sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Part 2

Grassington-Threshfield sites

August 2024
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Revision 4.0

YORKSHIRE DALES
National Park Authority

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Introduction

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

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

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

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

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

Study scope and objectives

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

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

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

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

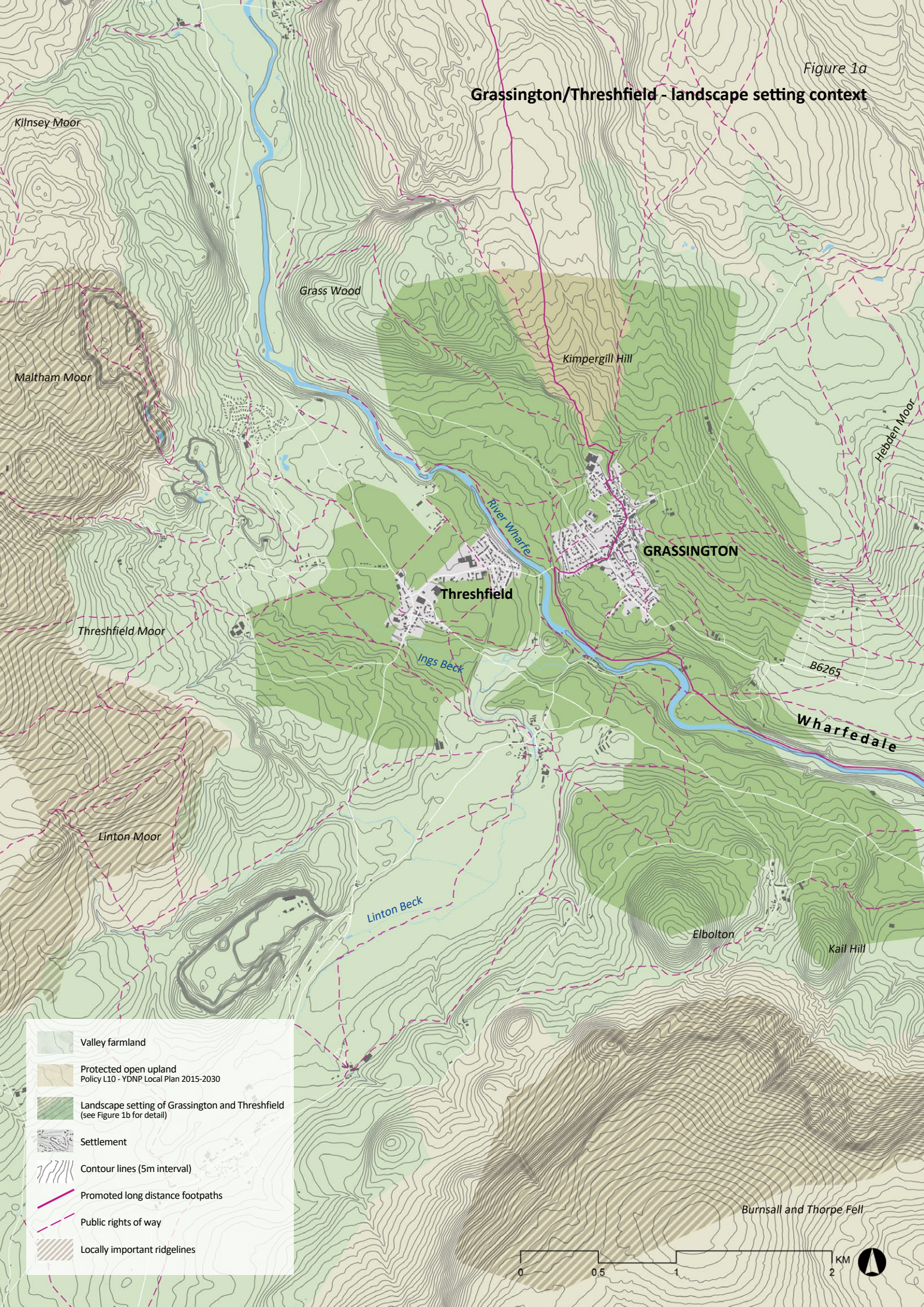
Methodology

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

Figure 1a

Grassington/Threshfield - landscape setting context



Review of landscape sensitivity assessment for Grassington and Threshfield sites

Grassington sites

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

GRA1	Land north of Wharfe View, Grassington	0.44 ha	Moderate*
GRA5	Land south east of Aynham Close, Grassington	1.18 ha	Moderate-high*
GRA6	Land opposite Lyle Croft, Garrs End Lane, Grassington	0.36 ha	Moderate-high*
GRA7	Land north of Moody Sty Lane, Grassington	0.65 ha	Moderate

Threshfield sites

In Threshfield eight sites were assessed in the 2022 landscape sensitivity assessment. Of the original sites, seven are to be reviewed and one site (THR9) is a new addition to this assessment. The sites, areas and LSA scores are as follows:

THR1	Land east of Wharfeside Avenue, Threshfield	0.46 ha	Moderate-high*
THR3	Land rear of Manor Farm/Village Institute, Threshfield	0.41 ha	Low-moderate
THR4	Land west of Wharfeside Avenue, Threshfield	4.49 ha	Low-moderate
THR5	Land north of B6265 and west of Upper Wharfedale School, Threshfield	2.33 ha	Moderate-high*
THR6	Land south of Skirethorns Lane, Threshfield	0.95 ha	Moderate-high
THR7	Land south east of barns at Toft House Farm, Threshfield	1.13 ha	Low-moderate
THR8	Land east of B6160, Threshfield	4.62 ha	Moderate
THR9	Land east of Wharfeside Avenue, Threshfield (THR1 extension)	1.76 ha	Moderate-high

All of the Grassington sites were shortlisted as was THR1, 3 and 4. THR 5,7 and 8 were previously dismissed but are to be reviewed again. The site locations are shown on Figure 1b (pages 8 - 9) which is an updated version of Figure 10.2 in the Grassington/Threshfield Settlement Analysis [4] The principal gateway views likely to be relevant to the GRA and THR sites identified on Figure 1b are shown in Figures 1.1 - 1.16 on pages 10 - 31. The full size images as LI Guidance note TGN 06/19[5] are in Annex 4.

[4] Refer to footnote no. 2

[5] Refer to footnote no. 3


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
Lower Grass Wood
Grass Wood Lane
Dales Way
Lady Anne's Way
Chester Wood
B6160
River Wharfe
THR9
THR1
THR4
THR5
THR6
THR7
THR8
THR3
THRESHFIELD
GRASSINGTON
Grassington Bridge
Wisp Hill
GRA6
GRA7
GRA1
Threshfield Beck
Ing Beck
Captain Beck
Linton Falls
Linton
B6265
1D
1E
2A
2B
1C
2G
1B
1G
2I
2F
2H
250
200
0
0.25
0.5
1 km



Yorkshire Dales National Park Boundary
(not in viewport)

Land within broad landscape setting of Grassington/ Threshfield

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Long distance routes

Public rights of way

Permissive path

Regional cycle route

Conservation Area

Flood zone 2 & 3

Open Access Land

Principal recreational route gateway

Principal vehicular route gateway

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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
(GRA1, GRA5, GRA7, THR1, THR4, THR5, THR8)

Sites scored as moderate-low sensitivity
(THR3, THR7)

Sites scored as low sensitivity
(Not in viewport)

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 1b

Grassington/Threshfield - Settlement analysis (updated after review process)



Figure 1.1 - Gateway view 1A - View north west from the Dales Way south east of Grassington


Dales Way
Mill Gate Lathe
GRA5
High Cross Lathe
High Cross Farm
Fletcher Brow



Figure 1.2a - Gateway view 1B (west) - View north west from Grassington Bridge



Figure 1.2b - Gateway view 1B (east) - View south west from Grassington Bridge


Grassington Bridge
Grassington


River Wharfe
THR1
THR9
PRoW 05.57/3



Figure 1.3a - Gateway view 1C (north) - View south from Bull Ing Lane - short cut to the Dales Way (PRoW 05.57/2)



Figure 1.3b - Gateway view 1C (south) - View south from the historic bridle road - short cut to the Dales Way (PRoW 05.57/2)

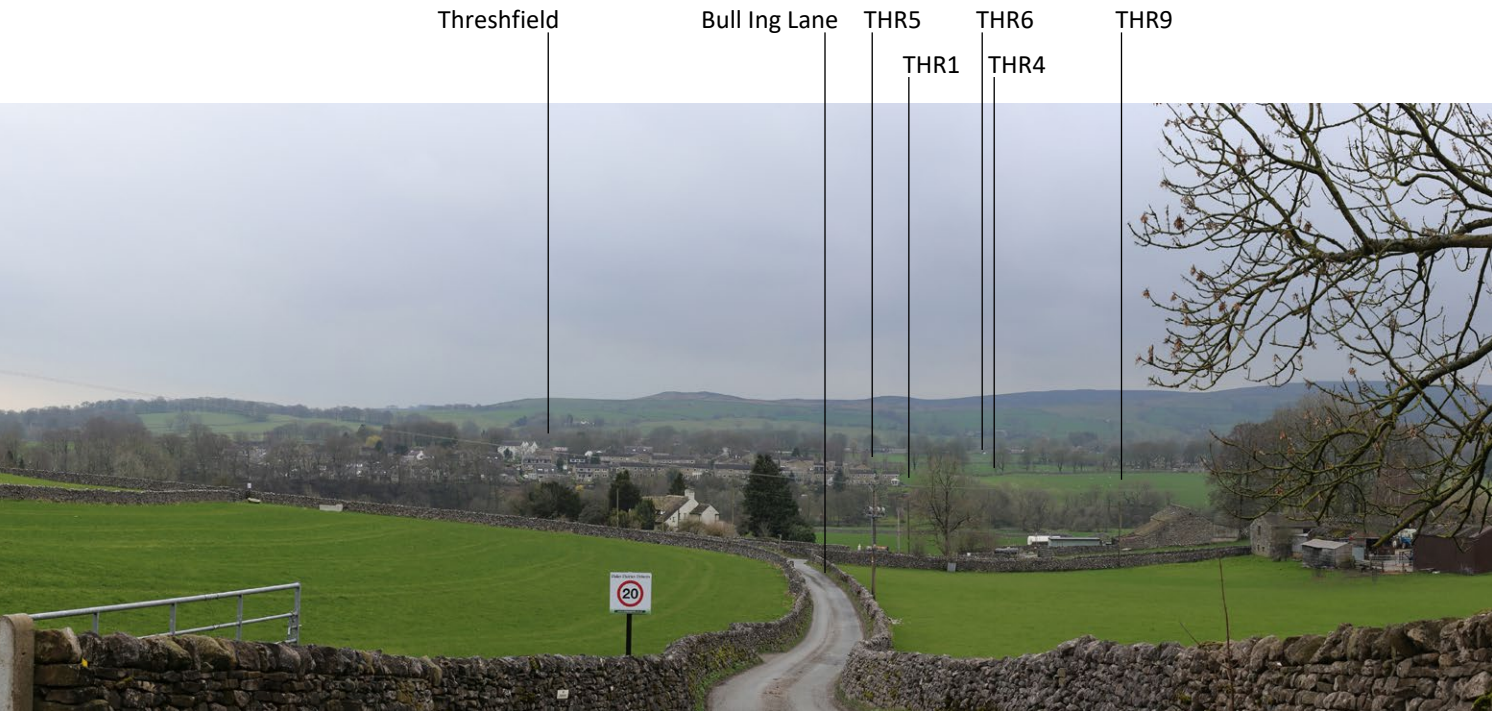

Threshfield
Bull Ing Lane
THR5
THR6
THR9
THR1
THR4
20





Figure 1.4 - Gateway view 1D - View south from near the Dales Way approaching Grassington from the north west

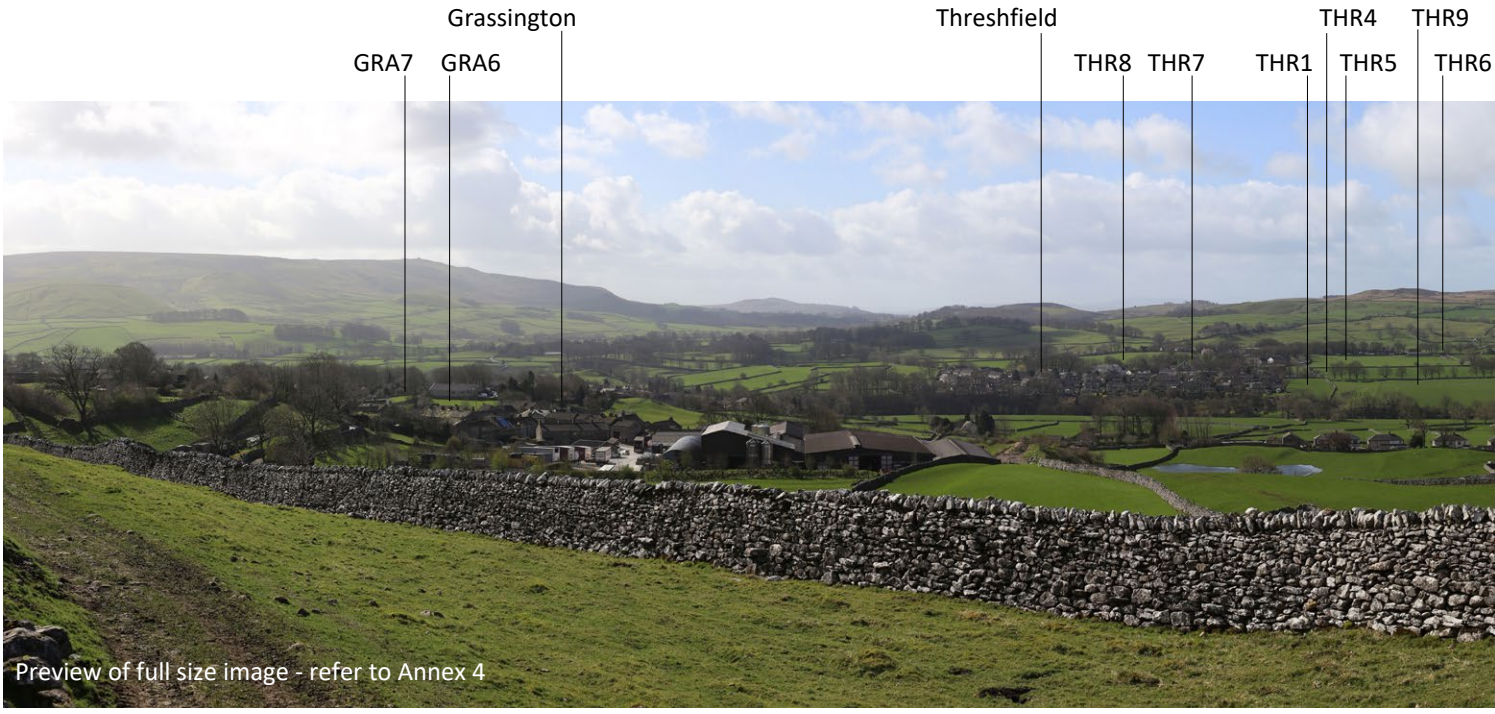


Figure 1.5 - Gateway view 1E - View south from Lady Anne's Way (PRoW 05.57/9) approaching Grassington from the north


Wharfedale Secondary School
THR1
THR7
THR4
Wharfeside Avenue
THR8
THR9
THR5
THR6
Wharfedale Rugby Union Football Club

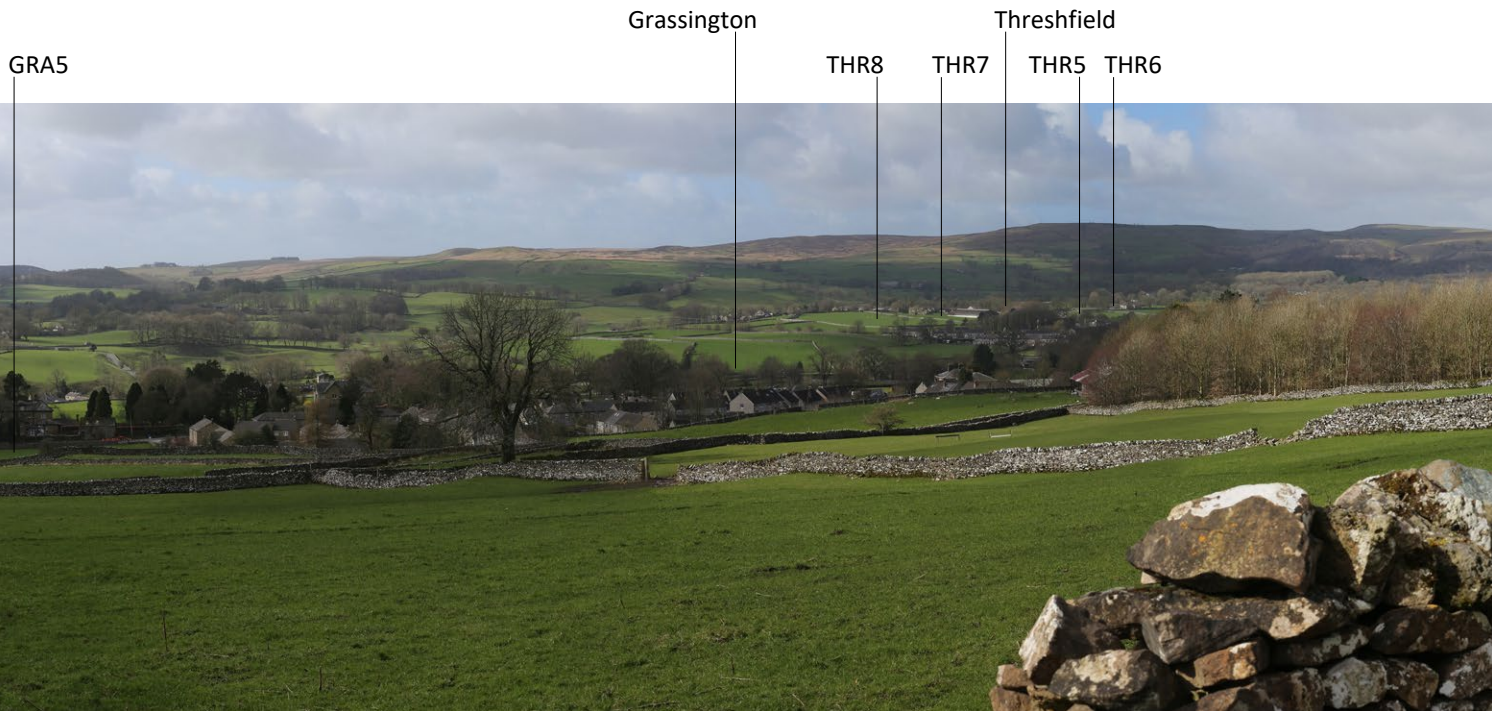




Figure 1.6 - Gateway view 1F - View south west from Lady Anne's Way (PRoW 05.57/27) approaching Grassington from the ea



Figure 1.7 - Gateway view 1G - View from the Yorkshire Dales National Park Visitor Centre car park in Grassington


Grassington
Threshfield
GRA5
THR8
THR7
THR5
THR6

ast


Threshfield



Figure 1.8 - Gateway view 2A - View south east from Grass Wood Lane approaching Grassington from the north west



