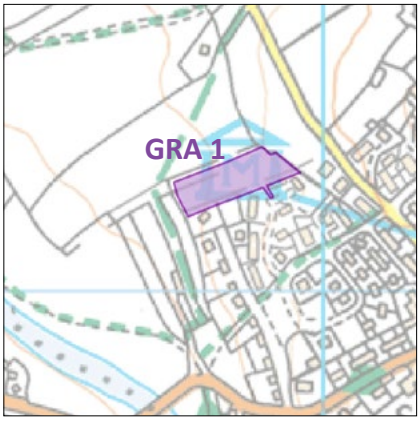
YORKSHIRE DALES
National Park Authority

Grassington & Threshfield

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
GRA 1	Land north of Wharfe View	GRA 7	Land north of Moody Sty Lane
GRA 2	Land adjacent to Knoll View, Moor Lane	THR 4	Land west of Wharfeside Avenue
GRA 3	Land between Elbolton & High Cross Laithe, Hebden Road	THR 5	Land north of B6265 and west of Upper Wharfedale School
GRA 4	Land adjacent to Ash View, Garrs End Lane	THR 6	Land south of Skirethorns Lane
GRA 5	Land south east of Aynham Close, Hebden Road	THR 7	Land south east of barns at Toft House Farm
GRA 6	Land opposite Lyle Croft, Garrs End Lane	THR 8	Land east of B6160, Threshfield
THR 1	Land east of Wharfeside Avenue	THR 9	Land east of Wharfeside Avenue (THR1 extension)
THR 2	Land between Skirethorns Lane/B6160		
THR 3	Land rear of Manor Farm/Village Institute		



Land north of Wharfe View, Grassington
GRA 1

Physical and natural character	Moderate

This site is an open walled pasture on the slopes of Wharfedale and on the northern edge of Grassington. The field has historically been divided into two strips, but is now one fairly narrow field which is aligned upslope. There are no relevant environmental designations and the field is bordered to the south by modern housing development. This pasture is a component of the network of walled pastures across the broad U-shaped valley of the River Wharfe; the low stone walls that divide the open pastures articulate the sweeping valley landform and contribute to the scenic river corridor landscape. The intact historic pattern of walled fields, that is continuous across both sides of the river valley, is an important and sensitive of the landscape setting of Grassington. Development of this site would erode the sensitive field pattern to the north of Grassington. However, the site is contained within the existing walled field and is adjacent to an existing residential area.

Settlement form and setting	Moderate-high

Grassington has extended downslope towards the river from the historic core of the town and this site is a logical extension northwards from the lower slope residential areas, which are visually contained by narrow stepped pastures and strips of woodland that are aligned alongside the river. However, the site is at a historic edge, where a trackway known as Bridle Road which connects Bull Ing Lane on the upper valley slope to Grassington Bridge turns to follow the alignment of the field pattern on the lower valley slopes. This historic track remains a bridleway which contributes to the distinctive character of Grassington's landscape setting. Development of this site would extend houses to the edge of the bridleway at the point where the route turns towards the river and would 'squeeze' the landscape setting of the town at this sensitive point.

Views and recreational experience	Moderate

Development on this site would be visible in the gateway views southwards from Grass Wood Lane and (to a lesser extent) from Garrs End Lane. In these views, new houses would be partially visible and seen against a backdrop of (riverside) woodland. However, they would also be viewed within the context of other houses, some of which already break the skyline. There are also particularly clear views to the site from Wharfeside Avenue in Threshfield, on the western side of the valley, in which the layout of the historic walled field pattern is evident. Again, new development would be seen within the context of existing housing areas. The most sensitive landscape element (re. views and recreational experience) is the historic bridleway, which is a popular short cut for the promoted Dales Way. The quality of views from this route in and on the northern approaches to Grassington would be compromised by new development on this site because the track would pass alongside the housing edge, with no foreground 'space.' It would also be visible from the riverside public rights of way and (subject to the detailed layout of buildings) potentially also from the river corridor at Grassington Bridge. There would be some damage to the experience of the traditional pastoral landscape setting to the north of Grassington (one of the YDNP special qualities).

Perceptual qualities	Moderate

This site contributes to Grassington's scenic river valley landscape setting at one of the gateway thresholds to the town, particularly for those enjoying recreational walks along the river and across the lower valley slopes. However this is also an urban edge and the site is enclosed on two sides by existing housing which is not locally distinctive. There may be an opportunity to enhance this urban edge with high quality development that reflects its sensitive landscape setting.

Cultural and historical associations	Moderate-high

The site is part of a pastoral farmland with a relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. It is also sensitive in relation to the historic Bridle Road and, of particular relevance, in views from the historic Grassington Bridge (Grade II listed) because built development in the south west corner of the site could be visible in views northwards from both the road bridge and the riverside public rights of way. This potential adverse impact could be mitigated by sensitive design/layout of built development and by tree planting.

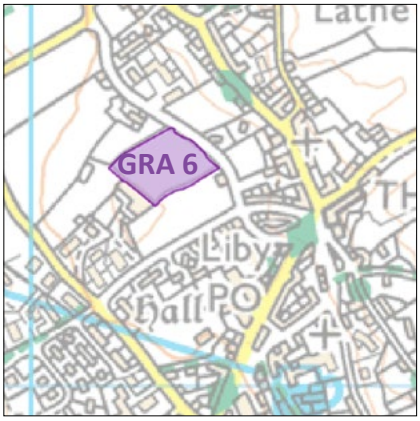
Overall landscape sensitivity - residential development	Moderate*

Development on this site would be a logical extension northwards from the existing settlement. The analysis demonstrates that it would be partially visible in multiple gateway views and that it would compromise the sensitive and scenic traditional pastoral landscape setting to the north of Grassington. However, new housing in all such views would be seen within the context of an existing relatively nondescript and abrupt housing edge and there may be an opportunity for high quality new housing to form a more attractive edge in this part of Grassington. Given the high sensitivity of views from the historic (Grade II listed) Grassington Bridge, the south west corner of the site should remain undeveloped, with groups of native trees that are carefully sited to align with existing riverside field patterns and to mitigate views to new buildings/roofs.