Figure 1.9a - Gateway view 2B (west) - View from Grass Wood Lane approaching Grassington from the north west


Threshfield
Wharfedale Rugby Union Football Club
THR1
THR9
THR5
THR6


THR9
THR1
THR4
THR5



Figure 1.9b - Gateway view 2B (east) - part 1 - View from Grass Wood Lane at junction with Bull Ing Lane approaching Grassing



Figure 1.9c - Gateway view 2B (east) - part 2 - View from Grass Wood Lane at junction with Bull Ing Lane approaching Grassing



gton from the north west



gton from the north west



Figure 1.10 - Gateway view 2C - View from Moor Lane approaching Grassington from the north east

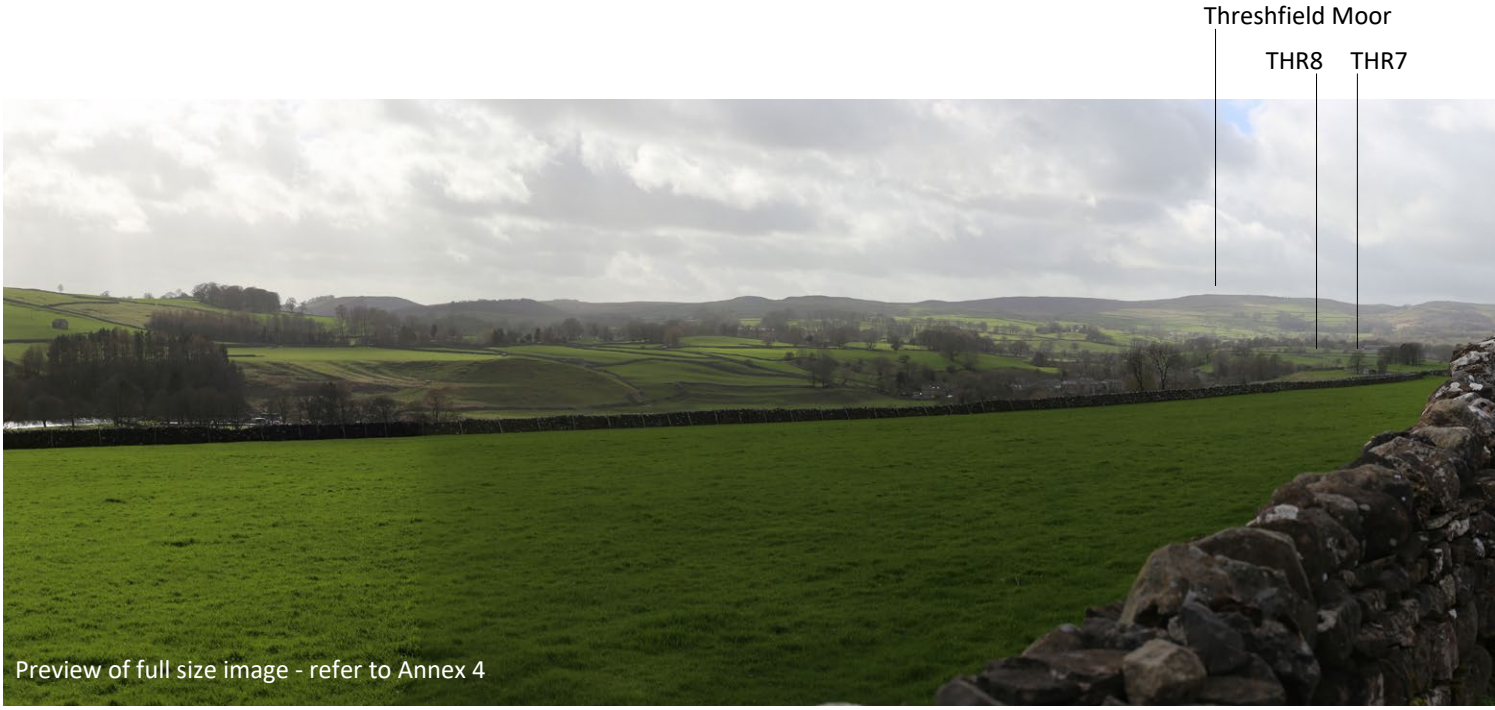


Figure 1.11 - Gateway view 2D - View from B6265 approaching Grassington from the south east


THR7
Threshfield
THR9
Threshfield Quarry
GRA6
THR5
THR1
THR4


High Cross Farm



Figure 1.12 - Gateway view 2E - View from B6160 approaching Threshfield from the south east



Figure 1.13 - Gateway view 2F - View from B6160 approaching Threshfield from the south east

GRA5 River Wharfe



Grassington YDNP Visitor Centre

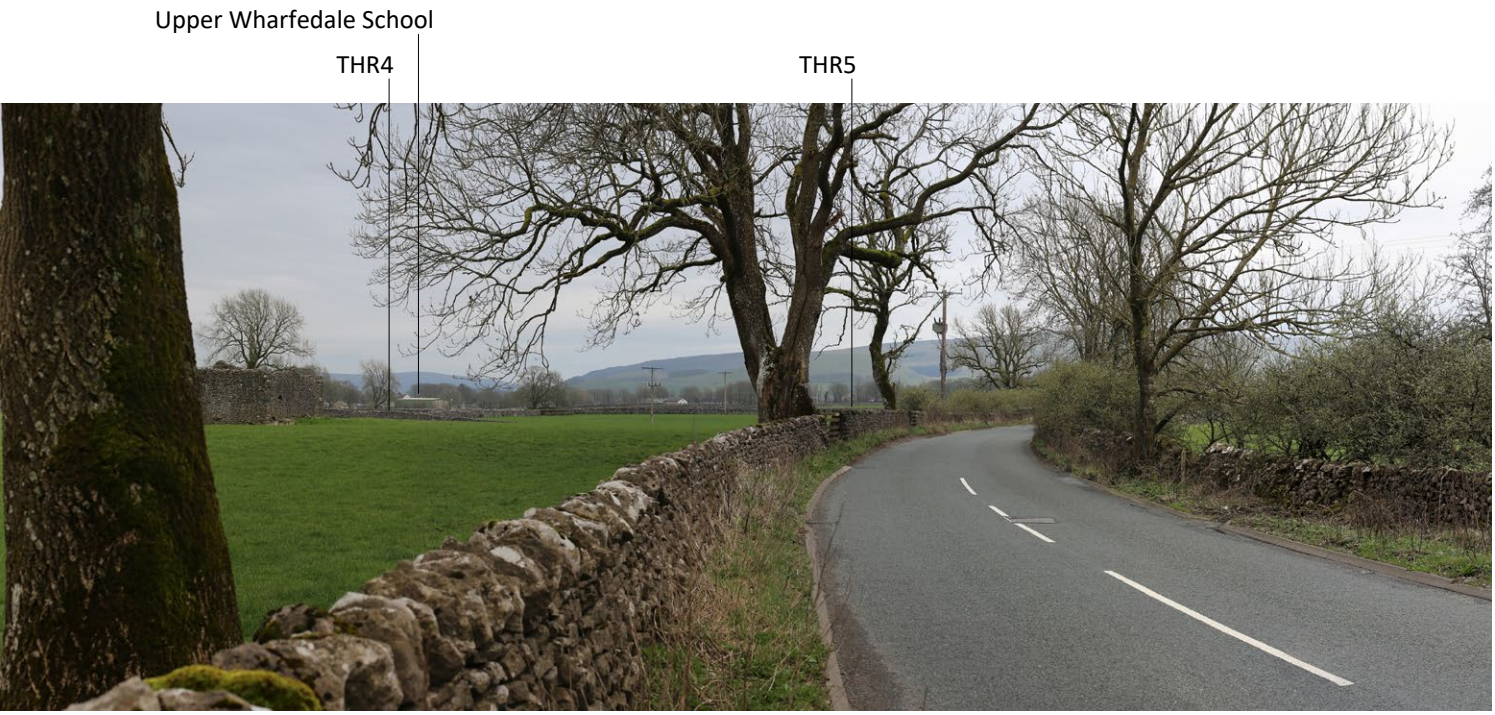




Figure 1.14 - Gateway view 2G - View from B6160 approaching Threshfield from the north west



Figure 1.15 - Gateway view 2H - View from B6160 approaching Threshfield from the south west


Upper Wharfedale School
THR4
THR5

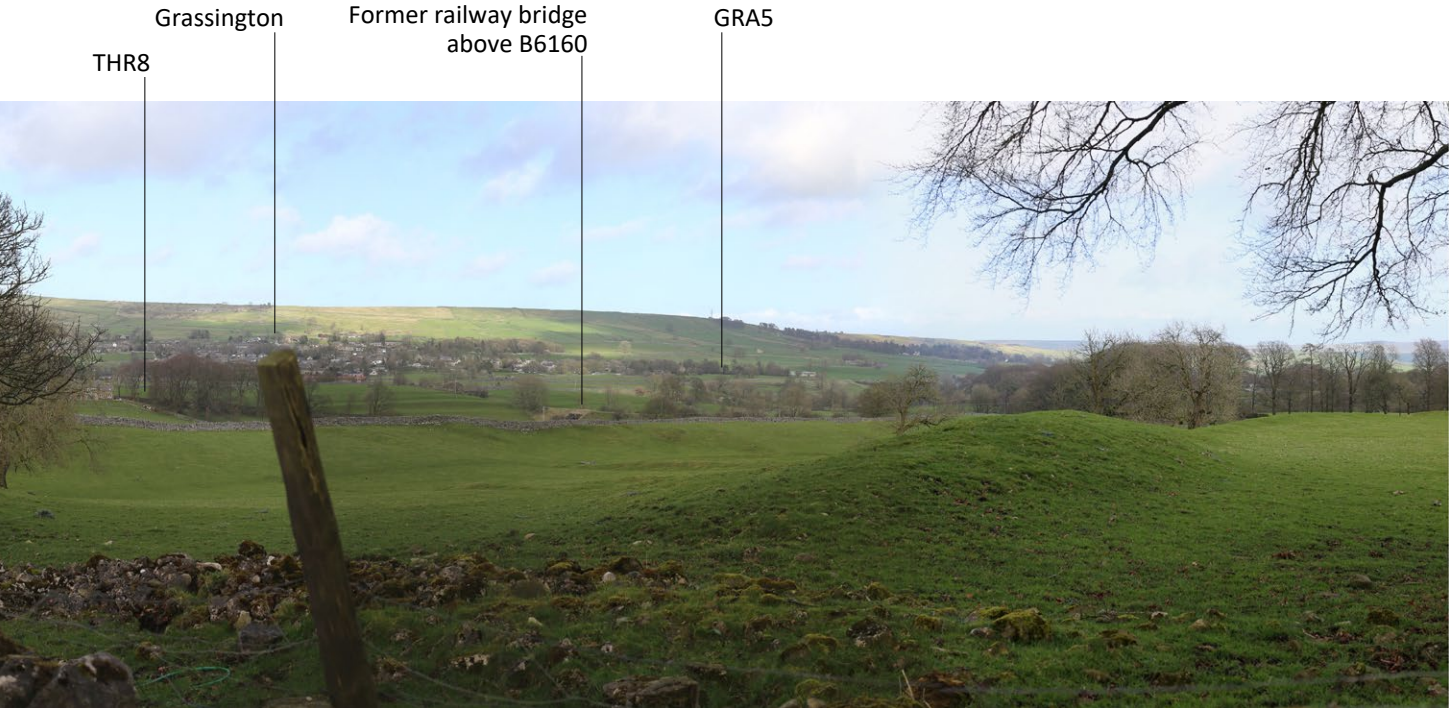

Grassington
Former railway bridge above B6160
GRA5
THR8



Figure 1.16a - Gateway view 2I (part 1) - View from the junction of the B6265 with B6160 at the south east corner of THR5



Figure 1.16b - Gateway view 2I (part 2) - View from the junction of the B6265 with B6160 at the south east corner of THR5

B6160



THR5

THR4

B6265



GRA1 - Land north of Wharfe View

Introduction

This 0.44 ha 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. Refer to Figure 2b (pages 36 - 37) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.4 (pages 38 - 41) 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	Moderate-high
Views and recreational experiences	Moderate
Perceptual qualities	Moderate
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	**Moderate***

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

Development on this site 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.

Review

After review of the LSA assessment for GRA1 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for physical and natural characteristics from moderate to moderate-high. This reflects the sensitivity of the intact historic pattern of walled fields, that is continuous across both sides of the river valley, and is an important and sensitive part of the landscape setting of Grassington. As a result of this increase in sensitivity for one individual criteria, **the overall sensitivity judgement increases to moderate-high***. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

score, hence the asterisk* marking. The updated results for each of the five criteria and overall LSA for GRA1 are as follows:

Summary of results of LSA process after review

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

The review process for GRA1 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[8] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 3 on pages 36 - 37). Additional gateway views have also been identified during the review process.

In the case of this site, the LSA suggested ..... *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.* The LSA also notes that development of the site would compromise the sensitive and scenic traditional pastoral landscape setting to the north of Grassington. 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31).

View 1B In views from the historic Grassington Bridge (Grade II listed) built development in the south west corner of GRA1 might be visible in winter views. Views to the site are filtered by mature trees but the potential adverse impact could be mitigated by retention of the south west corner of the site as open space. The extent of any future development should be tested though preparation of visualisations in the LVIA process but initially it is considered development should not extend beyond the southernmost extent of housing on Raine Lane adjacent the site as identified in Figure 2b on pages 36 - 37. The extent of any development as defined by analysis of this view should also take into account the other gateway views.

View 1C (south) The routing of the Dales Way is shown on Figure 1b (pages 8 - 9). The route from Barden follows the river on PRoW 05.57/32 but at Grassington Bridge the route diverts from the riverside and follows Station Road (B6265) to Main Street and then to the centre of Grassington. However, a popular short cut has evolved to follow the historic bridle road (PRoW 05/57/2). This route links from Grassington Bridge to the southern boundary of the site and then cuts across to Bull Ing Lane linking up with the Dales Way heading north at the junction of Highcroft/ Chapel Street/Bank Lane. The views from this section of the short cut are sensitive particularly when approaching from the north. Views of the site from Bull Ings Lane are limited but closer to the site on PRoW 05/57/2, all of the site is visible although back dropped by existing housing and mature trees. The quality of views from this route would be compromised by new development on all of the site because the track would pass alongside the housing edge, with no foreground 'space'. Sensitive design of the layout with no development in the south west corner and a built edge set back from the western boundary stone wall would partly mitigate the adverse impact on users of this public right of way. Reference should be made to the OS First Edition Six-inch England and Wales[9] (1853) for the original extent of the walled pasture. See Figure 2a with extract from the first edition OS superimposed over the existing site. As noted in Figure 2b the potential extent of residential development is reduced on the western boundary to east of the mostly demolished inner stone wall. Strategic tree planting carefully sited to align with existing riverside field patterns would in time assist to integrate the new built forms with the existing landscape. The extent of development on the north east boundary should also allow for tree planting.

[8] Refer to footnote no.2

[9] Ordnance Survey, Six-inch 1st Edition map of England and Wales: Yorkshire 134 (includes: Burnsall; Grassington; Hartlington; Hebden; Thorpe), 1853.



Figure 2a

GRA1 Plan with historic map information overlain

View 1D In this distant and elevated view from the Dales Way approaching Grassington from the northwest, the site is visible and recognisable by the pronounced gable ends of the adjacent housing on Wharfe View. Development of the site would be visible from this viewpoint although retention of the higher northern part of the site as open space would mitigate the impact and also allow space for additional tree planting to soften the form of the existing settlement edge. Setting the development back on the western edge would also allow for tree planting to supplement the existing mature trees back dropping the southern portion of the site.

View 1E In this view from Lady Anne's Way (PRoW 05.57/9) approaching Grassington from the north, the site is seen as 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. Only the southern part of the site is visible, most of which is to be undeveloped. Some housing is likely to be visible although back dropped by mature trees and set back from the western boundary stone walls.

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. The intervening tree cover screens the majority of the site although the southernmost end might be visible. This would reinforce the principle of not developing the lowest part of the site.

View 2B View 2B (east) is also from Grass Wood Lane but closer to the site. This viewpoint at the junction with Bull Ing Lane indicates that built development on all of the site would be partly visible particularly on the higher slopes west of housing on Wharfe View. The gable ends of the existing housing are visible adjacent the northern part of the site, whereas to the south the existing built forms adjacent the site are screened by landform and stone walling and further softened by tree cover. The northern part of the site should be undeveloped and retained as open space with additional tree planting. Development on the lower slopes would be back dropped by existing trees but still visible from this inner gateway.

View 2G A distant view on the B6160 approaching Threshfield from the north west. GRA1 is unlikely to be visible.

Local views

Local views relevant to GRA1 are located on Figure 2b (pages 36 - 37) with the views shown on Figures 2.1 - 2.4 (pages 38 - 41). The key local views are:

Views 1 & 2 Views 1 and 2 are from the riverside PRoW 05.57/4 on the floodplain of the River Wharfe looking upslope to the site. View 2 offers a very clear and open view of the site. The site is the point of transition from settlement edge to the historic walled field pattern. If the site is to be developed the extent of housing should not extend west of the mostly demolished inner stone wall which should be rebuilt. Native trees should be planted to supplement the existing mature trees of the settlement edge especially to the south and north ends of the site.

View 3 View 3 is from the south western corner of the site at a historic edge, where a historic trackway which follows the alignment of the field pattern on the lower valley slopes turns to head upslope to connect with Bull Ing Lane. At this point PRoW 05.57/2 emerges from the treeline and the pattern of this historic landscape is revealed. As noted previously, if the site were to be developed the section of the site adjacent this PRoW should remain undeveloped and tree planting added to continue the tree cover adjacent the footpath.

View 4 There are 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. In this view, if the site were to be developed housing should be set back from the northern boundary and not extend past the alignment of the now removed inner stone wall on the western edge.

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 GRA1 should the site be allocated. These are:

- The sensitive southern portion of the site is not be developed and the adjacent mature tree groups reinforced by native tree planting
- Development to be set back behind the mostly demolished inner stone wall which should be reinstated. Native tree planting should be integrated to soften the built forms.
- The higher northern part of the site to not be developed but additional native tree planting used to soften the form of the existing settlement edge.