Land south east of Aynham Close, Hebden Road, Grassington
GRA 5

Physical and natural character	Moderate
This large site comprises two open walled pastures which abut new housing development on the southern edge of Grassington. They form the principal vehicular gateway to Grassington from the south on the B6265 Hebden Road at a point where the road enters a double bend - downslope towards the River Wharfe and then upslope at the entrance to Grassington. The land slopes smoothly and fairly evenly across the site, although drift deposits create a gentle roll; the upper (eastern) site boundary is defined by an abrupt steep embankment of rough grassland and scrub. This part of the lower dale slope is a relatively open farmland landscape, with occasional small woodlands. Mature field/roadside boundary trees, occurring singly and in small groups, are valuable landscape elements which punctuate and structure local views. The network of field stone walls which express and reveal local variations in landform is also an important and sensitive component of the landscape setting of Grassington. Development would fit within the existing landscape pattern and is adjacent to an existing residential area, but would erode the characteristic pastoral character of Wharfedale at a broader scale as it would be prominent in long views from the B6160 on the opposite side of the dale to the west.	
Settlement form and setting	Moderate-high
Development on this site would be a logical extension of Grassington, creating a n opportunity for an attractive new built gateway to the town at the bend in the road. The existing housing edge is already prominent on the approach to Grassington from the south and, at a local scale, there are few constraints to development on this site. However, the site is prominent in long views from the B6160 on the opposite side of the valley. In views eastwards (from the B6160 near Threshfield), development would be seen as a relatively isolated block which is separated from Grassington by belts of mature trees, and in views north eastwards from further south along the B6160, the site would be seen against the backdrop of the existing recent housing. The existing large farmstead which is on the bend to the south of the B6265 (opposite the site) is prominent in local and long views and development should be set back from the road bend to provide a soft built edge (partially screened by trees) and to ensure the existing farm buildings are not viewed as part of the built development.	
Views and recreational experience	Moderate-high
The existing housing edge and the existing large farmstead are prominent in local views; the housing edge is an abrupt, rather 'urban' edge within the context of a rural market town and the modern agricultural infrastructure detracts from the pastoral scenic quality of local views from the B6265, views upslope from the riverside promoted Dales Way and longer cross valley views from the B6160. A block of built housing development across this large site would be a dominant element in local views and would be potentially visually intrusive in long cross valley views from the B6160. However, there is an opportunity to enhance the local gateway and mitigate potential adverse visual and landscape effects by integrating bands of native woodland planting within the layout of new residential development, including particularly as a backdrop on the steep slope to the east and to the south west of the site, so that new planting softens/filters views to the new buildings from local roads.	
Perceptual qualities	Moderate-high
This site contributes to Grassington's scenic Wharfedale landscape setting at a principal gateway to the town and in particular is a component of the continuous pattern of walled fields that extends from the valley floor to the upper slope moors with a changing scale and alignment that reflects the transition in soil quality and farmland character upslope. Built development would disrupt this large scale and scenic landscape pattern, but could be mitigated by extending tree cover associated with the settlement southwards along the contours to contain and integrate the new development as part of the townscape.	
Cultural and historical associations	Moderate-high
The site is part of a pastoral farmland with a relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. There are no specific heritage designations but the site is noted (in the Historic Environment Record) as an area with remnant medieval ridge and furrow field system	
Overall landscape sensitivity - residential development	Moderate-high*
Part of this large site could be developed if the layout and design of built development incorporates mitigation measures that are effective at the landscape scale. The site is perceived as part of the open valley slope farmland in which the network of stone walls reveals and expresses the lie of the land and the centuries of land use that have shaped its character. However, an increase in tree cover around the town of Grassington integrates the settlement within the wider landscape and there is an opportunity for bands of native tree and woodland planting along the valley slope contours - on the steep upper slope to the east of the site and alongside the road - to contain and integrate the new buildings so that they are partially screened in views from local roads and (importantly) that they are seen against a wooded backdrop. Built development should be set back from the more elevated (north and north east) parts of the site to allow space for woodland planting and from the bend in the road to allow space for some tree planting and a walled open space that filters gateway views and provides a degree of separation from the existing farm buildings.	



Land opposite Lyle Croft, Garrs End Lane, Grassington
GRA 6

Physical and natural character	Moderate
The site is an open pasture enclosed by low stone walls on the edge of Grassington. It is on the gently rolling slope of Wharfedale at a point where the valley slope broadens out to form a slight terrace. This site is on the broad slope of a slight local ridge, which rises to the west (Wisp Hill). A large barn and a line/groups of mature trees on the crest of Wisp Hill form the skyline in local views westwards screening views across the valley and giving the site a relatively enclosed character. There are no relevant designations, but the small scale walled field pattern and gently rolling landform, which is emphasised by the rise and fall of the field stone walls, is an attractive landscape feature which is characteristic of the wider Wharfedale landscape.	
Settlement form and setting	Moderate-high
Historic OS maps of Grassington show that the town developed on the mid-slopes of the valley, with barns and some cottages and farmsteads grouped along the lanes (eg. Bank Lane and Intake Lane) that lead upslope from the town onto the moor. The site is in the centre of a small group of remnant walled pastures (including a more steeply sloping pasture opposite which is designated as Important Open Space) that together form a wedge of rural landscape which contributes to the rural landscape setting of north east Grassington. The pastures break up the blocks of housing, revealing the historic pattern of lanes and houses and contributing an overriding 'rural' settlement character. The group of pastures is of sufficient scale to balance the areas of housing and create a visual and perceptual link with the surrounding valley slope farmland. Development on this central field within the cluster of pastures would reduce the scale of the group of fields to the extent that the remaining individual fields are perceived as isolated paddocks instead of a landscape wedge. This would therefore have an urbanising influence which would detract locally from the character of Grassington's landscape setting.	
Views and recreational experience	Moderate
A large barn, together with lines and groups of mature trees, forms the skyline in local views westwards across the site, screening views across Wharfedale. It is a prominent feature, which detracts from the character of these views. However, the roll of the local landform ensures that development on this site would form the skyline in local views across the site between Moody Sty Lane and Garrs End Lane. The site is also locally prominent in views downslope westwards across the Important Open Space from Chapel Lane and is visible as a green gap in elevated views from Moor Lane. Overall, it makes a valuable contribution to the local character and landscape setting of a neighbourhood within Grassington but is not more widely visible	
Perceptual qualities	Moderate-high
The gently rolling small pastures and network of field stone walls on this site makes a strong perceived connection to the pastoral landscape of Wharfedale beyond the confines of the town. Together with the adjacent pastures, it contributes a rural, domestic landscape scale, connecting this part of upper Grassington to its rural landscape setting and reducing the perceived scale of the settlement. As the central field in the group, this site has a particularly important role in 'anchoring' the settlement within its local landscape and creating a subtle variety of local views across the neighbourhood.	
Cultural and historical associations	Moderate-high
The site is noted (in the Historic Environment Record) as an area with remnant medieval ridge and furrow field system and forms part of the historic network of walled pastures that continues across Wharfedale	

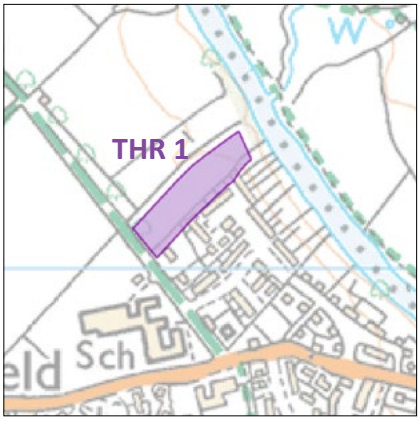
Overall landscape sensitivity - residential development	Moderate-high*
This rolling walled pasture makes a valuable contribution to the landscape setting of Upper Grassington at a local scale. It is not widely visible and a block of new housing could be accommodated without damage to the wider landscape character of Wharfedale, but this would result in significant damage to the rural character and distinctive local landscape setting of this part of the town. Development on this slightly more elevated, central field would mean that each of the remaining small walled pastures in the group is enclosed by housing and would result in a loss of visual continuity in local views from Moody Sty Lane, Garrs End Lane and Chapel Street. The remaining fields would be perceived as individual paddocks rather than a 'landscape wedge that is of sufficient scale to contribute to the landscape setting of the town. However, development within the south west part of the site, with the remainder conserved as open space, could be integrated with less adverse landscape and visual effects as this part of the site is viewed in conjunction with the existing Wisp Hill development.	



Land north of Moody Sty Lane, Grassington
GRA 7

Physical and natural character	Moderate
The site is an open pasture enclosed by low stone walls on the edge of Grassington. It is on the gently rolling slope of Wharfedale at a point where the valley slope broadens out to form a slight terrace. This site is on the broad slope of a slight local ridge, which rises to the west. A large barn and a line/groups of mature trees on the crest of this ridge form the skyline in local views north and westwards, screening views across the valley and giving the site a relatively enclosed character. There are no relevant designations, but the small scale walled field pattern and gently rolling landform, which is emphasised by the rise and fall of the field stone walls, is an attractive landscape feature which is characteristic of the wider Wharfedale landscape.	
Settlement form and setting	Moderate-high
Historic OS maps of Grassington show that the town developed on the mid-slopes of the valley, with barns and some cottages and farmsteads grouped along the lanes (eg. Bank Lane and Intake Lane) that lead upslope from the town onto the moor. The site is on the southern edge of a small group of remnant walled pastures (including a more steeply sloping pasture which is designated as Important Open Space) that together form a wedge of rural landscape which contributes to the rural landscape setting of north east Grassington. The pastures break up the blocks of housing, revealing the historic pattern of lanes and houses and contributing an overriding 'rural' settlement character. The group of pastures is of sufficient scale to balance the areas of housing and create a visual and perceptual link with the surrounding valley slope farmland. Development on this field would reduce the scale of the group of fields; however the remaining fields would still form a coherent 'landscape wedge'. Development would therefore have an urbanising influence which would detract locally from the character of Grassington's landscape setting, but the most important components of the landscape setting would not be completely lost.	
Views and recreational experience	Moderate
A large barn, together with lines and groups of mature trees, forms the skyline in local views north westwards across the site, screening views across Wharfedale. It is a prominent feature, which detracts from the character of these views. Development on this site would continue the local street pattern, with houses on both sides of Moody Sty Lane. It is a relatively enclosed site, which makes a valuable contribution to the local character and landscape setting of a neighbourhood within Upper Grassington but is not more widely visible	
Perceptual qualities	Moderate
The gently rolling small pastures and network of field stone walls on this site makes a strong perceived connection to the pastoral landscape of Wharfedale beyond the confines of the town. Together with the adjacent pastures, it contributes a rural, domestic landscape scale, connecting this part of upper Grassington to its rural landscape setting and reducing the perceived scale of the settlement. As the field on the margins of the group of remnant pastures, development on this site would not completely remove this perceived landscape connection, but it would reduce the quality and diversity of local views across the Moody Sty Lane/Garrs End Lane part of the neighbourhood.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale	

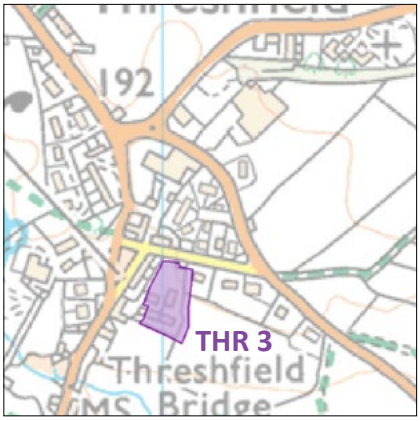
Overall landscape sensitivity - residential development	Moderate
This rolling walled pasture makes a valuable contribution to the landscape setting of Upper Grassington at a local scale. However, it is not widely visible and a block of new housing could be accommodated without the complete loss of the rural character and distinctive local landscape setting of this part of the town because the remaining fields are more prominent in local views and provide some physical and visual continuity with the wider Wharfedale landscape.	