Summary

A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for GRA1. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2b) with mitigation. This reduces the sensitivity of the settlement form and setting from moderate-high to moderate. The physical and natural characteristics and cultural and historical associations criteria remain at moderate-high because of the impact on the pastoral farmland with its relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. **The overall landscape sensitivity assessment reduces to moderate.**

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

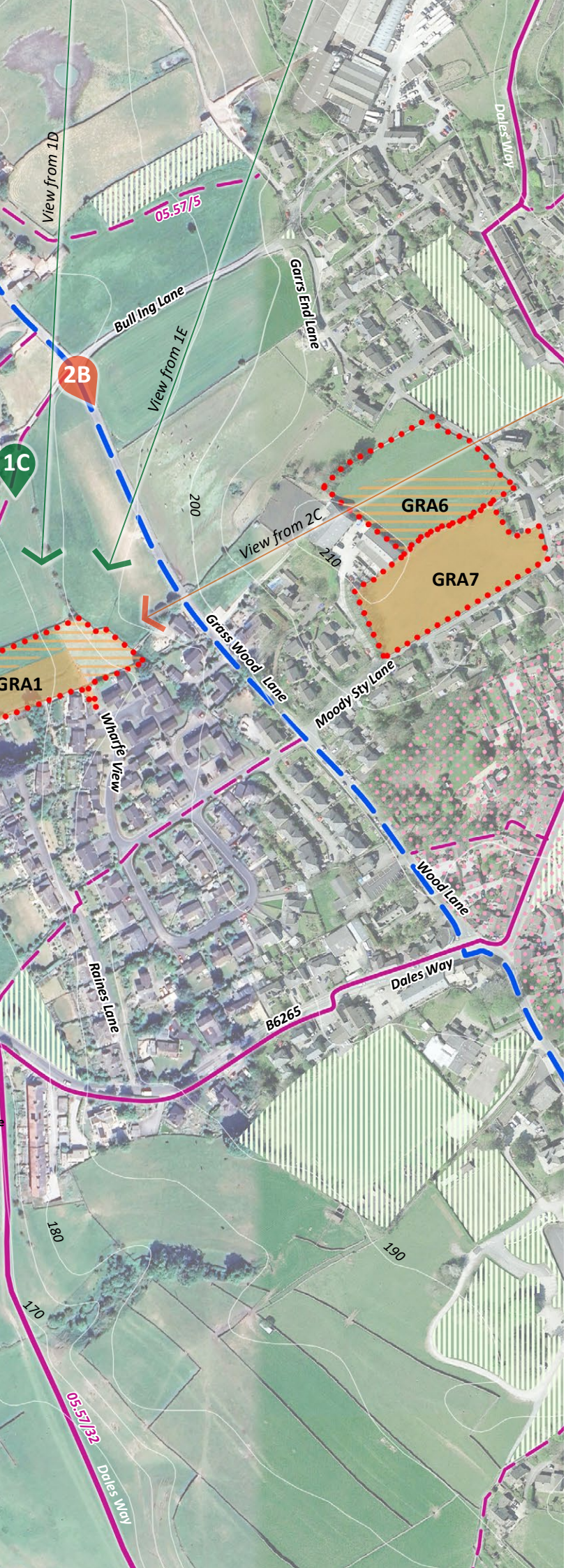
Physical and natural characteristics	Moderate-high
Settlement form and setting	Moderate
Views and recreational experiences	Moderate
Perceptual qualities	Moderate
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	**Moderate**

Cumulative impact with other LSA sites

Residential development on the reduced extent of GRA1 would be seen with development on THR1, THR4 and THR5 from multiple gateway viewpoints to the north west and north of Grassington. However, in these views new development on GRA1 would be seen within the context of existing housing areas.

In the local view from Wharfeside Avenue, as identified in Figure 2.4 Local view 4 (pages 40 - 41), residential development on GRA1 would be seen with development on THR1. However, it is considered that this would not alter the landscape sensitivity assessment for GRA1 as both sites are back dropped by modern housing and the scale of development is modest relative to the existing settlement.


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Grass Wood Lane
View from 2A
1
2
3
4
1B
180
170
190
05:57/4
05:57/2
05:57/3
05:76/28
THR9
THR1
THR4
THR7
THR8
THR8
Wharfeside Avenue
River Wharfe
B6265
B6265
Station Road
Grassington Bridge
0
75
150
300
M



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Promoted / long distance routes

Public rights of way

Regional cycle route

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 2b

GRA1 Detail Plan



Figure 2.1 - Local view 1 from junction of PRoW 05.57/3 and 05.57/4



Figure 2.2 - Local view 2 from PRoW 05.57/3

Barden Moor PRoW 05.57/3 River Wharfe



River Wharfe PRoW 05.57/3 Housing along Badger Gate



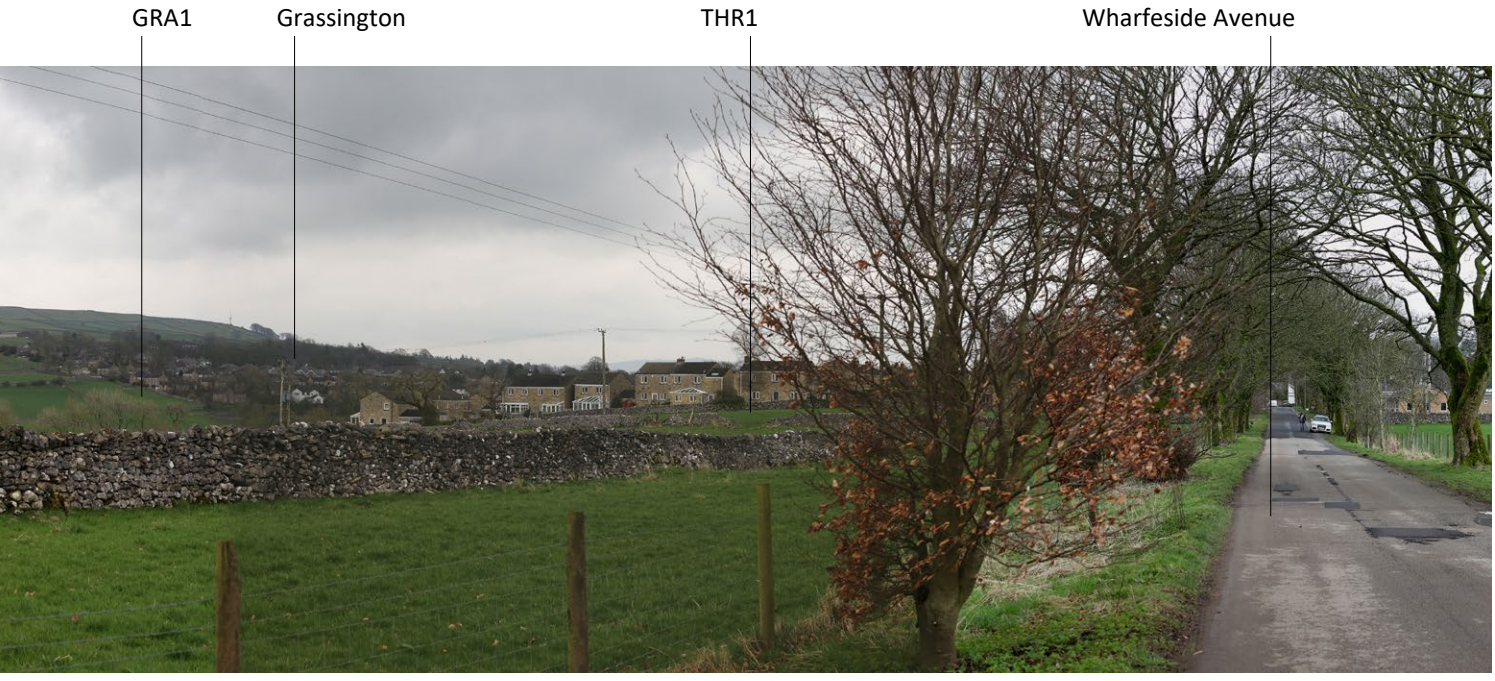


Figure 2.3 - Local view 3 from PRoW 05.57/2



Figure 2.4 - Local view 4 from Wharfeside Avenue, Threshfield (PRoW 05.76/28) across the River Wharfe to Grassington




GRA1
Grassington
THR1
Wharfeside Avenue

GRA5 - Land south east of Aynham Close

Introduction

This 1.18 ha 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. Refer to Figure 3 (pages 46 - 47) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.5 (pages 48 - 53) 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
Settlement form and setting	Moderate-high
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate-high
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	**Moderate-high***

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

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 back drop. 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.

Review

After review of the LSA assessment for GRA5 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for physical and natural characteristics from moderate to moderate-high. This reflects the sensitivity of the site as 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, and is an important and sensitive part of the landscape setting of

[10] Refer to footnote no. 3

[11] Refer to footnote no. 1

Grassington. Although the sensitivity for one individual criteria increases, **the overall sensitivity judgement remains at moderate-high***. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity score, hence the asterisk* marking. The updated results for each of the five criteria and overall LSA for GRA5 are as follows:

Summary of results of LSA process after review

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

The review process for GRA5 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[12] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 3 on pages 46 - 47). Additional gateway views have also been identified during the review process.

The LSA suggested that a more limited area of development could be considered. *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.* 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views are:

View 1A The views from the Dales Way on the north bank of the River Wharfe on PRoW's 05.57/34 and 05.57/32 to the site are limited by the landform of Fletcher Brow. However, there is a view from the long distance path at the bridge over Isingdale Beck. In this view, the southernmost housing fronting Aynham Close is visible where not screened by the farm buildings of High Cross Lathe. Development on the site would also be visible and should be softened by tree planting.

View 1F This view is from the long distance footpath Lady Anne's Way which is a 100 mile route from Skipton to Penrith. The route follows High Lane which is PRoW 05.57/27. From this elevated viewpoint north of the site the walled open fields of the moorland contrast with the tree cover of this edge of Grassington nestled on the lower flatter slopes. Should the site be developed the built form should not extend beyond where housing would be back dropped by the existing mature trees lining Hebden Road. The approximate easternmost extent of development back dropped by trees is indicated on Figure 3 on pages 44 - 45. It should be noted the location of viewpoint 1F is the first opportunity to clearly view over the site when travelling east on Lady Anne's Way after leaving Grassington. Additional tree planting on the steep slopes to the north east part of the site would soften the edge of development but should not be continuous and block views from the elevated PRoW's.

View 2C The site is not visible in this distant view from Moor Lane approaching Grassington from the north east.

View 2D When approaching Grassington on the B6265 from the east, the site is not visible until west of High Cross. Refer to local views 1 and 2.

View 2E All of the site is visible in this distant cross valley view from the B1660 east of Threshfield. The walled pastures of the site are seen as foreground to the existing built development of Aynham Close on the edge of Grassington. The pastures separate Grassington and the farm buildings of High Cross Lathe to the east of the B6265. This built edge of Grassington is relatively open and contrasts with the well treed character of the higher land to the north and trees lining Hebden Road and on the steep banks to the floodplain to the south.

[12] Refer to footnote no.2

Should the site be developed the steep embankment to the north east side of the site should be retained as open space. In addition, the pasture to the southern corner of the site, to the inside of the right hand bend of Hebden Road (approaching Grassington from the east) should be not developed. Strategic tree planting to back drop the farm buildings of High Cross Lathe would assist to retain separation of the built forms of Grassington and the farm. Additional tree planting on the steep slopes would back drop development on the site and tree planting within the development itself and particularly along the Aynham Close edge would help to break up the massing of the built forms and increase the tree cover on this edge of Grassington.

View 2F There are some limited distant cross valley views from the B1660 on the east side of Threshfield. Most of the site is screened by the trees lining Hebden Road.

View 2H This is a glimpsed view from the busy B6265 south of Grassington. Part of the site is visible between the gaps in the trees lining Hebden Road but development would be imperceptible to motorists.

Local views

Local views relevant to GRA5 are located on Figure 3 (pages 46 - 47) with the views shown on Figures 3.1 - 3.5 (pages 48 - 53). The local views are:

View 1 This view is from the junction of the B6265 and PRoW (05.57/27) north east of the site. For a short section of the B6265 prior to the left hand bend (approaching Grassington from the east), the site is visible in a sequence of changing views. Initially the steep embankment to the north east edge of the site is visible with scattered trees and back dropped by existing housing. This section of the site should not be developed but additional tree planting could be positioned to soften the existing built edge. Tree planting should recognise the views from the higher land to the north east and in particular from Low Lane (PRoW 05.57/28), High Lane (PRoW 05.57/27), and the highest path (PRoW 05.57/40). Closer to the site, the lower walled pastures back dropped by existing housing on Aynham Close are visible through gaps in the roadside trees. Development of this part of the site should set back from the road and softened by tree planting. The lower section of the pasture visible to the inside of the right hand bend of Hebden Road should not be developed. This attractive combination of pasture, stone walling following the curve of Hebden Road and back dropped by trees should be retained. The width of the retained pasture on the eastern side of the site should be determined by reference to gateway view 1F and local view 2

View 2 The view from the B6265 adjacent the site near where PRoW 05.57/34 joins Hebden Road is at the point between the two bends. There is a direct view from this viewpoint over the walled pastures to the housing of Aynham Close. If the site were to be developed, housing should not extend beyond the north easternmost extent of the existing housing with the steeper slopes retained as open space but with additional tree cover. Development should be set back from the edge of Hebden Road to retain a wide belt of open space between the built form and road. The built edge should be softened with tree planting which in time will connect with the mature trees lining the road after the right hand bend. The width of the retained pasture should be determined by reference to gateway view 1F but also to allow views to the north to the continuous pattern of walled fields that extends from the valley floor to the upper slope moors. This is important to mitigate the loss of a similar view from viewpoint 3.

View 3 This view is from the junction of the Hebden Road (B6265) and Aynham Close when leaving Grassington and travelling south east. This is an important and sensitive view to and over the site which contributes to Grassington's scenic Wharfedale landscape setting at a principal gateway to the town. The site 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 partly mitigated by ensuring the view to the pattern of walled fields is retained from view 2 at the junction of PRoW 05.57/34 with Hebden Road.

View 4 This view from Low Lane (PRoW 05.57/28) is very similar to gateway view 1F but lower on the slopes and closer to the site.

View 5 This is an elevated view from PRoW 05.57/40 looking down slope to the site. The view is similar to gateway view 1F and local view 4.

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 GRA5 should the site be allocated. These are:

- The steeper slopes on the north east side of the site to be undeveloped.
- Retention of the pasture to the inside of the bends of Hebden Road.
- The easternmost extent of development in the eastern field to not extend beyond the back drop of trees in views from the slopes above the site.
- Tree planting in groups to the steeper slopes.
- Additional roadside trees.
- Retention of views to the pattern of historic walls on the slopes above the site from the retained pasture area on the south east and east sides of the site.

Summary

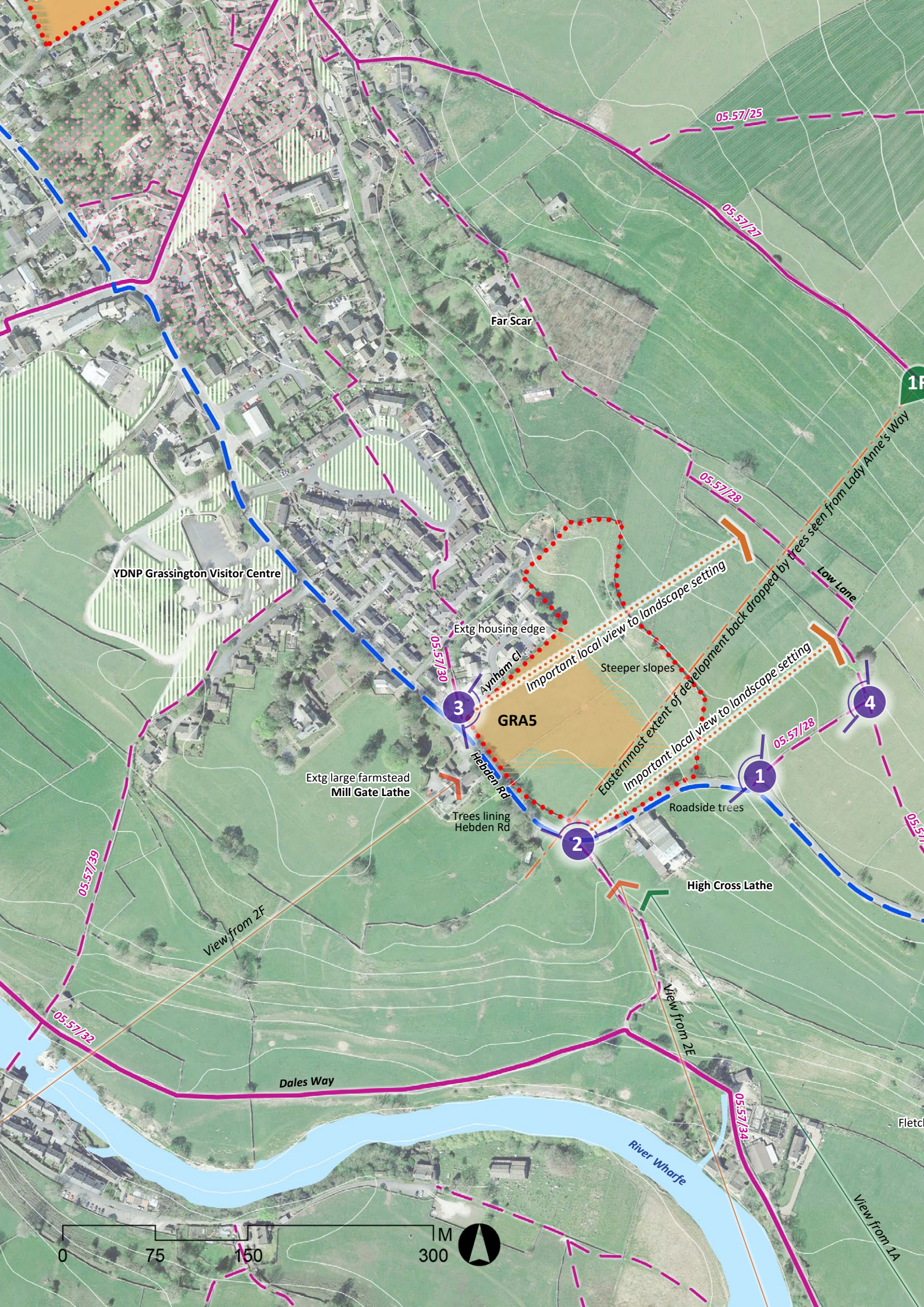
A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for GRA5. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 3) with mitigation. **This reduces the overall landscape sensitivity assessment to moderate**. The physical and natural characteristics, and cultural and historical associations criteria remain at moderate-high because at this key gateway, the site is a component of the continuous pattern of walled fields that extends from the valley floor to the upper slope moors. Development on the site will adversely impact this view but this is partly mitigated by retaining a similar view to the east.

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

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

Cumulative impact with other LSA sites

GRA 5 is generally not seen in conjunction with other sites with the exception of sites THR7 and THR8 when viewed from Gateway view 1F as in Figure 1.6 on pages 18 - 19. However, the GRA5 site is distant from the Threshfield sites and on the other side of Wharfedale so there is no cumulative impact.