Land east of Wharfeside Avenue, Threshfield
THR 1

Physical and natural character	Moderate
The site is a narrow, open pasture on the broad, gently sloping river terrace to the west of the River Wharfe. The slope falls gradually to the east, before dropping to the river's edge beyond the eastern site boundary. The pasture is enclosed by low stone walls, which are in poor condition and supplemented by wire fencing. It is on the edge of the block of houses that front onto Wharfeside Avenue and is bordered to the south by residential development. The immediate landscape context to the west includes a large secondary school, small areas of housing and the rugby club. The most sensitive aspects of this site are its river corridor frontage and the regular pattern of long, low field stone walls that subdivide the riverside terrace of land into pastures. Development would compromise the riverside landscape setting but this adverse effect is balanced by the wider settlement-edge landscape context.	
Settlement form and setting	Moderate-high
The site is adjacent to a modern housing estate and close to the site of a large secondary school. Its development would be a logical extension of the existing settlement form northwards. However, this is the riverside landscape setting to Threshfield and extending the block of residential development further along the river would detract from the prominence and importance of the river corridor within the landscape settings of Threshfield and Grassington. As these settlements grow, it will become increasingly important to conserve the river corridor landscape; this site is valued as part of the landscape setting of the River Wharfe as it flows between the twin settlements.	
Views and recreational experience	Moderate-high
There are close views to the site from Wharfeside Avenue, which is also a public right of way. These views to the existing edge of the residential development off Wharfeside Avenue are not of high value from a landscape perspective. However, there are also relatively close views westwards to the site from the Dales Way, a promoted and popular recreational route along the River Wharfe corridor. In these views the site forms part of the sensitive landscape setting of the River Wharfe. There are also long views westwards to the site from Grass Moor Lane, but the site is partially screened by the existing riverside trees in these views and development would not be prominent.	
Perceptual qualities	Moderate-high
The pattern of regular long low stone walls that subdivide the broad, smooth terrace of land to the west of the River Wharfe lead the eye upslope from river to moorland in views from Grassington to the east. The layout of local roads, the school and existing residential areas ensure that the site is generally perceived within the context of the settlement of Threshfield, but the lines of mature trees along Wharfeside Avenue form a subtle but important backdrop to views across the river, providing visual containment and a sense of separation between the turfed pitches of the school grounds/rugby club and the more distinctive rural walled pastures alongside the river, which are perceived as part of the scenic River Wharfe corridor.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale	

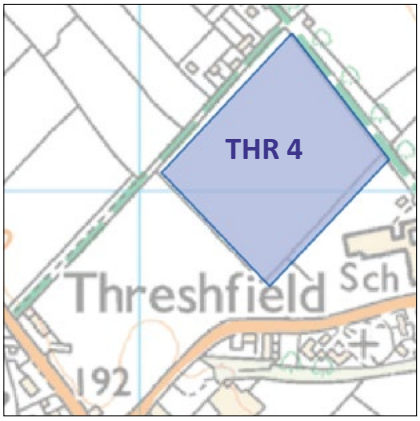
Overall landscape sensitivity - residential development	Moderate-high*
This narrow site forms part of Threshfield's sensitive riverside landscape setting and provides a valuable foreground to views westwards across the river corridor from Grassington and the Dales Way. This broad terrace of traditional pastoral farmland on the edge of the town 'balances' the block of Threshfield's settlement form within the wider Wharfedale landscape and conserves the spacious landscape setting of the distinctive and scenic landscape River Wharfe corridor. The least sensitive part of the site is the frontage to Wharfeside Avenue and buildings in this western part of the site, with native tree planting to the east, would conserve the sensitive riverside part of the site and reinforce the existing treed character of the river bank landscape.	



Land rear of Manor Farm/Village Institute, Threshfield
THR 3

Physical and natural character	Low-moderate
A brownfield site in the historic centre of Threshfield Village. The site is in a derelict state, with the remains of several timber buildings and a lumpy landform that suggests buried waste material. It is bordered by low stone walls and is on the edge of the village, adjacent to the open farmland on the southern edge of Threshfield. This is part of the gently undulating land on the fringes of the Linton Moor in a relatively broad part of Wharfedale. The fell slopes here are drained by Ings Beck, a small stream which meanders across the fields within a minor valley to the south of the site. The site is part of the edge of village landscape of small walled paddocks and gardens, with mature boundary and garden trees, which contrasts with the relatively large scale pattern of open walled fields on the slopes of the Ings Beck Valley to the south. There are few physical constraints to development and opportunities to enhance the local townscape character of the village. The stone walled boundaries and mature trees should be conserved as part of the network of enclosures on the edge of the village.	
Settlement form and setting	Low-moderate
The site currently detracts from the character of the village and its derelict buildings do not contribute positively to the local sense of place in the heart of the historic village. This is an opportunity to enhance local townscape character, with a positive frontage to Monkholme Lane and a an attractive edge, with a combination of buildings, trees and the existing stone walls, on the southern and eastern boundaries of the site. A relatively low density development would be appropriate, which responds positively to its historic context. Historic maps (published between 1853 - 1956) show that this site was an open backland paddock throughout this period and suggests that the buildings are relatively recent.	
Views and recreational experience	Moderate
There are no views to the site from Main Street/B6265 but views into the site from the entrance and frontage along Monksholme Lane are important and sensitive and there are middle distance views to the southern and eastern site boundaries from the public rights of way to the east and south. There are also glimpsed views to the eastern edge of the site from the B6160 approach to Threshfield from the east. These views to the village edge from the surrounding countryside are valuable within the context of the villages of both Threshfield and Linton as the public rights of way between the two villages are well-used routes.	
Perceptual qualities	Low-moderate
This is a derelict site in the heart of the village which does not contribute positively to the local environment and would benefit from sensitive re-development. It is in the centre of the historic village and has an enclosed boundary which is well integrated within the local settlement form and feels as if it is part of the village.	
Cultural and historical associations	Moderate-high
The site is adjacent to the rear of three properties that are Grade II listed buildings - the historic Manor House and its barn and two terraced houses along the Main Street, including the former village post office. The layout and form of buildings on the site should be carefully designed to ensure that new buildings complement these historic buildings.	

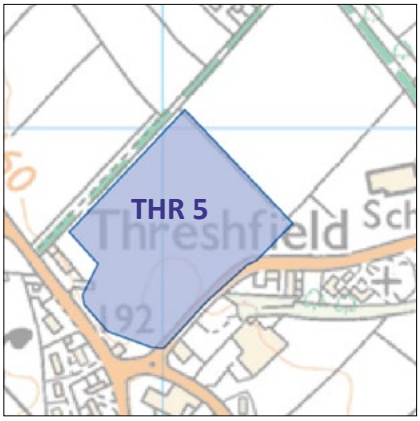
Overall landscape sensitivity - residential development	Low-moderate
This brownfield site provides a good opportunity for a sensitively design development, which complements and respects the local village townscape. The key constraint is the heritage landscape setting of the line of listed buildings along the western boundary of the site. The frontage to Monksholme Lane and the character of the interface between the walled village gardens/ paddocks and the surrounding fields is also an important consideration, but overall this is an opportunity for enhancement.	



Land west of Wharfeside Avenue, Threshfield
THR 4

Physical and natural character	Low
The site is large square shaped field on the broad, flat river terrace to the west of the River Wharfe. It is enclosed by low stone walls and by lines of trees along Wharfeside Avenue to the east and along a farm track to the north. The field is bordered to the south by a large secondary school and to the north by a small housing estate and the rugby club. The lines of mature trees, which give emphasis to the regular pattern of field stone walls, structure local views across Wharfedale to the settlements of Grassington and Threshfield. This site is already adjacent to built development and forms a component of Threshfield's settlement-edge landscape context. Development here would not compromise the distinctive character of the local landscape and may offer opportunities for its enhancement.	
Settlement form and setting	Low-moderate
The site is adjacent to Upper Wharfedale School and its associated sports pitches and a small housing estate. The historic village of Threshfield is sited at a distance from the river corridor, near the foot of the fell slope, but the modern settlement has developed towards the river crossing and the block of residential development to the south east of the site, between Wharfeside Avenue and the River Wharfe, is prominent in views from Grass Moor Lane on the approach to Grassington from the north east. Given the existing built infrastructure and the broad, flat river terrace landscape to the north of Threshfield, it seems logical to allocate this land for development. The existing lines of trees along Wharfeside Avenue and the farm track to the north provide partial enclosure and a valuable visual structure, which separates the site from the sensitive river corridor landscape. The existing edges of both the school site and the housing area to the south east of the site form an abrupt edge in wider views to Threshfield from the B6160, Wharfeside Avenue and the public rights of way so development on this site may provide an opportunity to soften this built edge with tree planting, enhancing the integration of settlement and landscape.	
Views and recreational experience	Moderate
There are close views to the site from Wharfeside Avenue and the farm track to the north, which are public rights of way close to a settlement which are likely to be used for short circular walks. The site is also visible in views eastwards from the B6160 approach to Threshfield, in views westwards from the Dales Way promoted route near Grassington and in long views westwards from Grass Moor Lane and the approach to Grassington from the north east. The existing lines of trees along Wharfeside Avenue and the farm track to the north structure these views and provide a valuable backdrop to the long cross-valley views. The lines of trees along Wharfeside Avenue are particularly valuable as they provide enclosure wand would filter views to built development from the Dales Way and Grass Moor Lane. Development would be visible, but not prominent and would 'fit within the wider Wharfedale landscape and the landscape setting of Threshfield.	
Perceptual qualities	Low
This is a relatively busy and accessible landscape, close to a secondary school, key local roads and existing housing estates. Given the existing pattern of built development and infrastructure within its immediate context, the site is perceived as part of the settlement-edge landscape. It is a relatively exposed area, in which the existing settlement edge seems nondescript, with an abrupt landscape interface. Development here would offer an opportunity to soften and enhance the existing settlement edge, with a positive frontage to the west and belts of trees along the boundary with the school.	
Cultural and historical associations	Low
The site does not have any specific heritage features	

Overall landscape sensitivity - residential development	Low-moderate
This broad, flat site, adjacent to existing built development, roads and a busy school, is a good candidate for residential development which provides a logical extension to Threshfield in an area which conserves opportunities for spacious gateway views to the settlement from the B6160 to the north west. Development here may be partially visible in the wider westward views to Threshfield from Grass Moor Lane, in which Threshfield is seen within the landscape context of Wharfedale, but it would be perceived as a logical extension to the existing village which is set back from the sensitive river corridor and softened/partially screened by the trees along Wharfeside Avenue. There is an opportunity to reinforce the existing bands of trees, to strengthen the landscape structure and enclose views westwards from Grassington and the Dales Way.	