05.57/25
05.57/27
Far Scar
1F
05.57/28
Low Lane
YDNP Grassington Visitor Centre
Extg housing edge
05.57/30
Aynham Cl
Important local view to landscape setting
Steeper slopes
Easternmost extent of development back dropped by trees seen from Lady Anne's Way
3
GRA5
4
Important local view to landscape setting
05.57/28
Hebden Rd
1
Extg large farmstead
Mill Gate Lathe
Trees lining
Hebden Rd
Roadside trees
2
05.57/39
High Cross Lathe
View from 2F
05.57/32
Dales Way
View from 2E
05.57/34
River Wharfe
View from 1A
0
75
150
M
300



- Yorkshire Dales National Park Boundary (not in viewport)
- Contour lines (5m interval)
- Water courses
- Conservation Area
- Important local view to landscape setting
- Promoted / long distance routes
- Public rights of way
- Regional cycle route
- View from principal recreational route gateway
- View from principal vehicular route gateway
- Local views specific to the site
- Easternmost extent of development mostly back dropped by trees viewed from Lady Anne's Way
- Important open spaces
  Yorkshire Dales Local Plan 2015-2030, Adopted 2016
- 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

GRA5 Detail Plan

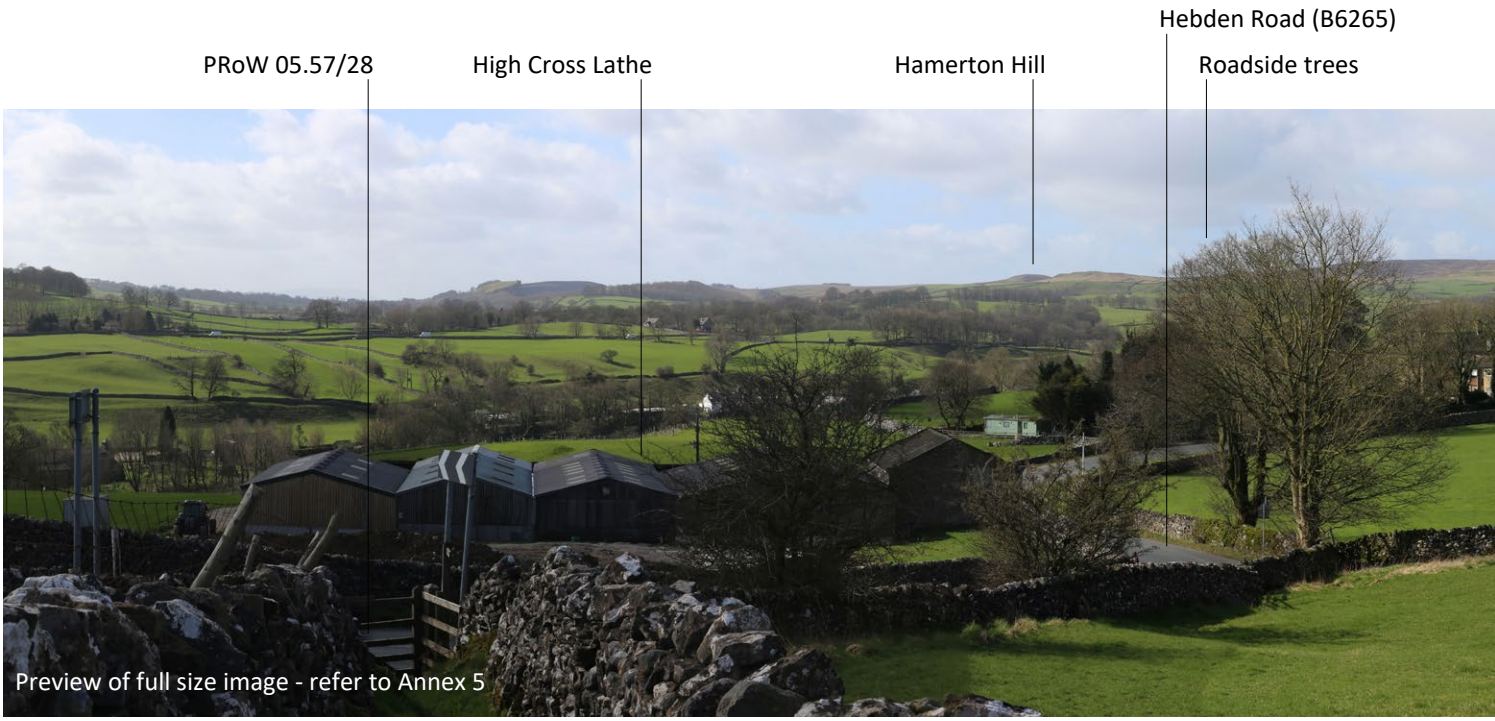


Figure 3.1 - Local view 1 from junction of B6265 with PRoW 05.57/28 east of Grassington



Figure 3.2 - Local view 2 from junction of Hebden Road (B6265) with PRoW 05.57/34


Walled pasture
Threshfield Moor
GRA5
Malham Moor
Grassington
Grass Wood

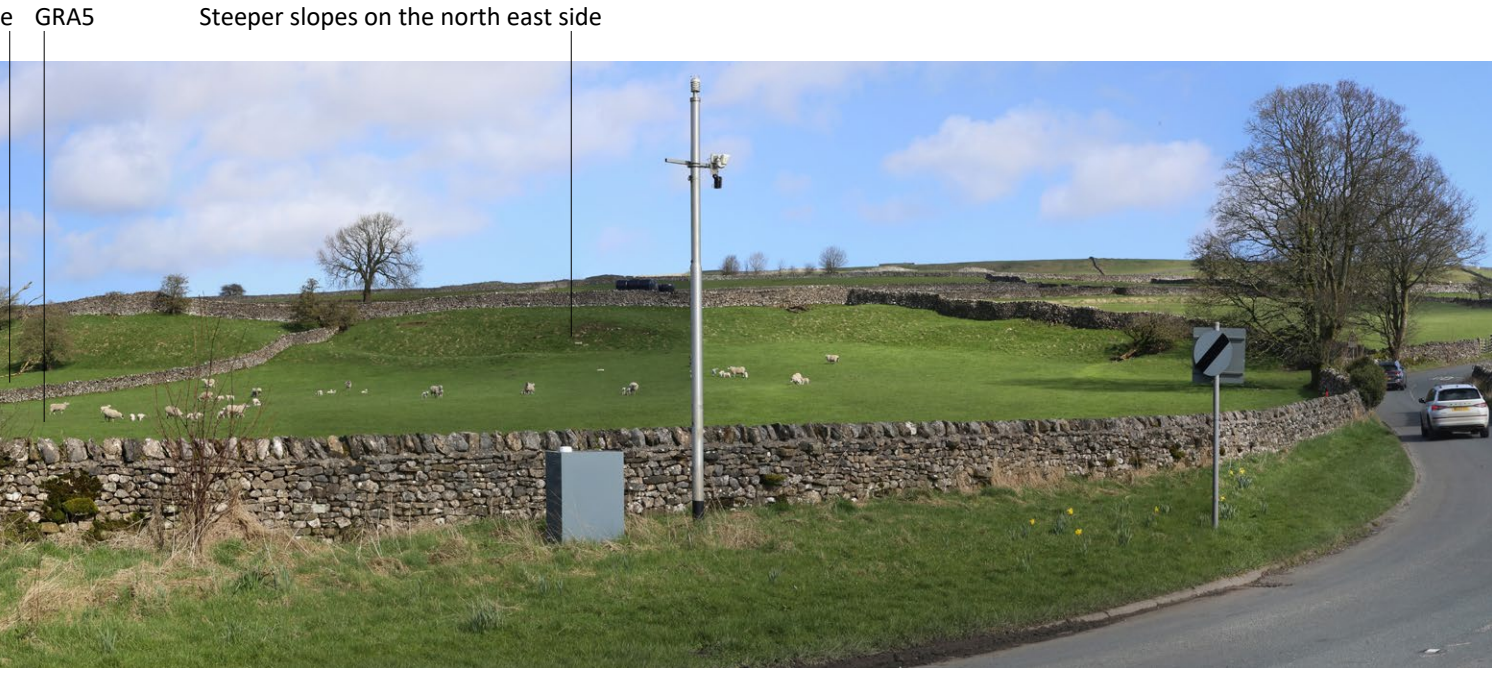

e
GRA5
Steeper slopes on the north east side



Figure 3.3 - Local view 3 from Hebden Road



Figure 3.4 - Local view 4 from Low Lane (PRoW 05.57/28) north east of Grassington

Roadside trees

High Cross Lathe

Trees lining Hebden Road



Threshfield Moor

Grassington

GRA5

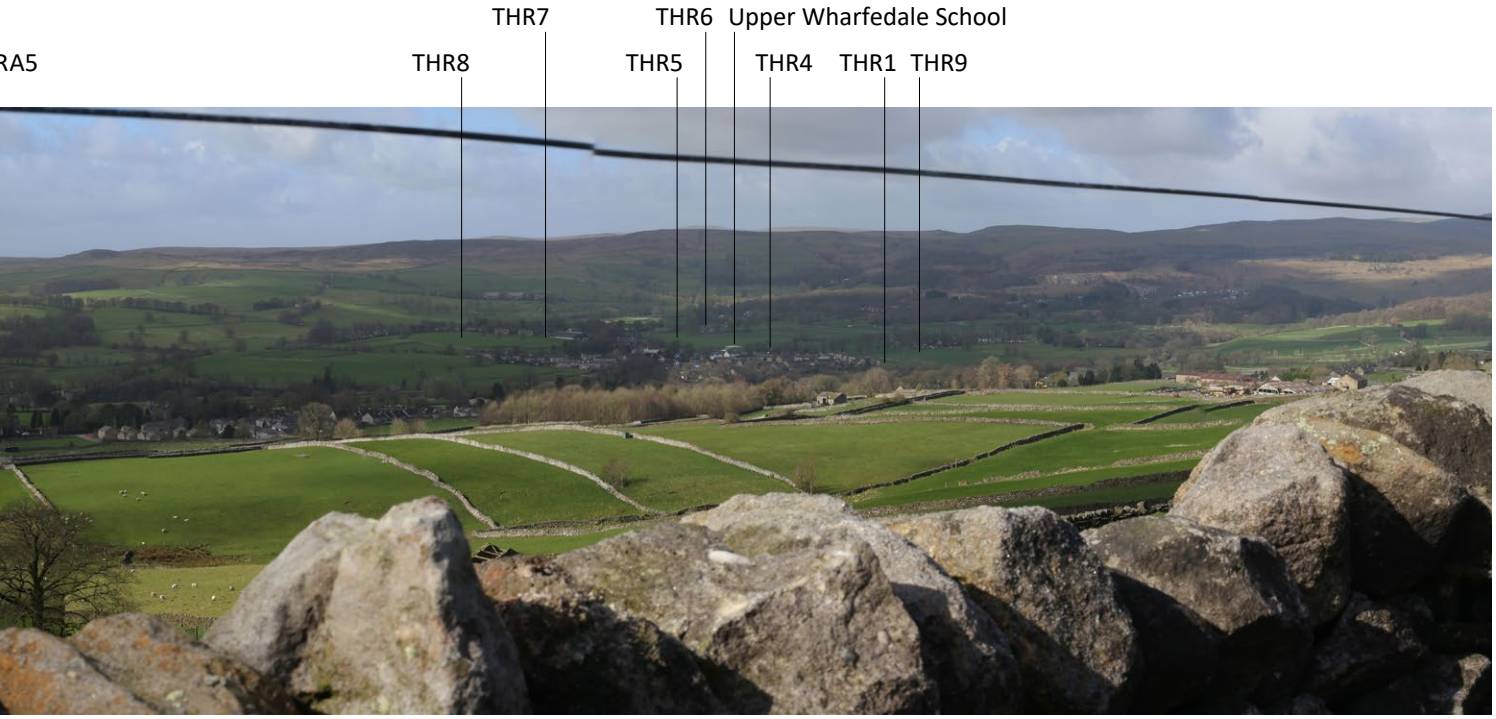
THR8

THR7





Figure 3.5 - Local view 5 from PRoW 05.57/40 north east of Grassington


RA5
THR8
THR7
THR6
Upper Wharfedale School
THR5
THR4
THR1
THR9

GRA6 - Land opposite Lyle Croft, Garrs End Lane, Grassington

Introduction

This 0.36 ha 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. 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. Refer to Figure 4 (pages 58 - 59) for a detailed plan of the site extent. Key local views are shown on Figures 4.1 - 4.6 (pages 60 - 65) with full size images as LI Guidance note TGN 06/19[13] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[14] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high* is correct**. However, after detailed review of the gateway views it should be noted that GRA6 does have some visibility in the wider landscape particularly from the elevated viewpoints to the north (Lady Anne's Way) and Moor Lane to the north west. Nevertheless the judgement of moderate for the views and recreational experiences criteria for GRA6 is still considered appropriate. Of particular importance on this site is the cumulative impact of GRA6 and GRA7 given they adjoin each other. This is considered in the section on cumulative impact.

The review process for GRA6 has considered the relevant gateway views identified in the Grassington/Threshfield

[13] Refer to footnote no. 3

[14] Refer to footnote no. 1

Settlement Analysis[15] (which has been updated on Figure 1b on pages 8 - 9) and also more local views (Figure 4 on pages 58 - 59) as GRA6 and GRA7 make a valuable contribution to the local character and landscape setting of a neighbourhood within Grassington so local views should also be considered in detail. Additional gateway views have also been identified during the review process.

The LSA suggested that a more limited area of development could be considered for GRA6 .... *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.* 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views for GRA6 are also relevant to the adjacent site GRA7. The key gateway views are:

View 1C (north) The site location on the north east side of a slight local ridge, which rises to Wisp Hill, in conjunction with large barns and a line/groups of mature trees on the crest of the hill limit views from the west from this short cut to the Dales Way.

View 1D In views from the Dales Way approaching Grassington from the north east, the site is screened by mature trees on Wisp Hill.

View 1E The southern higher slopes adjacent the barn are visible in this view on Lady Anne's Way approaching Grassington from the north. Parts of both GRA6 and GRA7 are visible as open green spaces within the close knit urban fabric of Grassington. The sites read with the green of the pastures surrounding Grassington and development of both sites would damage the landscape setting. GRA6 is more visible than GRA7 from this long distance footpath route.

View 2B (east) This view from Grass Wood Lane near the junction with Bull Ing Lane indicates that there would be very limited visibility of built development given the site is in the lee of Wisp Hill. Additional screening is provided by the large barns and adjacent mature tree group.

View 2C The site is visible as a green gap in elevated views from Moor Lane when approaching Grassington from the north east. The group of barns is prominent in this view back dropped by a line of mature trees on Wisp Hill Croft. The green open space reads in conjunction with the adjacent site (GRA7) to the east.

View 2G In this distant view from the B6160 approaching Threshfield from the north west the site is difficult to discern.

Local views

Local views relevant to GRA6 are located on Figure 4 (pages 58 - 59) with the views shown on Figures 4.1 - 4.6 (pages 60 - 65). As noted above, there is limited visibility of the site in wider views, with the exception of the elevated views to the north and north west. However, the large barns, together with lines and groups of mature trees, form the skyline in local views westwards across the site, screening views across Wharfedale. The barns are a prominent feature, which slightly detract 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. Overall, the site makes a valuable contribution to the local character and landscape.

View 1 The view from Chapel Street looking south west over the Important Open Space shows the visual connection between the open space and GRA6. They read as a connected green space only divided by the stone walls of Garrs End Lane. The open green spaces also visually connect with the distant moorlands. The site slopes up to Wisp Hill with the skyline formed by the large barns and line of trees, although the distant moors are visible in part above the barns.

View 2 View 2 also from Chapel Street is looking south to the site but through a gap in the housing. Only the southern part of the site is visible sloping up to Wisp Hill. The barns define the southern boundary and form the skyline beyond which are distant views to the moorland.

View 3 This view from Garrs End Lane near the north west corner of the site shows the visual connection between GRA6 and the Important Open Space to the north. East of GRA6 is the adjacent site (GRA7) but the pasture itself is not

[15] Refer to footnote no. 2



View to the GRA6 site from Chapel Street

visible given the topography and dividing stone wall. Again the barns are prominent forming the southern extent of GRA6 on the skyline. Beyond GRA7 is housing and mature trees with moorland in the distance.

View 4 View 4 is from the junction of Garrs End Lane and Moody Sty Lane looking over GRA7 to GRA6. Both sites read as an interconnected open space although divided by a stone wall. Both sites slope up to Wisp Hill with the skyline formed by the large barns and mature trees. Views to Wharfedale are screened as a result.

View 5 This view from the south east corner of GRA7 on Moody Sty Lane shows the connection between the green spaces i.e. GRA7, GRA6 and the Important Open Space.

View 6 A cross valley view to the site from Wharfeside Avenue in Threshfield, on the western side of the valley. However, the site is not visible given the combination of landform, the barns and mature trees.

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 GRA6 should the site be allocated. These include:

- Restrict development to the southern part of the site adjacent the Wisp Hill barns.
- Retain open space adjacent Garrs End Lane to visually connect with the Important Open Space.
- The northern part of the site to be retained as open space to maintain the visual connection to the immediate pastoral landscape and moorlands beyond.
- Retain and protect the boundary stone walls.

Summary

A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for GRA6. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 4) with mitigation. **This reduces the overall landscape sensitivity assessment marginally to moderate**. Both the settlement form and setting and cultural and historical associations criteria remain at moderate-high because of the impact on the landscape setting of this part of Grassington.

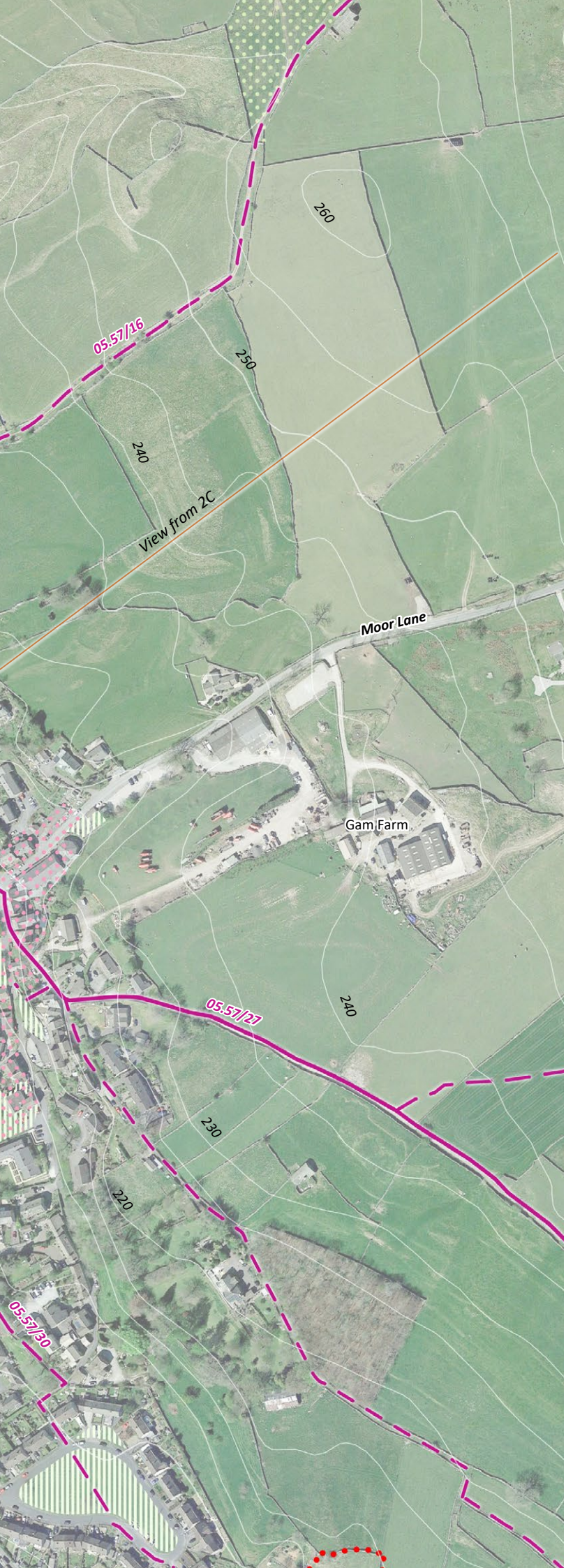
Summary of results of LSA review process for a reduced site with mitigation

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

Cumulative impact with other LSA sites

GRA6 is the central site 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. If GRA6 and GRA7 were both developed the adverse effects would be significant and therefore it is recommended only one of the sites should be considered for development. Development of GRA6 would disconnect GRA7 from the Important Open Space and GRA6 is more prominent in local views than GRA7 and therefore it is considered that if GRA7 is developed, GRA6 should be retained as open space.