Land north of B6265 and west of Upper Wharfedale School, Threshfield
THR 5

Physical and natural character	Low-moderate
The site is large rectangular field enclosed by low stone walls on the broad, flat river terrace to the west of the River Wharfe. It is on the north west edge of Threshfield and is bordered on two sides by local roads which are important connecting routes within Wharfedale. There is an existing large agricultural barn on the west boundary of the site and existing built infrastructure along the adjacent roads, including houses, a supermarket, the regional fire station and a secondary school. To the north the field is bordered by a farm track (a public right of way) and to the north east by a small housing estate and the rugby club. Groups of mature trees along the B6160 and part of the B6265 frame local views across the site and to the wider landscape setting of Threshfield. This site is already adjacent to built development and forms a component of Threshfield's settlement-edge landscape context. However, this flat, open farmland balances the proportion of rural: built up landscape within a part of Wharfedale which is relatively broad, with long views. Development here would compromise this open, spacious landscape character.	
Settlement form and setting	Moderate-high
This large field is at the gateway to Threshfield from the north west (along the B6160) and it forms the foreground to long views south eastwards to the edge of the village, contributing to the rural character and quality of Threshfield's landscape setting. The site also has a role in views to the north west from the B6265, particularly where this road curves slightly northwards. At this point the open field of the site forms the foreground to views across the valley floor and to the slopes of Threshfield Moor. These gateway views are important within the landscape setting of Threshfield. Development here would reduce the sense of spaciousness that prevails in this part of Wharfedale and which helps to conserve Threshfield's rural village-like landscape setting; development on this site would create a more 'urban' landscape character.	
Views and recreational experience	Moderate-high
There are close views to the site from the farm track to the north (which is also a public right of way) and from the footways alongside the B6265 and B6160, which are likely to be well used as circular routes on the edge of Threshfield. However, the most important views are those from the road, which describe the landscape setting of Threshfield within its Wharfedale landscape context. Development would be prominent in these gateway views to Threshfield and would bring the settlement right up to the road. It would remove the opportunity for the spacious views across open walled fields which establish the settlement within the centre of the broad river terrace landscape to the west of the river and help to conserve its rural 'village' character.	
Perceptual qualities	Moderate
This site is bordered by roads, a school, a fire station and a supermarket. It is strongly influenced by development activity but nevertheless retains a relatively rural farmland character and a strong degree of visual continuity and connection with the surrounding walled pastures of Wharfedale. This area is on the cusp of the settled-rural fringe and development here could shift the balance towards a settlement edge with an 'urban' character that is inappropriate within this Wharfedale landscape setting.	
Cultural and historical associations	Moderate
The site does not have any designated heritage features, although the methodist chapel on the corner of the B6160 and B6265 junction dates from the late 19th C. The site is part of the gateway to the villages of Threshfield and Grassington (and their historic river bridge crossing) from the north west.	

Overall landscape sensitivity - residential development	Moderate-high*
This site has a valuable role in providing spacious gateway views to Threshfield, across open farmland, from the B6160 and in conserving the rural 'village' scale of the settlement within its Wharfedale landscape setting. It is a sensitive site from a landscape and visual perspective and the relatively high sensitivity score reflects the risk that development here could create an overly 'urban' character. A large block of built development across the whole of this site would be inappropriate. However, a carefully designed development layout, which is set back from the B6160, with a tapered edge along a broadly north-south axis, would conserve the views across the open pastures to the settlement edge. If softened by extensive native tree planting, this type of layout could successfully enhance the gateway to Threshfield.	



Land south of Skirethorns Lane, Threshfield
THR 6

Physical and natural character	Moderate

The site is part of the sweep of pastoral farmland on the lower slopes of Linton Moor, to the west of Threshfield village. The fell slopes here rise gently, with a lumpy local landform which stems in part from the underlying glacial drift deposits on the slopes leading up to the moors and in part from former small scale limestone quarrying. There is an irregular field pattern with sporadic trees, growing singly and in small groups on field boundaries and scrub and along the small becks (Spiredale Beck and Threshfield Beck) on the slopes to the south of the site. The site is a narrow strip of pasture alongside Skirethorns Lane, opposite a small line of houses which front the lane. A line of new houses here would erode the rural, pastoral character of the lower fell slopes, introducing a suburban landscape element that would be at odds with the large scale lower fell slope landscape pattern and pastoral character.

Settlement form and setting	Moderate-high

Skirethorns Lane is one of the historic routes connecting Wharfedale with the fells and upper moors to the west of Threshfield village. The short lines of houses along the lane are along one side only and are perceived as a small rural hamlet on the outer fringes of Threshfield. The site, together with another lower slope pasture, separates the Skirethorns Lane houses from the settlement of Threshfield, ensuring the latter retains a rural character and separate landscape setting. Housing development here would create a ribbon of houses along both sides of the road and would result in coalescence with Threshfield along the B6160. It would erode the rural character of the landscape setting of the Skirethorns Lane houses and of the sequence of gateway views to Threshfield from the north east (B6160). Development along Skirethorns Lane would also change the form of Threshfield to extend built development up onto the sensitive pastoral fell slopes to the north west of Threshfield.

Views and recreational experience	Moderate-high

The site is prominent in views south westwards from the B6160 at the principal gateway to Threshfield from the north west and is also highly visible in views north westwards from the B6160 leaving Threshfield. It provides a long view, open view up the fell slope from the road which marks the end of the settlement and it is a critically important component of the distinctive landscape setting of Threshfield, preventing extensive ribbon development along the road which would have a suburban effect within a scenic rural landscape. Development on this site would also be prominent in views northwards from the network of public rights of way that connect Threshfield village with the moors to the west along Spiredale Beck. Skirethorn Lane is also well used by hikers as an all weather route which connects Wharfedale with Malham Moor and the ancient trackways of Malham Moor Lane and Mastiles Lane and to the Pennine Way and the Dales High Way near Malham Cove.

Perceptual qualities	Moderate

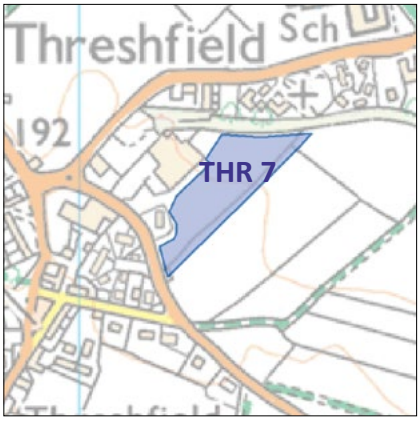
This is a moderately busy, edge-of-settlement landscape in which the B6160 and the supermarket are visible and relatively noisy. However, the immediate local landscape setting of Skirethorns Lane is rural, with attractive, scenic views across the fell slopes to Linton Moor. It marks the edge of the settlement and the small gap between the main settlement of Threshfield and the hamlet of Skirethorns Lane provides a valuable respite from roadside development, re-establishing a connection with the surrounding rural landscape setting.

Cultural and historical associations	Moderate

The guide post at the corner of Skirethorns Lane and the B6160 is a grade II listed structure. The early OS maps (OS 1842-1952) show that the alignment of Skirethorns Lane and the irregular pattern of fields to the south are unchanged since the late 19th C and these maps show a small limestone quarry in the fields to the south of the site. The straight, southern boundary (fenced) of the site follows the alignment of a former tramway, which connected Threshfield Quarry to the former railway station.

Overall landscape sensitivity - residential development	Moderate-high

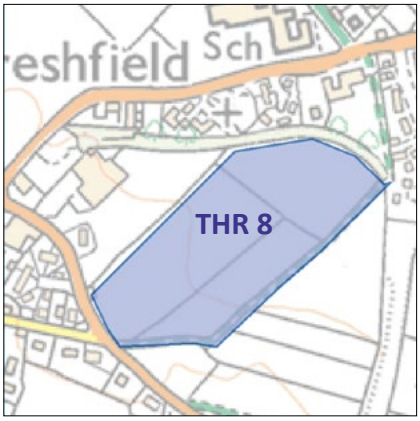
A line of new housing along the south side of Skirethorns Lane would create ribbon development within a rural setting and coalescence between the existing Skirethorns Lane hamlet and the village of Threshfield. The result would be a suburban, relatively nondescript gateway to Threshfield from the north west in which there is an almost continuous line of built development along the B6160. The existing views upslope from the road create a valuable gap between the two groups of buildings and the site should be conserved as open pasture because it is a critically important component of Threshfield's rural landscape setting, including its gateway from the north west.



Land south east of barns at Toft House Farm, Threshfield
THR 7

Physical and natural character	Low-moderate
This site is a walled field which is part of gently sloping open farmland to the south of Threshfield, between the B6265 to the north and the B6160 to the south. It is bordered by a dense belt of trees which screens the rear gardens of properties to the north and by field stone walls on all other boundaries. The gently sloping landform means that the northern part of the site is relatively flat. Land to the north is used for agricultural infrastructure, with large storage barns. This is part of the sweep of farmland on the broad terrace of land alongside the River Wharfe. The most sensitive landscape element is the field stone walls enclosing the site, which knits it into the network of walled fields and the domestic, pastoral settled landscape that is characteristic of central Wharfedale. There are no physical or landscape constraints to development, provided the southern interface between the development and the surrounding fields is carefully designed to form a relatively soft village edge in views from the south.	
Settlement form and setting	Moderate
At a local scale, this farmland forms part of the landscape hinterland and setting of the part of Threshfield that has developed more recently along the B6265. It is adjacent to the core, relatively high density development in the centre of the village, but the immediate context is a large agricultural shed and modern housing/industrial buildings. The entrance to the site and the southern edge of new housing development here would form the gateway to Threshfield from the south east along the B6160. It therefore requires a sensitive design, incorporating native tree planting to soften and integrate the new housing within views from the road and from the public footpath which crosses the fields a short distance to the south.	
Views and recreational experience	Moderate
There are views directly into the site from the B6160 at the gateway to Threshfield and also from the public rights of way on the edge of the village. However, the site is generally screened by the railway embankment (the landform and the belt of trees alongside) in longer views from the scenic, undulating valley floor landscape to the south east. The gateway views include houses on the edge of Threshfield village and a change in the view to incorporate a higher proportion of housing would be appropriate. However, it is important that a future layout is designed to provide a relatively soft, well treed southern edge and a positively designed frontage along the B6160 at the vehicular gateway to Threshfield from the south east.	
Perceptual qualities	Low-moderate
This is a moderately busy edge-of-village landscape in which there is a mix of residential, institutional and agricultural land uses, including a prominent large agricultural barn. It is perceived as part of the village edge landscape and separate from the more scenic and small-scale undulating valley landscape of the Ings/Captain Beck to the south of the public right of way. A carefully scaled and sensitively designed housing development here could fit well within the village landscape context.	
Cultural and historical associations	Low-moderate
The site does not have any specific heritage designations although it forms part of the historic network of walled pastures that continues across Wharfedale.	

Overall landscape sensitivity - residential development	Low-moderate
This is a visually contained site with relatively low sensitivity, not least because the existing local context includes large agricultural barns, commercial buildings and modern housing. Development on this site could be well integrated within the existing edge-of-village landscape context, provided it is designed to provide a positive interface with the open walled farmland to the south, with native tree planting to soften views to the buildings in views directly from the public right of way to the south and from the B6160. This is one of the gateways to Threshfield from the south east and the frontage to the B6160 is an important and sensitive landscape edge.	



Land east of B6160, Threshfield
THR 8

Physical and natural character	Low-moderate

This large site comprises gently sloping open farmland to the south of Threshfield, between the B6265 to the north and the B6160 to the south. It is bordered by a dense belt of trees which screens the rear gardens of properties to the north and by field stone walls on all other boundaries. This is part of the sweep of farmland on the broad terrace of land alongside the River Wharfe. The most sensitive landscape elements are:

- the network of field stone walls across the site, which knits it into the surrounding field patterns and the domestic, pastoral settled landscape that is characteristic of central Wharfedale; and
- the walled green lane along the southern boundary of the site, which connects to the local street pattern and
- the open, gently sloping landform, which falls to the south east - the upper (northern) part of the site is more sensitive.

There are no strong physical or landscape constraints to development, provided the layout is designed to layer buildings with belts of native trees and provided the southern interface between the development and the surrounding fields is carefully designed to integrate the existing footpath and softened with native tree planting.