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
View from 1D
View from 1E
Dales Way
Town Head Farm
200
190
Grass Wood Lane
Cove Lane
05.57/5
180
1C
Bull Ing Lane
Chapel Street
230
2B
3
Important Open Space
1
05.57/4
Important local view to landscape setting
Garrs End Ln
Group of trees
GRA6
2
190
200
Wisp Hill
Barns
Grass Wood Lane
180
View from Local View 6
4
GRA7
Line of trees
Moody Sty Ln
05.57/2
5
GRA1
170
Main Street
05.57/1
05.57/3
River Wharfe
Dales Way
200
1B
Grassington Bridge
0
75
150
M
300



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Regional cycle route

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 4

GRA6 and GRA7 Detail Plan

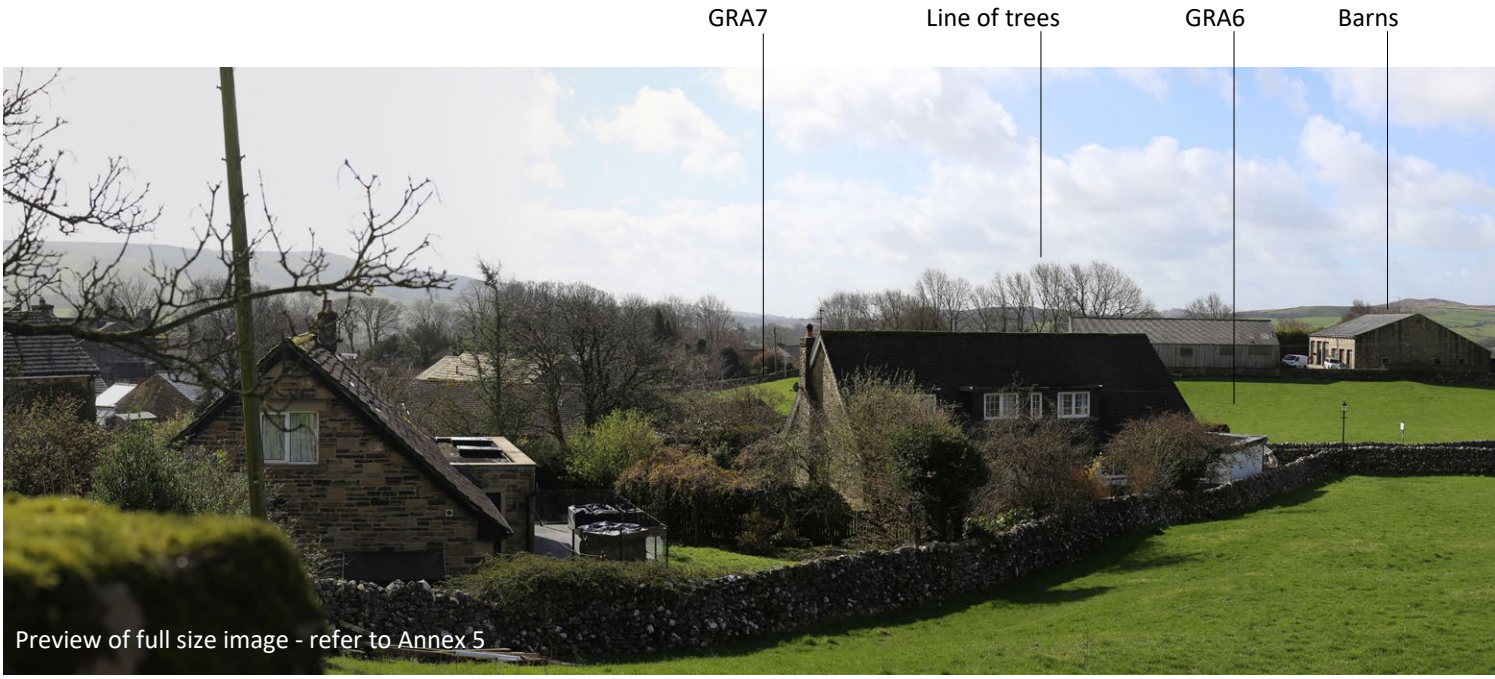


Figure 4.1 - Local view 1 from Chapel Street



Figure 4.2 - Local view 2 from Chapel Street


Threshfield Moor
Important Open Space
Group of trees
Garrs End Lane


Chapel Street
GL57 EUZ



Figure 4.3 - Local view 3 from Garrs End Lane



Figure 4.4 - Local view 4 from junction of Garrs End Lane and Moody Sty Lane


GRA7
GRA6
Barn
Barn
Group of trees
YC22 BJY


GRA6
Group of trees



Figure 4.5 - Local view 5 from Moody Sty Lane



Figure 4.6 - Local view 6 from Wharfeside Avenue (PRoW 05.57/16), Threshfield

Moody Sty Lane



GRA1 Grassington THR1 Wharfeside Avenue



GRA7 - Land north of Moody Sty Lane, Grassington

Introduction

This 0.65 ha 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. Refer to Figure 4 (pages 58 - 59) for a detailed plan of the site extent. Key local views are shown on Figures 4.1 - 4.6 (pages 60 - 65) with full size images as LI Guidance note TGN 06/19[16] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[17] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate is correct**. However, after detailed review of the gateway views it should be noted that GRA7 does have some visibility in the wider landscape particularly from the elevated viewpoints to the north (Lady Anne's Way) and Moor Lane to the north west. Nevertheless the judgement of moderate for the views and recreational experiences criteria for GRA7 is still considered appropriate. Of particular importance on this site is the cumulative impact of GRA6 and GRA7 given they adjoin each other. This is considered in the section on cumulative impact.

The review process for GRA7 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[18] (Figure 1b on pages 8 - 9) and also more local views (Figure 4 on pages 58 - 59). 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views for GRA7 are also relevant to the adjacent site GRA6. The key gateway views are:

[16] Refer to footnote no. 3

[17] Refer to footnote no. 1

[18] Refer to footnote no. 2

View 1C (north) The site location on the north east side of a slight local ridge, which rises to Wisp Hill, in conjunction with large barns and a line/groups of mature trees on the crest of the hill limit views from the west from this short cut to the Dales Way.

View 1D In views from the Dales Way approaching Grassington from the north east the site is screened by mature trees on Wisp Hill.

View 1E The southern higher slopes adjacent the barn are visible in this view on Lady Anne's Way approaching Grassington from the north. Parts of both GRA6 and GRA7 are visible as open green spaces within the close knit urban fabric of Grassington. The sites read with the green of the pastures surrounding Grassington and development of both sites would damage the landscape setting. GRA6 is more visible than GRA7 from this long distance footpath route.

View 2B (east) This view from Grass Wood Lane near the junction with Bull Ing Lane indicates that there would be very limited visibility of built development given the site is in the lee of Wisp Hill. Additional screening is provided by the large barns and adjacent mature tree group.

View 2C The site is visible as a green gap in elevated views from Moor Lane when approaching Grassington from the north east. The group of barns is prominent in this view back dropped by a line of mature trees on Wisp Hill Croft. The green open space reads in conjunction with the adjacent site (GRA6) to the west.

View 2G In this distant view from the B6160 approaching Threshfield from the north west the site is difficult to discern.

Local views

Local views relevant to GRA7 are located on Figure 4 (pages 58 - 59) with the views shown on Figures 4.1 - 4.6 (pages 60 - 65). As noted above there is limited visibility of the site in wider views, with the exception of the elevated views to the north and north west. However, the large barns, together with lines and groups of mature trees, form the skyline in local views westwards across the site, screening views across Wharfedale. The barns are 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 not as prominent as GRA6 in views downslope westwards across the Important Open Space from Chapel Lane. Overall, the site makes a valuable contribution to the local character and landscape.

View 1 The view from Chapel Street looking south west over the Important Open Space shows the visual connection between the open space and GRA6. They read as a connected green space only divided by the stone walls of Garrs End Lane. However, only a small part of GRA7 is visible. The open green spaces also visually connect with the distant moorlands. The site slopes up to Wisp Hill with the skyline formed by the large barns and line of trees, although the distant moors are visible in part above the barns.

View 2 View 2 also from Chapel Street is looking south to GRA6 but through a gap in the housing. GRA7 is not visible.

View 3 This view from Garrs End Lane near the north west corner of GRA6 shows the visual connection between GRA6 and the Important Open Space to the north. The GRA7 site, east of GRA6, is not visible given the topography and dividing stone wall. However, development on GRA7 would be visible although back dropped by existing housing and mature trees with moorland in the distance.

View 4 View 4 is from the junction of Garrs End Lane and Moody Sty Lane looking over GRA7 to GRA6. Both sites read as an interconnected open space although divided by a stone wall. Both sites slope up to Wisp Hill with the skyline formed by the large barns and mature trees. Views to Wharfedale are screened as a result.

View 5 This view from the south east corner of GRA7 on Moody Sty Lane shows the connection between the green spaces i.e. GRA7, GRA6 and the Important Open Space.

View 6 A cross valley view to the site from Wharfeside Avenue in Threshfield, on the western side of the valley. However, the site is not visible given the combination of landform, the barns and mature trees.



View to the GRA7 site from Moody Sty Lane

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 GRA7 should the site be allocated. These include:

- The steeper slopes should remain undeveloped
- Tree planting should be considered to provide a back drop to housing and soften the forms of the large barns on the skyline.
- Retain and protect the boundary stone walls

Summary

Although development of the site would require a sensitive careful design **it is unlikely that the overall landscape sensitivity would reduce from 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. 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. The remaining fields are more prominent in local views and provide some physical and visual continuity with the wider Wharfedale landscape and hence if GRA7 is selected for development the adjacent GRA6 should not be developed.

Cumulative impact with other LSA sites

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 (GRA6 and the Important Open Space) would still form a coherent 'landscape wedge'. The remaining fields are more prominent in local views than GRA7 and provide some physical and visual continuity with the wider Wharfedale landscape. Development of GRA7 would 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. However, if GRA6 and GRA7 were both developed the adverse effects would be more significant.

THR1 - Land east of Wharfeside Avenue, Threshfield

Introduction

This 0.46 ha 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, the regular pattern of long, low field stone walls that subdivide the riverside terrace of land into pastures, the avenue trees of Wharfside Avenue and the view over the site to Wharfedale to the north west. Refer to Figure 5 (pages 74 - 75) for a detailed plan of the site extent. Key local views are shown on Figures 5.1 - 5.6 (pages 76 - 81) with full size images as LI Guidance note TGN 06/19[19] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[20] is as follows:

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.

Review

After review of the LSA assessment for THR1 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for physical and natural characteristics from moderate to moderate-high. This reflects the sensitivity of the intact historic pattern of walled fields, that is continuous across both sides of the river valley, and is an important and sensitive part of the landscape setting of Grassington and Threshfield. Although the sensitivity for one individual criteria increases, **the overall sensitivity judgement remains at moderate-high***. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity score, hence the asterisk* marking. The updated results for each of the five criteria and overall LSA for THR1 are as

[19] Refer to footnote no. 3

[20] Refer to footnote no. 1

follows:

Summary of results of LSA process after review

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

The review process for THR1 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[21] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 5 on pages 74 - 75). Additional gateway views have also been identified during the review process.

The LSA notes that *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.* 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. Of particular importance on this site is the cumulative impact of all of the Threshfield sites given they are in relative close proximity and in some views all sites except THR3 are visible. This is considered in the section on cumulative impact.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views include:

View 1B In views from the historic Grassington Bridge (Grade II listed) built development on the lower slopes of THR1 might be visible in winter views. This potential adverse impact could be mitigated by sensitive design/layout with retention of the north east corner of the site as open space. The extent of any future development should be tested though preparation of visualisations in the LVIA process but initially it is considered development should not extend beyond the housing on the south side of Badger Gate adjacent the site as identified in Figure 5 on pages 74 - 75. The extent of any development as defined by analysis of this view should also take into account the other gateway views.

View 1C The routing of the Dales Way is shown on Figure 1b (pages 8 - 9). The route from Barden follows the river on PRoW 05.57/32 but at Grassington Bridge the route diverts from the riverside and follows Station Road (B6265) to Main Street and on to the centre of Grassington. However, a popular short cut has evolved to follow the historic bridle road (PRoW 05/57/2). This route links from Grassington Bridge following the historic track to Bull Ing Lane linking up with the Dales Way heading north at the junction of Highcroft/Chapel Street/Bank Lane. The views from this section of the short cut are sensitive particularly when approaching from the north. In this view, the 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. The site is part of a broad terrace of traditional pastoral farmland on the edge of the town which '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. However, if the site were to be developed, housing would be back dropped by the existing avenue trees on Wharfeside Avenue. The lower portion of the site fronting the river should be retained as open space with additional native tree planting to soften the form of development.

View 1D This view is from the Dales Way approaching Grassington from the north west. The view is similar to view 1C although at a higher elevation and more distant. It is representative of a sequence of views on the Dales Way. Again the site is seen as part of the broad terrace of traditional pastoral farmland on the north west edge of Threshfield. The existing edge of housing is abrupt with limited trees to soften the existing form of the settlement. This is in contrast to the well treed edge of the river and the trees lining Wharfeside Avenue to the south of the site. Should the site be developed, tree planting should be used to soften the form of the new houses and provide a green link from river to road. The site is also back dropped in this view by the large rectangular building of Wharfedale Secondary School. Development of the site would partly screen the building which is incongruent relative to the scale and colour of most of the residential built form of Threshfield.

[21] Refer to footnote no.2

View 1E This view from Lady Anne's Way approaching Grassington from the north is similar to view 1D but the view is more direct and directly aligned with the grain of the field pattern. This view highlights the importance of consideration of the cumulative impact of all of the sites on the west side of Threshfield namely THR1, 4, 5, 6 and 9. Refer to the section on cumulative impact. This view also highlights the need to set back development from the north western boundary to protect the integrity of the stone boundary wall and provide sufficient space to allow for some tree planting to soften what would become the new north west settlement edge to Threshfield.

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. The intervening tree cover screens part of the site but the existing settlement edge is visible as would be development on the site. This view has similarities with views 1C and 1D with the site being seen as part of the terrace of farmland adjacent the river. This view reinforces the principle of not developing the lowest part of the site where the gradients are steeper. The extent of development adjacent the river corridor should be set back further than the existing settlement edge to ensure housing is not visible from the riverside footpaths. Refer to local views 3 and 4. Again tree planting should be used to soften the edge with the remaining pastures of the adjacent THR9 site.

View 2B View 2B (west) is also from Grass Wood Lane but closer to the site. This viewpoint prior to the junction with Bull Ing Lane is similar to views 1C, 1D and 2A. 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 west and south west.

View 2C The view is similar to that from 2B with the broad flat terrace of farmland to the west of Threshfield which leads the eye from river to moorland.

View 2I This inner gateway view is from the B6265 just north of the junction with the B6160. This is an attractive open view over the walled pastures extending to the edge of Threshfield with more distant views to the woods to the north and moors to the north east. THR1 is not visible from this viewpoint.

Local views

Local views relevant to THR1 are located on Figure 5 (pages 74 - 75) with the views shown on Figures 5.1 - 5.6 (pages 76 - 81). The local views include:

View 1 There are particularly clear views to the site from Wharfeside Avenue (PRoW 05.72/28) in which the layout of the historic field pattern is evident on both sides of the river. In this view, if the site were to be developed, housing should be set back from the walled west boundary and not extend past the small group of trees on the existing settlement edge. Refer to Figure 5 on pages 74 - 75. Tree planting should be used to soften the form of the new housing as the current settlement edge is quite abrupt with limited tree planting and buildings on the skyline on the higher land near the road.

View 2 This view also from Wharfeside Avenue (PRoW 05.72/28) is further to the west of view 1 at the entrance to Wharfedale Rugby Union Football Club. The view is similar to view 1.

View 3 This view is also from Wharfeside Avenue but at the south west corner of the site looking over THR1 to the settlement edge of Threshfield. The settlement edge is abrupt with minimal tree planting. Should the site be developed, housing should be set back from the road to protect the root protection area of the avenue trees. Tree planting along the lower slopes to the river would in time provide a back drop to the development. Tree planting should also be integrated into the layout of the housing to soften the western edge so housing should be set back from the boundary wall to allow for trees.

View 4 View 4 is located at the southeast corner of the site. The view is similar to view 3 but is looking away from the settlement to the northwest and north over Wharfedale. This is an important view out from the settlement edge to the landscape setting of Threshfield and Grassington. Development of the site would 'move' this view to the west from the south east corner of THR1 to the south west corner.

View 5 View 5 is from the junction of riverside PRoW's 05.57/3 and 4 on the floodplain of the River Wharfe looking due south to the site. Trees along the river's southern bank screen much of the site but there is some visibility of the existing settlement edge at gaps, especially in winter. Tree planting in groups should be used on the west edge of any development to provide an additional screen to views from the riverside path to the edge of Threshfield. The planting needs to be carefully considered to ensure it does not compromise the legibility of the original tree planting of the avenue.

View 6 View 6 is also on the riverside path (PRoW 05.57/3) at the bridge over a small beck east of local view 5. The backs of housing fronting Badger Gate in the adjacent development are visible on the skyline and compromises the landscape of the riverside walk. Development on the site should be set back further than on the adjacent site as

shown on Figure 5. However, this should be explored further with the preparation of visualisations in the LVIA process to ensure housing is not visible from the riverside footpaths.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been established to reduce adverse landscape and visual effects. These include:

- Retain the lower slopes adjacent the river as open space
- Set development back from the western boundary stone wall to allow space for tree planting and to protect the integrity of the stone wall
- Set development back on the Wharfeside Avenue frontage to protect the root protection areas of the avenue trees.
- Native tree planting to the lower slopes and on the western boundary to soften the built forms

Summary

The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 5) with mitigation. The physical and natural characteristics and views and recreational experiences criteria remain at moderate-high because of the impact of the extension of residential development further along the river would slightly reduce the broad terrace of traditional pastoral farmland on the edge of the town which 'balances' the block of Threshfield's settlement form within the wider Wharfedale landscape. In addition, the important view from Wharfeside Avenue to the landscape setting of Grassington and Threshfield would be impacted by being moved westwards. However, 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. With protection of the most sensitive parts of the site adjacent the river, **the overall landscape sensitivity assessment reduces to moderate.**

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

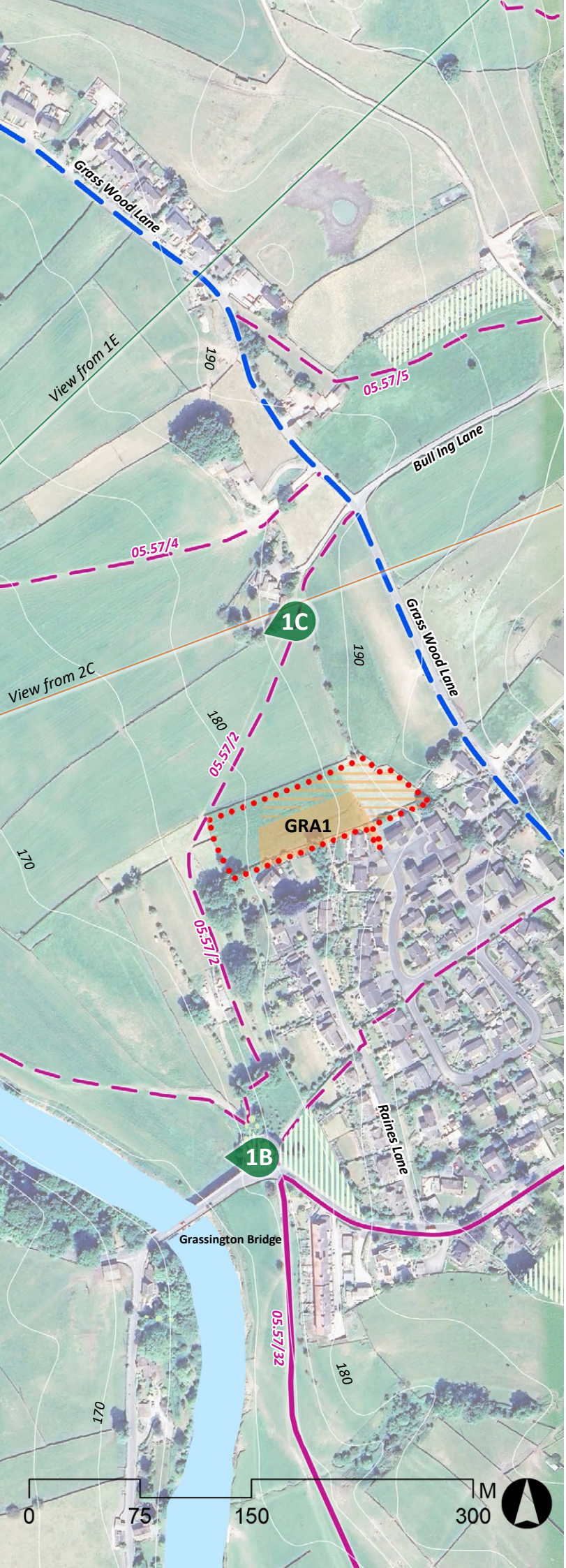
Physical and natural characteristics	Moderate-high
Settlement form and setting	Moderate
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Moderate**

Cumulative impact with other LSA sites

In cross valley views from Grassington, development on THR1 would be seen in conjunction with development on the other Threshfield sites except THR3. Of particular consideration is the cumulative impact with adjacent sites THR9, THR4 and THR5. Reference should be made to the sections on THR9 on pages 142 - 144 where the overall landscape sensitivity of THR9 is identified as moderate-high and thus residential development would be very likely to give rise to adverse landscape and/or visual effects and there is some potential for these to be significant. Given this the recommendation would be that THR9 remains undeveloped and thus there would be no cumulative impact with THR1.

The THR4 and THR5 sites are on the south side of Wharfeside Avenue and if developed would be visible with THR1 in cross valley views. Reference should be made to the section on THR4 on pages 94 - 97 and THR5 on pages 106 - 109. Development of all sites would increase the extent of the settlement on the west side of Threshfield but given THR4 and THR5 are further to the west of THR1 it is the THR4 and THR5 sites extent which is crucial. This is explored in the sections on THR4 and THR5. However, in terms of THR1 it is considered that the judgement of moderate overall landscape sensitivity would not alter even with development of THR4 and THR5.


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
2B
View from 1D
View from 2A
180
170
Important local view to landscape setting
5
6
2
1
3
4
Wharfedale Rugby Union Football Club
Wharfeside Avenue
05.76/28
05.76/27
05.57/3
THR9
THR1
THR4
THR5
Avenue trees
Badger Gate
Badger Gate
Wharfeside Avenue
River Wharfe
Upper Wharfedale School
Important open space
Station Road
B6265
B6265
St Margaret Clitherow Catholic Church
Permissive path
2I
Grassington Fire Station
THR7
THR8
THR8
180
190



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Permissive path

Regional cycle route

View from principal recreational route gateway

View from principal vehicular route gateway

1 Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 5

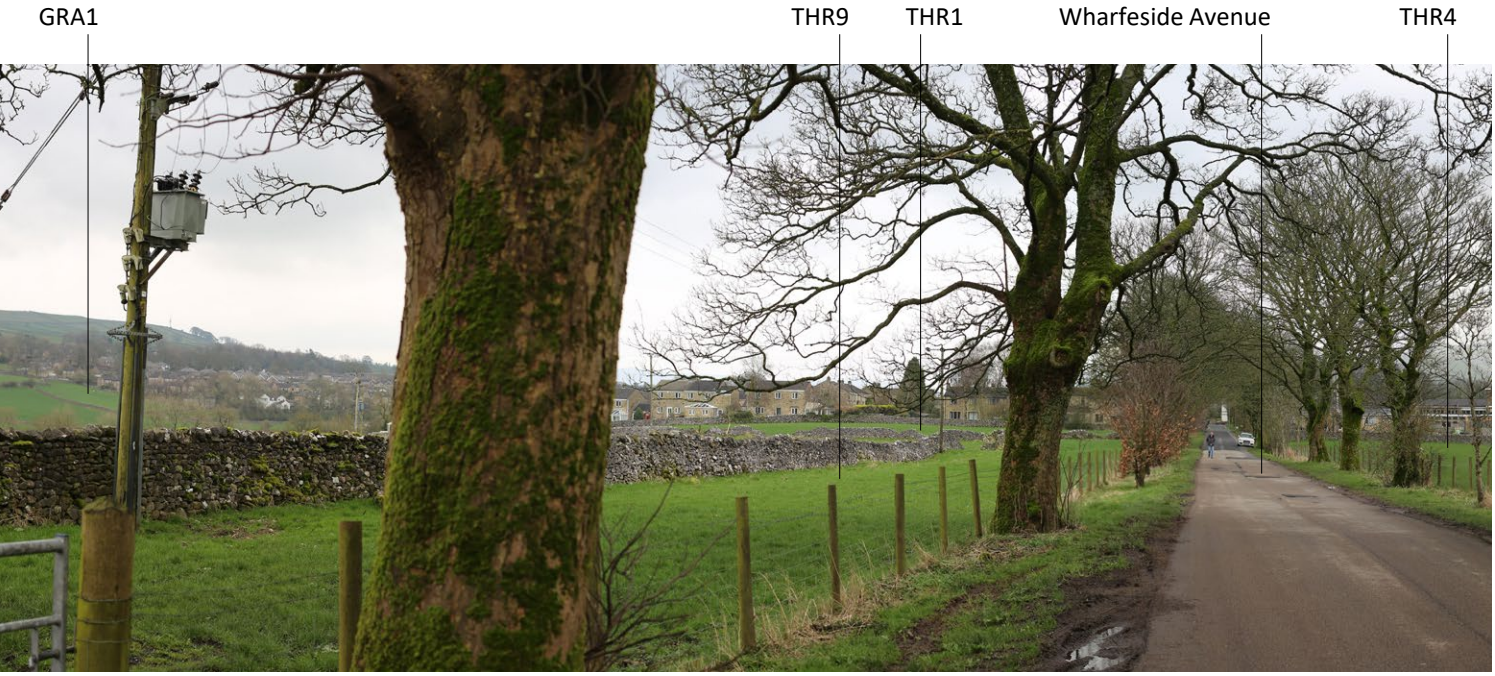
THR1 and THR9 Detail Plan



Figure 5.1 - Local view 1 from Wharfeside Avenue (PRoW 05.76/28) at the junction with PRoW 05.76/27



Figure 5.2 - Local view 2 from Wharfeside Avenue (PRoW 05.76/28) at the entrance to the Wharfedale Rugby Union Football


GRA1
THR9
THR1
Wharfeside Avenue
THR4


GRA1
Wharfeside Avenue (PRoW 05.76/28)

Club



Figure 5.3 - Local view 3 from Wharfeside Avenue (PRoW 05.76/28) at the boundary of both sites looking to THR1



Figure 5.4 - Local view 4 from Wharfeside Avenue (PRoW 05.76/28) at the south east boundary of THR1 looking over THR1 an





d THR9



Figure 5.5 - Local view 5 from the junction of riverside PRoW's 05.57/3 and 05.57/4



Figure 5.6 - Local view 6 from the riverside PRoW 05.57/3

Barden Moor PRoW 05.57/3 River Wharfe





THR3 - Land rear of Manor Farm/Village Institute, Threshfield

Introduction

This 0.41 ha brownfield site is 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. Refer to Figure 6 (pages 86 - 87) for a detailed plan of the site extent. Key local views are shown on Figures 6.1 - 6.5 (pages 88 - 93) with full size images as LI Guidance note TGN 06/19[22] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[23] is as follows:

This brownfield site provides a good opportunity for a sensitively designed 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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of low-moderate is correct**. However, it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely decreasing the sensitivity for cultural and historical associations from moderate-high. Although the site is adjacent to the rear of three properties that are Grade II listed buildings, the sensitivity is deemed to be moderate. The updated results for each of the five criteria and overall LSA for THR3 are as follows:

[22] Refer to footnote no. 3

[23] Refer to footnote no. 1

Summary of results of LSA process after review

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

The review process for THR3 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[24] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 6 on pages 86 - 87). The relevant views with commentary are listed in the following sections.

Gateway views

The site has limited visibility in the wider landscape. Of the key gateway views identified on the settlement analysis there are only glimpsed views to the eastern edge of the site from the B6160 approach to Threshfield from the east just to the west of the former railway line embankment.

Local views

Local views relevant to THR3 are located on Figure 6 (pages 86 - 87) with the views shown on Figures 6.1 - 6.6 (pages 88 - 93). The local views include:

View 1 View from the site entrance on Monkholme Lane. There is a direct view into the site with the backs of gardens visible to the west and trees generally visually containing views to the south and east. There are some views directly south to the wider landscape which should be retained in any development of the site. The entrance walls fronting onto Monkholme Lane near the Threshfield Village Institute should be retained.

View 2 View 2 is from Main Street looking east into the site through gaps in the housing fronting onto Main Street. These views should be retained in any redevelopment of the site.

Views 3 and 4 Views 3 and 4 are south and south east of the site on PRoW 05.76/19 linking the B6265 south of Threshfield to Linton. There would be likely to only be glimpsed views to development on the site given the line of trees on the southern boundary of the site.

Views 5 and 6 These views are south east and east of the site on PRoW 05.76/20 which links Linton to the B6160 and then to Threshfield. View 5 is to the south east at the underpass to the railway line and view 6 is at the bridge over Ings Beck. Development on the site would be visible given the relatively open eastern boundary but housing would be back dropped by the housing fronting Main Street and by mature trees. Additional tree planting should be provided to the eastern boundary.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been established to reduce adverse landscape and visual effects. These include:

- Minimising impact on the listed buildings along Main Street which form the western boundary of the site.
- Retention of views through the gaps between the buildings fronting onto Main Street.
- Sensitive interface between the walled village gardens of the backs of houses fronting Main Street and the site.
- Positive frontage to Monkholme Lane at the site entrance and retention of the entrance stone walling.
- Tree planting to the southern and eastern boundaries to soften the form of the development when viewed from the PRoW's linking Linton to Threshfield.
- Retention of the view from the site entrance to the wider landscape south of Threshfield.

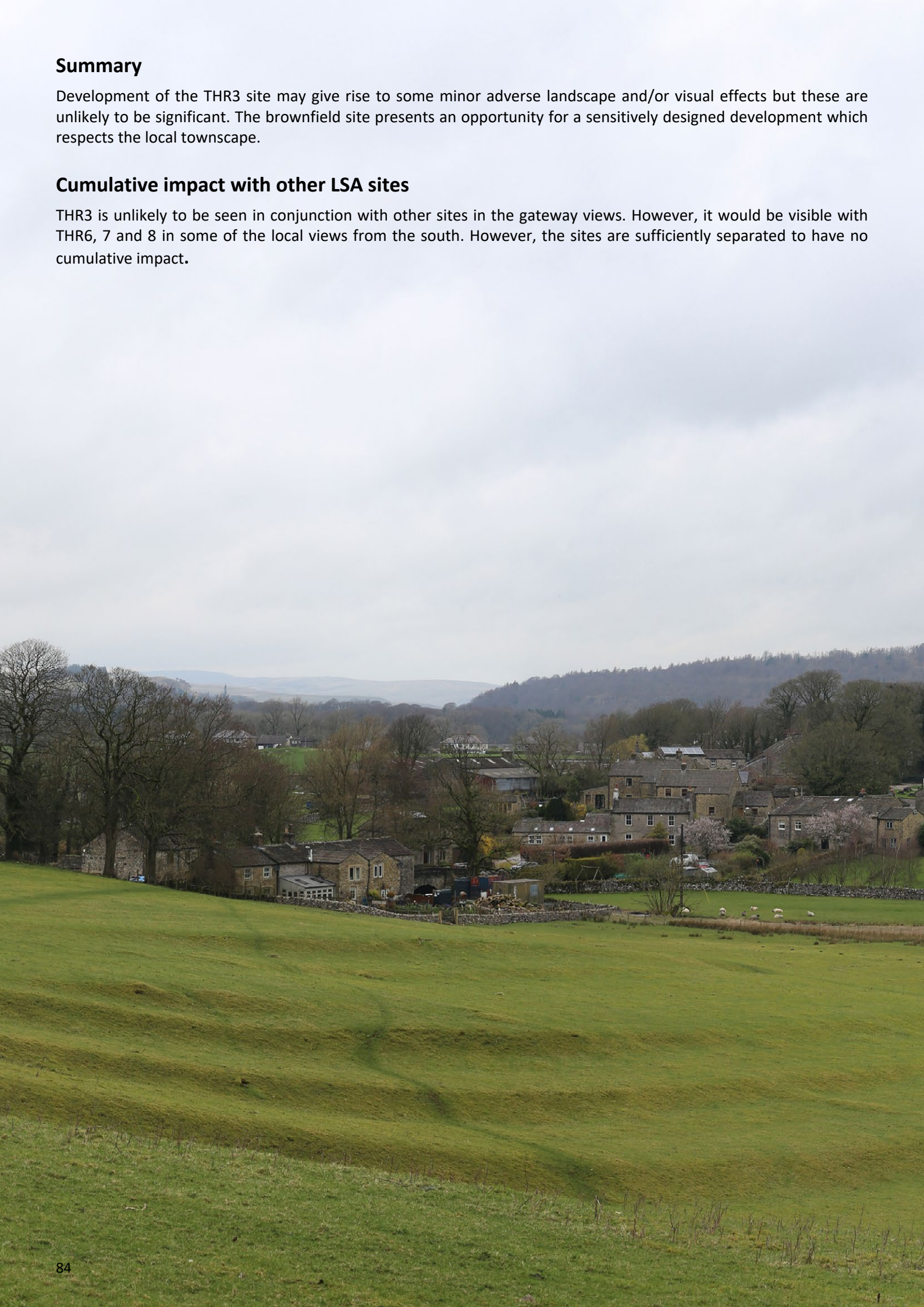
[24] Refer to footnote no. 2

Summary

Development of the THR3 site may give rise to some minor adverse landscape and/or visual effects but these are unlikely to be significant. The brownfield site presents an opportunity for a sensitively designed development which respects the local townscape.

Cumulative impact with other LSA sites

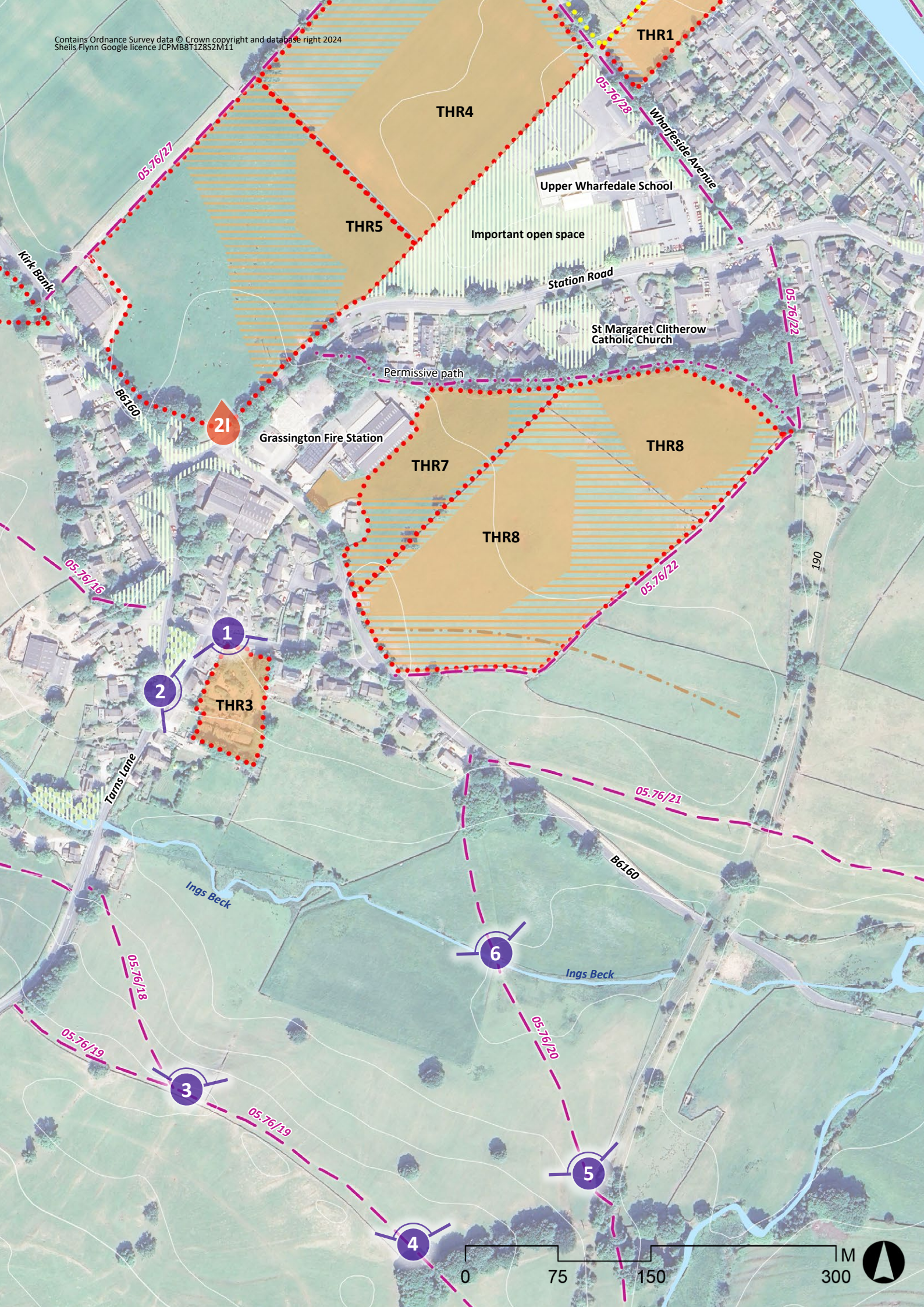
THR3 is unlikely to be seen in conjunction with other sites in the gateway views. However, it would be visible with THR6, 7 and 8 in some of the local views from the south. However, the sites are sufficiently separated to have no cumulative impact**.**





View to THR3 from the PRoW linking Linton to Threshfield

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Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Promoted / long distance routes

Public rights of way

Permissive path

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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 6

THR3 Detail Plan



Figure 6.1 - Local view 1 from the site entrance on Monkholme Lane



Figure 6.2 - Local view 2 from the B6265 through a gap in the housing on Main Street to the site



Main Street





Figure 6.3 - Local view 3 from the junction of PRoW's 05.76/18 and 05.76/19 south of the site



Figure 6.4 - Local view 4 from PRoW 05.76/19 from Linton south east of the site

Grassington

Ings Beck | Grassington Mire | Former railway bridge above B6160



Grassington | Grassington Mire





Figure 6.5 - Local view 5 from PRoW 05.76/20 at the underpass to the former railway line.