Settlement form and setting	Moderate

At a local scale, this farmland forms part of the landscape hinterland and setting of the part of Threshfield that has developed more recently along the B6265. The key relationship is with the B6160 to the south, and the houses that face this road, as this would be the principal connection to the core area of existing residential development. The scale and pattern of roads and buildings on the site should be designed to complement that of the surrounding village, incorporating areas of open space and tree planting, so that residential development across this large site can be well integrated within the surrounding local townscape and forms a positive village edge landscape.

Views and recreational experience	Moderate

There are views directly into the site from the B6160 at the gateway to Threshfield and also from the public rights of way on the edge of the village, which includes a green lane along the southern boundary of the site. The site is generally screened by the railway embankment (and the belt of trees alongside this landform) in longer views from the scenic, undulating valley floor landscape to the south east. The gateway views contain houses on the edge of Threshfield village and a change in the view to incorporate a higher proportion of housing would be appropriate. However, it is important that a future layout is designed to provide a relatively soft, well treed southern edge and a positively designed frontage along the B6160 at the vehicular gateway to Threshfield from the south east.

Perceptual qualities	Moderate

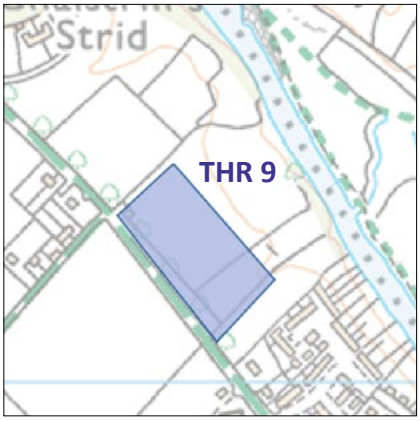
This is a moderately busy edge-of-village landscape in which there is a mix of residential, institutional and agricultural land uses. It is perceived as part of the village edge landscape and separate from the more scenic and small-scale undulating valley landscape of the Ings/Captain Beck to the south of the public right of way. However, this large field has a rather open, exposed character and development here could seem rather prominent and disconnected, particularly before new tree planting haas matured. However, a carefully scaled and sensitively designed housing development, which incorporates extensive native tree planting, could fit well within the village landscape context

Cultural and historical associations	Low-moderate

The site does not have any specific heritage designations although it forms part of the historic network of walled pastures that continues across Wharfedale.

Overall landscape sensitivity - residential development	Moderate

Development on this large site could be well integrated within the existing edge-of-village landscape context, provided the layout incorporates belts of native trees, aligned to provide enclosure and a strengthened sense of place. The scheme should also be designed to provide a positive interface with the existing walled green lane (public right of way) to the south, with native tree planting to soften views to the buildings in views from this route. This is also one of the gateways to Threshfield from the south east and the frontage to the B6160 is an important and sensitive landscape edge.



Land east of Wharfeside Avenue (THR1 extension), Threshfield
THR 9

Physical and natural character	Moderate-high
The site mostly comprises the higher land of two pastures on the broad, gently sloping river terrace to the west of the River Wharfe. The slope generally falls gradually to the east, before dropping to the river's edge beyond the eastern site boundary which is undefined on site. Also included is a narrow linear pasture adjacent Wharfeside Avenue. The pastures are enclosed by low stone walls, which are in poor condition in parts. The narrowest of the two pastures extending to the river corridor shares its eastern boundary with THR1 which is adjacent residential properties on the north west edge of Threshfield . The immediate landscape context to the south includes a large secondary school and to the west, small areas of housing and the rugby club. The most sensitive aspects of this site are its river corridor location and the regular pattern of long, low field stone walls that subdivide the riverside terrace of land into pastures. Development would compromise the riverside landscape setting in particular from cross valley views.	
Settlement form and setting	High
The site is close to a modern housing estate and close to the site of a large secondary school. However, this is the riverside landscape setting to Threshfield and extending the block of residential development further along the river would detract from the prominence and importance of the river corridor within the landscape settings of Threshfield and Grassington. As these settlements grow, it will become increasingly important to conserve the river corridor landscape; this site is valued as part of the landscape setting of the River Wharfe as it flows between the twin settlements.	
Views and recreational experience	High
There are close views to the site from Wharfeside Avenue, which is also a public right of way. These views to the existing edge of the residential development off Wharfeside Avenue are not of high value from a landscape perspective. However, there are also cross valley views from the Dales Way, a promoted and popular recreational route north west of Grassington. There are a number of similar elevated cross valley views from Lady Anne's Way and Moor Lane. In these views the site forms part of the sensitive landscape setting of the River Wharfe. There are also views west and southwards to the site from varios locations on Grass Moor Lane in which development would be very prominent.	
Perceptual qualities	High
The pattern of regular long low stone walls that subdivide the broad, smooth terrace of land to the north east of the River Wharfe lead the eye upslope from river to moorland in elevated views from Grassington to the south west. Although, the school and existing residential areas are nearby the site is generally perceivedas outside of the context of the settlement of Threshfield. The lines of mature trees along Wharfeside Avenue form a subtle but important backdrop to views across the river, providing visual containment and a sense of separation between the turfed pitches of the school grounds/rugby club and the more distinctive rural walled pastures alongside the river, which are perceived as part of the scenic River Wharfe corridor.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale.	

Overall landscape sensitivity - residential development	Moderate-high
This broad site forms part of Threshfield's sensitive riverside landscape setting and provides a valuable foreground to views westwards across the river corridor from Grassington, the Dales Way and Lady Anne's Way. This broad terrace of traditional pastoral farmland on the edge of the town 'balances' the block of Threshfield's settlement form within the wider Wharfedale landscape and conserves the spacious landscape setting of the distinctive and scenic landscape River Wharfe corridor. The least sensitive part of the site is the narrow pasture adjacent THR1. However, overall the site is prominent in cross valley viewand is an important part of the sweep of pasture land which extends from the River Wharfe to the moors south of Threshfield.	

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YORKSHIRE DALES
National Park Authority

August 2024