Figure 6.6 - Local view 6 from the bridge over Ings Beck on PRoW 05.76/20

PRoW 05.76/20

Grass Wood



THR3

Housing along B6160

PRoW 05.76/20



THR4 - Land west of Wharfeside Avenue, Threshfield

Introduction

This 4.49 ha site is a 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 collection of houses 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. Refer to Figure 7 (pages 100 - 101) for a detailed plan of the site extent. Key local views are shown on Figures 7.1 - 7.5 (pages 102 - 107) with full size images as LI Guidance note TGN 06/19[25] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[26] is as follows:

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.

Review

After review of the LSA assessment for THR4 it is considered that some of the judgements for the landscape sensitivity criteria should be adjusted. The adjustments are shown in the table of the summary of results of the LSA process after review on the following page**.** This reflects the sensitivity of the cross valley views particularly from the long distance routes where the pastoral landscape is seen as sweeping down to the river on the Grassington side and then links from river to moor on the Threshfield side. Despite the avenue trees on Wharfeside Avenue on the north boundary of the site, sites THR1 and THR9 visually link with THR4 and then THR5 which in turn links with the rising ground beyond. As a result this increase in sensitivity for most of the individual criteria leads to an increase in **the overall sensitivity judgement from low-moderate to moderate-high***. As noted in the LSA methodology in Annex A, the definition of moderate sensitivity is that residential development would be likely to give rise to some adverse landscape and/or visual effects, but these may be limited in extent. It is considered that risk of adverse landscape and visual effects could

[25] Refer to footnote no. 3

[26] Refer to footnote no. 1

be reduced by careful consideration of the extent and layout of development and hence the asterisk* designation. The updated results for each of the five criteria and overall LSA for THR4 are as follows:

Summary of results of LSA process after review

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

The review process for THR4 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[27] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 7 on pages 100 - 101). Additional gateway views have also been identified during the review process.

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. Of particular importance on this site is the cumulative impact of all of the Threshfield sites given they are in relative close proximity and in some views all sites except THR3 are visible. This is considered in the section on cumulative impact.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views include:

View 1C (north) This view from Bull Ing Lane is a popular short cut to the Dales Way avoiding the centre of Grassington. The views from this section of the short cut are sensitive particularly when approaching from the north. In this view, the broad terrace of traditional pastoral farmland on the edge of Threshfield is visible back dropped by the trees lining Wharfeside Avenue. The trees partially screen the THR4 site but if all of the site were to be developed the visual continuity of river side terraces extending to the moors would be interrupted. Given this, only a proportion of the THR4 site should be developed.

View 1D This view is from the Dales Way approaching Grassington from the north west. The view is similar to View 1C although at a higher elevation and more distant. It is representative of a sequence of views on the Dales Way. The site, in conjunction with THR5 to the south, is seen as an extension to the broad terrace of traditional pastoral farmland along the River Wharfe on the north west edge of Threshfield. The site reads as the second line of fields in a visual link from river to moorlands in cross valley views from Grassington. The existing line of trees to Wharfeside Avenue does provide a subtle separation and would filter views to development. As noted in view 1C, if the site is to be developed only a proportion of the site should have residential development with a broad band of open space retained on the western boundary. Refer to Figure 7 on pages 100 - 101.

View 1E This view from Lady Anne's Way is a cross valley view directly opposite the site. It is one of the clearest views showing the visual continuity from river valley to moors. This view highlights the need to consider THR1, THR4 and THR5 together. A careful balance between development and retained open space is required for all three sites on the western edge of Threshfield. For THR4 a broad band of open space should be retained on the western boundary with additional tree planting on the north east boundary albeit only fronting the development. The planting needs to be carefully considered to ensure it does not compromise the legibility of the original tree planting of the avenue.

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. There is likely to only be partial views of the site give the screening provided by intervening layers of trees and buildings and the mature trees of Wharfeside Avenue.

View 2B (west) View 2B is also from Grass Wood Lane but closer to the site. This viewpoint prior to the junction with Bull Ing Lane is similar to Views 1C and 1E. Development on the site would be softened by the trees lining Wharfeside Avenue but the visual connection of fields extending from river to moorland would be interrupted. Development of all of the site to the existing housing fronting Wharfeside Avenue, although a logical boundary, would considerably increase the perceived extent of the settlement of Threshfield when seen in these cross valley views from Grassington.

[27] Refer to footnote no.2

The impact of this extension could be partly mitigated by reducing the extent of the development and increasing tree cover to the north east of the site. However, tree cover should not be increased in the northwest corner of the site so the visual continuity of landscape from river to moor is retained albeit with a reduced width. As noted in view 1E the planting needs to be carefully considered to ensure it does not compromise the legibility of the original tree planting of the avenue.

View 2C View 2C from an elevated position on Moor Lane looks out to the south over Grassington and Wharfedale to Threshfield. This view is similar to 1E whereby the elevated viewing point provides extensive cross valley views over Wharfedale. North west of Threshfield the pastoral landscape extends from river to the moors. Development of all of the site although softened by the trees lining Wharfeside Avenue would dramatically increase the perceived extent of Threshfield when viewed from the north. If the site were to be developed the tree planting along Wharfeside Avenue should be sensitively increased although only fronting the extent of development.

View 2G Development on the southern part of site would be visible where not screened by trees or by existing buildings. The building of Wharfedale Secondary School is clearly visible and appears as a large discordant form on the western edge of the settlement. Development of THR4 with associated landscaping would help filter views of the large modern school buildings and soften the abrupt settlement edges as seen from the B6160 approaching Threshfield from the north west. The extent of development in the south east corner of the site should be carefully considered to retain views though to the open space of the school and church. On the south west boundary native tree planting should be used to extend to the south the impact of the mature trees clustered around the existing housing. The trees lining the B6265 would provide a back drop to built forms above which the distant moors would be visible.

View 2I This inner gateway view is from the B6265 just north of the junction with the B6160. This is an attractive open view over the walled pastures extending to the edge of Threshfield with more distant views to the woods to the north and moors to the north east. In this view THR5 forms the foreground to THR4. This view in relation to THR5 is discussed in the section on cumulative impact. From this viewpoint THR4 appears to be more visually contained whereas THR5 is open to the north and forms part of a series of walled pastures. The site is defined to the north by mature trees adjacent the collection of houses and to the east is partly defined by the mature avenue trees of Wharfeside Avenue. The degree of containment does differ in winter and summer views. In contrast, the southern boundary with the school is visually more open. Generally development on the site would be back dropped by existing trees when viewed from this viewpoint. The treatment of the open western boundary would require sensitive design and softening with groups of native tree planting.

Local views

Local views relevant to THR4 are located on Figure 7 (pages 100 - 101) with the views shown on Figures 7.1 - 7.5 (pages 102 - 107). The local views include:

View 1 This view on the B6160 is representative of the inner gateway views to Threshfield. Gateway view 2G is the first point at which Threshfield is visible when approaching from the north west on the B6160. West of 2G the views are limited until view 1 at which point the pastures extending up to the western edge of Threshfield become visible. Most of the THR4 site is visible although the northern section is part screened by mature trees. The school is visually prominent in this view as are some of the existing houses fronting the B6265. Development of the site could present opportunities to soften this edge of Threshfield but the design would require sensitive treatment.

View 2 This view from the junction of PRoW 05.76/27 with the B6265 is at the south west corner of THR5 and is the easternmost view of a sequence of views along the B6160 approaching Threshfield from the west. Thus, it is similar to local view 1 but with open views over both THR4 and THR5. This view highlights the open south boundary of the site which should be considered in conjunction with THR5. Tree planting would be required on the western and southern boundaries of the proposed housing to soften and integrate the development with the existing settlement edge.

View 3 In this view from the junction of PRoW 05.76/27 with Wharfeside Avenue (also a PRoW 05.76/28) there are clear views to the adjacent THR4 site below the canopy of the trees. The site is defined to the north west by existing housing but to the south only a stone wall separates THR4 from the adjacent THR5. Visually the combined sites extend to the B6160 to the south and the B6265 to the south east. Both roads are tree lined but the B6265 has a number of large visually prominent houses. To the east the school buildings are mostly obscured by the trees on Wharfeside Avenue but the school playing fields are visible and visually link with the open nature of the site. If the site were to be developed consideration should be given to setting back the housing on the Wharfeside Avenue boundary and also to the PRoW (05.76/27) on the western boundary. This would allow for additional tree planting to soften the edges of the development especially when viewed from across Wharfedale but planting should be limited to only front the new development in order to maintain the visual continuity of the landscape from river valley to moors as described in gateway view 1E. The planting needs to be carefully considered to ensure it does not compromise the legibility of the

original tree planting of the avenue.

View 4 This view is also from Wharfeside Avenue but at the north east corner of the site. The existing settlement edge is formed by the school but it is relatively open and visually connects with the site. The western edge of the site adjacent the existing housing estate is a more defined edge with mature trees with moorland visible above the tree line. As noted in view 3, housing should be set back from the avenue and the western boundary tree line should be strengthened. The design treatment for the southern boundary should be considered in conjunction with the adjoining site (THR5) and requires a sensitive approach with tree planting integrated to break down the massing of the housing.

View 5 This open view from the bend in the B6265 south of Upper Wharfedale School looks over all of the THR4 site. The site is defined to the west by mature trees adjacent the housing estate and to the north by the mature avenue trees of Wharfeside Avenue. In contrast, the eastern boundary with the school is visually more open. Generally development on the site would be back dropped by existing trees when viewed from this viewpoint. The treatment of the open southern boundary would require sensitive design and softening with groups of native tree planting in co-ordination with THR5.

View 6 View 6 is on the B6265 just north of the junction with the B6160. The view is similar to local view 5 but in this view THR5 forms the foreground to THR4. This view in relation to THR5 is discussed below in the section on cumulative impact. However, from this viewpoint THR4 appears to be visually contained whereas THR5 is open to the west.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been established to reduce adverse landscape and visual effects. These include:

- Reduction in the width of the development and retention of a broad band of open space along the PRoW (05.76/27) on the western boundary to maintain visual connections from river to moor when viewed from the long distance footpaths to the north and north west.
- Development to be set back on the Wharfeside Avenue to allow for additional tree planting. The planting needs to be carefully considered to ensure it does not compromise the legibility of the original tree planting of the avenue.
- Tree planting to the south west and southern boundaries.
- Set development back from the southern boundary stone wall.

Summary

The LSA identified this broad, flat site, adjacent to existing built development, roads and a busy school, as a good candidate for residential development which provides a logical extension to Threshfield. However there are a number of sensitivities including the gateway views to Threshfield from the B6160 when approaching from the north west and the cross valley views especially from the long distance footpaths approaching Grassington from the north west and north. This requires a carefully designed layout that retains open space at key areas in order to reduce some of the adverse landscape and visual effects. If housing is restricted to the less sensitive 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 settlement form and setting, views and recreational experiences and perceptual qualities reduces to moderate because of the retention of the connection to the pastoral landscape sweeping down to the river on the Grassington side and the linkage from river to moor on the Threshfield side. As a result of the mitigation **the overall landscape sensitivity assessment would also reduce from moderate-high* to moderate**.

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
Perceptual qualities	Moderate
Cultural and historical associations	Low
Overall landscape sensitivity assessment	**Moderate**

Cumulative impact with other LSA sites

In cross valley views from Grassington, development on THR4 would be seen in conjunction with development on the other Threshfield sites except THR3. Of particular consideration is the cumulative impact with adjacent sites THR1, THR5, THR6 and THR9. Reference should be made to the sections on THR6 on pages 110 - 121 and THR9 on pages 140 - 143 where the overall landscape sensitivity of THR6 and THR9 is identified as moderate-high, and thus residential development would be very likely to give rise to significant adverse landscape and/or visual effects. Given this the recommendation would be that THR6 and THR9 remain undeveloped and thus there would be no cumulative impact with THR4.

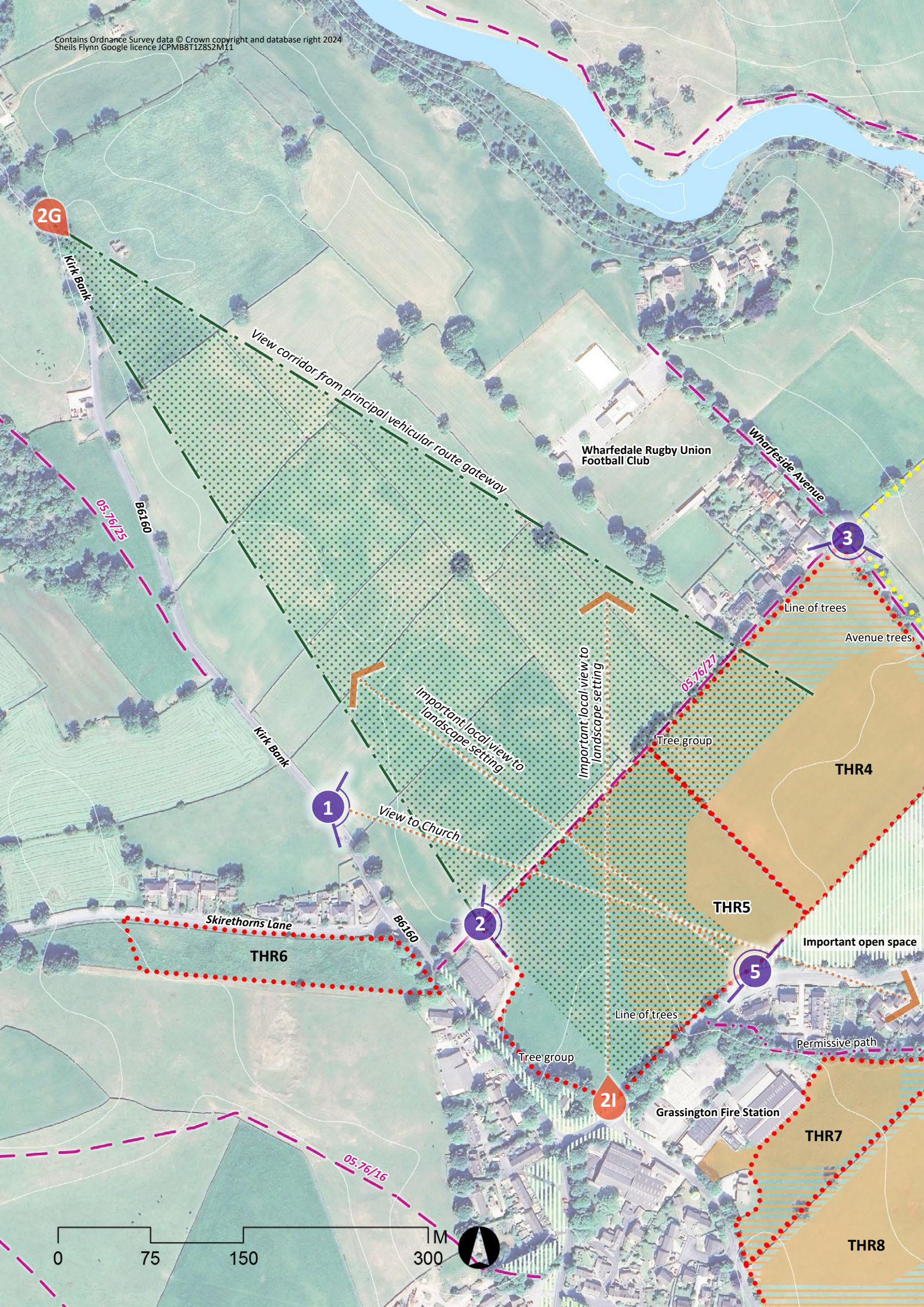
The THR4 site, if developed would be visible with THR1 in cross valley views. Reference should be made to the section on THR1 on pages 70 - 81. Development of both sites would increase the extent of the settlement on the west side of Threshfield but given THR4 is further to the west of THR1 it is the THR4 site extent which is crucial. In the design considerations for THR4W the extent of development has been reduced to retain a broad band of open space on the western boundary and tree planting is recommended to the Wharfeside Avenue frontage to supplement the screening provided by the existing avenue trees. With appropriate mitigation, it is considered that development of THR1 and THR4 will not result in a cumulative impact.



THR4 and THR5 share a boundary which is defined by a stone wall but in cross valley views they are perceived as the same site. Although THR5 is marginally more distant than THR4, from elevated viewpoints THR5 does not benefit from the screening impact of the avenue trees and also THR5 slopes up to the junction of the B6265 and the B6160. In gateway views from the B6265 approaching from the north west, THR5 is visually more open than THR4. Given the visual interconnectivity THR5 requires a very sensitive design approach to avoid creating an adverse cumulative impact for THR4. Refer to the following section on THR5 on pages 108 for the review and design considerations for THR5.



View to THR4 from Lady Anne's Way


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
2G
Kirk Bank
View corridor from principal vehicular route gateway
Wharfedale Rugby Union Football Club
Wharfeside Avenue
05.76/25
B6160
3
Line of trees
Avenue trees
05.76/27
Important local view to landscape setting
Important local view to landscape setting
Tree group
THR4
Kirk Bank
1
View to Church
THR5
Skirethorns Lane
B6160
2
THR6
Important open space
5
Line of trees
Permissive path
Tree group
2I
Grassington Fire Station
THR7
05.76/16
THR8
0
75
150
M
300



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Permissive path

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

View corridor from principal vehicular route gateway

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 7

THR4 and THR5 Detail Plan

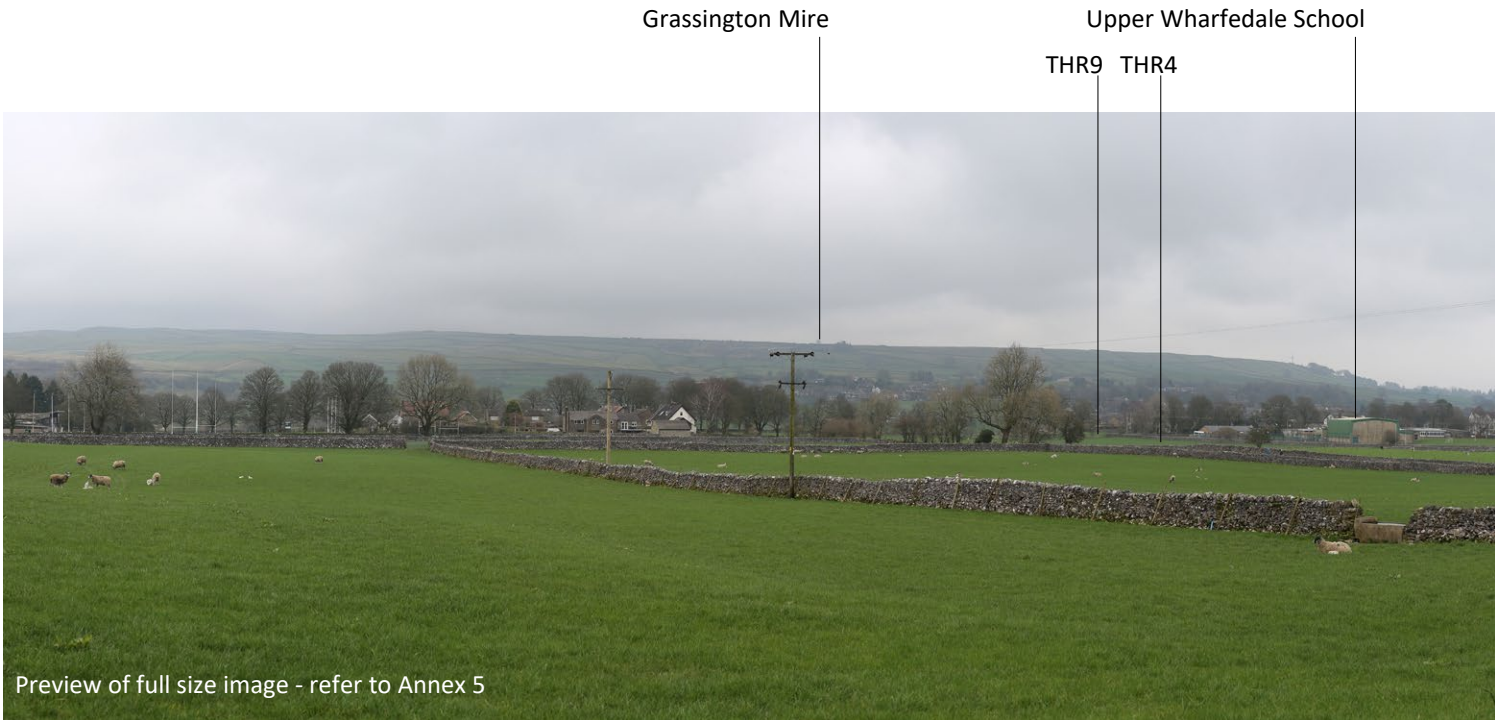


Figure 7.1 - Local view 1 from the B6160 approaching Threshfield from the north west

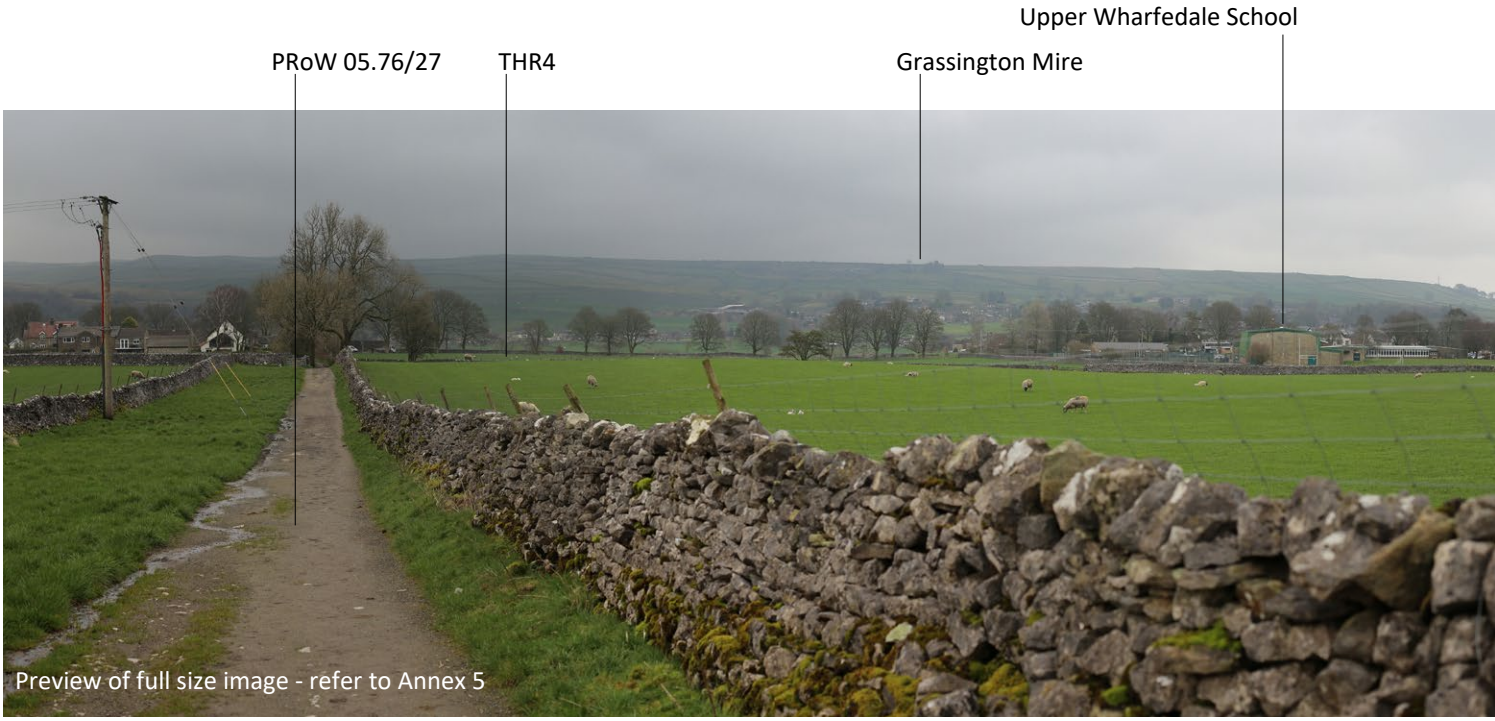


Figure 7.2 - Local view 2 from the junction of PRoW 05.76/27 with the B6160 at the south west corner of THR5

St. Margaret Clitherow Catholic Church

THR5

Kirk Bank (B6160)



St. Margaret Clitherow Catholic Church

THR5

Grassington Fire Station





Figure 7.3 - Local view 3 from from the junction of PRoW 05.76/27 with Wharfeside Avenue (PRoW 05.76/28) at the north we



Figure 7.4 - Local view 4 from Wharfeside Avenue (PRoW 05.76/28) at the north east corner of THR4

THR5

PRoW 05.76/27



est corner of THR4

Wharfeside Avenue (PRoW 05.76/28)





Figure 7.5a - Local view 5 (part 1) from Station Road (B6265) south of Wharfedale Secondary School



Figure 7.5b - Local view 5 (part 2) from Station Road (B6265) south of Wharfedale Secondary School


JOIN LINE


Upper Wharfedale School
Station Road (B6265)

THR5 - Land north of B6265 and west of Upper Wharfedale School

Introduction

This 2.33 ha 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 local 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 group of houses 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 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. Refer to Figure 7 (pages 100 - 101) for a detailed plan of the site extent. Key local views are shown on Figures 7.1 - 7.5 (pages 102 - 107) with full size images as LI Guidance note TGN 06/19[28] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[29] is as follows:

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.

Review

After review of the LSA assessment for THR5 it is considered that some of the judgements for the landscape sensitivity criteria should be adjusted. The adjustments are shown in the table of the summary of results of the LSA process after review on the following page**.** This reflects the sensitivity of the cross valley views particularly from the long distance routes, the gateways views from the B6160 and views from the B6265 over the site to the pastoral landscape beyond. The individual criteria of physical and natural characteristics is increased from low-moderate to moderate and perceptual qualities is increased from moderate to moderate-high. This increase in some of the individual criteria does

[28] Refer to footnote no. 3

[29] Refer to footnote no. 1

not alter **the overall sensitivity judgement which remains at moderate-high***. The updated results for each of the five criteria and overall LSA for THR5 are as follows:

Summary of results of LSA process after review

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

As noted in the LSA methodology in Annex A, the definition of moderate-high sensitivity is that residential development would be very likely to give rise to some adverse landscape and/or visual effects and there is some potential for these to be significant. In the 2022 LSA process it was suggested that the risk of adverse landscape and visual effects could be reduced by careful consideration of the extent and layout of development and hence the asterisk* designation. 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 LSA noted that .... *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 ....*

The review process for THR5 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[30] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 7 on pages 100 - 101). 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 -31). The key gateway views include:

View 1C (north) This view from Bull Ing Lane is a popular short cut to the Dales Way avoiding the centre of Grassington. The views from this section of the short cut are sensitive particularly when approaching from the north. In this view, the broad terrace of traditional pastoral farmland on the edge of Threshfield is visible back dropped by the trees lining Wharfeside Avenue. The trees partially screen the THR4 and THR5 sites but if all of either site were to be developed the visual continuity of river side terraces extending to the moors would be interrupted. Given this, only a proportion of the THR4 and THR5 sites should be developed.

View 1D This view is from the Dales Way approaching Grassington from the north west. The view is similar to View 1C although at a higher elevation and more distant. It is representative of a sequence of views on the Dales Way. The site, in conjunction with THR4 to the north, is seen as an extension to the broad terrace of traditional pastoral farmland along the River Wharfe on the north west edge of Threshfield. The site reads as the third line of fields in a visual link from river to moorlands in cross valley views from Grassington. The existing line of trees to Wharfeside Avenue does provide a subtle separation but is unlikely to filter views to development as it would for THR4. As noted in view 1C, if the site is to be developed, a broad band of open space should be retained on the western boundary. It should be noted that other gateway and local views also inform the layout and these are considered below.

View 1E This view from Lady Anne's Way is a cross valley view directly opposite the site. It is one of the clearest views showing the visual continuity from river valley to moors. This view highlights the need to consider THR1, THR4, THR5, THR6 and THR9 together. A careful balance between development and retained open space is required for all sites tom be allocated on the western edge of Threshfield. For THR4 and THR5 a broad band of open space should be retained on the western boundary.

View 1F This view is also from Lady Anne's Way but east of Grassington. The southern and western boundaries of THR5 are visible.

[30] Refer to footnote no.2

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. The site is visible beyond the Wharfedale Rugby Union Football Club complex. Views to the site are filtered by mature trees but in winter views the site is seen as part of the pastoral farmland which adjoins the west side of Threshfield.

View 2B (west) View 2B is also from Grass Wood Lane but closer to the site. This viewpoint prior to the junction with Bull Ing Lane is similar to views 1C and 1E. Development on the site would be softened by the trees lining Wharfeside Avenue but the visual connection of fields extending from river to moorland would be interrupted if all of either THR4 or THR5 were developed. Development of all of the site to the farm track (PRoW 05.76/27) which aligns with the existing housing fronting Wharfeside Avenue, although a logical boundary, would considerably increase the perceived extent of the settlement of Threshfield when seen in these cross valley views from Grassington.

View 2C View 2C from an elevated position on Moor Lane looks out to the south over Grassington and Wharfedale to Threshfield. This view is similar to 1E whereby the elevated viewing point provides extensive cross valley views over Wharfedale. West of Threshfield the pastoral landscape extends from river to the moors and THR4 and THR5 are key sites in this linkage. View 2C also highlights the series of walled pastures adjacent the B6160 which extend to the west edge of Threshfield. Development of THR5 should be designed to retain this green link to the heart of Threshfield.

View 2G Development on all of the THR5 site would be visible from this gateway viewpoint on the B6265 approaching from the north west. Currently a series of walled pastures extend to the edge of Threshfield which is well treed although with some visible residential properties. Some limited residential development in the eastern corner of the field could be integrated with the existing landscape and settlement edge but it should be noted that other gateway and local views also inform possible layout considerations.

View 2I This inner gateway view is from the B6265 just north of the junction with the B6160. This is an attractive open view over the walled pastures extending to the edge of Threshfield with more distant views to the woods to the north and moors to the north east. In this view THR5 forms the foreground to THR4. From this viewpoint THR4 appears to be more visually contained whereas THR5 is open to the north west and forms part of a series of walled pastures. Generally development on the site could be considered in the eastern corner of the site assuming THR4 is to be developed but the impact on local views should also be reviewed as outlined in the following section.

Local views

Local views relevant to THR5 are located on Figure 7 (pages 100 - 101) with the views shown on Figures 7.1 - 7.5 (pages 102 - 107). The local views include:

View 1 This view on the B6160 is representative of the inner gateway views to Threshfield. Gateway view 2G is the first point at which Threshfield is visible when approaching from the north west on the B6160. West of 2G the views are limited until view 1 at which point the pastures extending up to the western edge of Threshfield become visible. All of THR5 and most of the THR4 site are visible although the northern section of THR4 is part screened by mature trees. The school is visually prominent in this view as are some of the existing houses fronting the B6265. If THR5 were to be developed the extent and design should be co-ordinated with the layout of THR4 but the extent should be limited to the eastern corner. This would allow for continuity of the landscape to Station Road (B6265) and would retain the visual link to the junction of the B6265 with the B6160.

View 2 This view from the junction of the PRoW 05.76/27 with the B6265 is at the south west corner of THR5 and is the easternmost view of a sequence of views along the B6160 approaching Threshfield from the west. Thus, it is similar to local view 1 but with open views over both THR4 and THR5. Should THR5 be developed, housing should be limited to the eastern corner and positioned to screen the existing buildings. Tree planting would be required to soften the built edges

View 3 In this view from the junction of PRoW 05.76/27 with Wharfeside Avenue (PRoW 05.76/28) there are clear views to the adjacent THR4 site below the canopy of the trees. If THR4 is developed most of the THR5 site would be screened in this view by built forms on THR4. However, a broad band of open space is to be retained in the THR4 layout so this would still visually connect with the retained landscape of the western edge of THR5.

View 4 This view is also from Wharfeside Avenue but at the north east corner of the THR4 site. Development of THR4 would screen views to THR5 from this viewpoint.

View 5 This is an important open view from the bend in the B6265 south of Upper Wharfedale School looking over all of the site to the series of walled pastures north west of Threshfield. To avoid compromising this locally valued view, most of the site should be conserved but some limited devlopment could be considered in the eastern corner adjacent the western boundary of THR4.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been established to reduce adverse landscape and visual effects. These include:

- Retention of the western boundary of the site as open space.
- Retention of views from the 'bend' on Station Road to the walled pastures to the north west. The vehicular access to the site from Station Road might cross this view corridor but housing should not be permitted
- Retention of views from the junction of the B6265 with the B6160 to the walled pastures to the north west.
- Tree planting to the development edges to soften the building forms
- Design the layout to frame views from the approach on the B6160 to the spire of St Margaret Clitherow Catholic Church

Summary

As with THR4, THR5 has similar sensitivities including gateway views to Threshfield from the B6160 when approaching from the north west and the cross valley views from the long distance footpaths approaching Grassington fom the north west and north. In addition, there are key gateway and local views from the existing settlement edge on the B6265 to the series of walled pastures north west of Threshfield. However, a limited scale of development in the eastern corner of the field might be considered as this would have the least adverse effect on important, locally valued views. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 7) with mitigation. As a result **the overall landscape sensitivity assessment reduces to moderate.**

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

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

Cumulative impact with other LSA sites

In cross valley views from Grassington, development on THR5 would be seen in conjunction with development on the other Threshfield sites except THR3. Of particular consideration is the cumulative impact with adjacent sites THR1, THR4, THR6 and THR9. Reference should be made to the sections on THR6 on pages 112 - 123 and THR9 on pages 144 - 147 where the overall landscape sensitivity of THR6 and THR9 is identified as moderate-high and thus residential development would be very likely to give rise to significant adverse landscape and/or visual effects. Given this the recommendation would be that THR6 and THR9 remain undeveloped and thus there would be no cumulative impact with THR5.

The THR4 and THR5 sites, if developed would be visible with THR1 in cross valley views. Reference should be made to the section on THR1 on pages 70 - 81. Development of both sites would increase the extent of the settlement on the west side of Threshfield but given THR4 and THR5 are further to the west of THR1 it is the THR4 and THR5 site extent which is crucial. In the design considerations for THR5 (and THR4), the extent of development has been reduced to retain a broad band of open space on the western boundary and tree planting is recommended to the Wharfeside Avenue frontage to supplement the screening provided by the existing avenue trees. With appropriate mitigation it is considered that development of THR1 and THR4 with THR5 will not result in a cumulative impact.

THR4 and THR5 share a boundary which is defined by a stone wall but in cross valley views they are perceived as the same site. Although THR5 is marginally more distant than THR4, from elevated viewpoints THR5 does not benefit from the screening impact of the avenue trees. In gateway views from the B6265 approaching from the north west, THR5 is visually more open than THR4. Given the visual interconnectivity, THR5 requires a very sensitive design approach to avoid creating an adverse cumulative impact for THR4. However, with carefully designed and limited development on THR5 and a comprehensively designed strategy for both sites together, the cumulative impact of development on both sites can be contained.

THR6 - Land south of Skirethorns Lane

Introduction

This 0.95 ha 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. Refer to Figure 8 (pages 116 - 117) for a detailed plan of the site extent. Key local views are shown on Figures 8.1 - 8.5 (pages 118 - 123) with full size images as LI Guidance note TGN 06/19[31] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[32] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high is correct**. However, as part of the review process, the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis and also more local views were photographed and considered in detail to check the judgements for the individual landscape sensitivity criteria. Additional gateway views were also been identified during the review process. In addition, the appraisal considered if the extent of the site might be reduced or other mitigation be introduced to reduce the risk of adverse landscape and/or visual impacts. The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). Local views relevant to THR6 are located on Figure 8 (pages 116 - 117) with the views shown on Figures 8.1 - 8.5 (pages 118 - 123). The relevant views with commentary are listed in the following sections.

[31] Refer to footnote no. 3

[32] Refer to footnote no. 1

Gateway views

The key gateway views include:

View 1C (north) This view from Bull Ing Lane is a popular short cut to the Dales Way avoiding the centre of Grassington. The views from this section of the short cut are sensitive particularly when approaching from the north. This is a distant view partly screened by intervening trees. The cottages at the junction of Skirethorns Lane and the B6160 are visible as would be development on the site.

View 1D This view is from the Dales Way approaching Grassington from the north west. The view is similar to view 1C although at a higher elevation and more distant. It is representative of a sequence of views on the Dales Way. Most of the site is visible, which 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. The short line of houses along the lane are along one side only and are perceived as a small rural hamlet on the outer fringes of Threshfield.

View 1E This view from Lady Anne's Way is another cross valley similar to gateway view 1D but at a higher elevation. From this viewpoint, 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.

View 1F This view is also from Lady Anne's Way but east of Grassington. The cottages at the junction of Skirethorns Lane and the B6160 are visible but views to the site are filtered by trees.

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. Views to the site are filtered by mature trees but housing on the site would give the impression that development and existing housing on Skirethorns Lane are connected to Threshfield.

View 2B Views 2B (west and east) are also from Grass Wood Lane but closer to the Grassington than view 2A. Views to the site are screened by mature trees.

View 2C View 2C from an elevated position on Moor Lane looks out to the south over Grassington and Wharfedale to Threshfield. This view is similar to 1E whereby the elevated viewing point provides extensive cross valley views over Wharfedale. West of Threshfield the pastoral landscape extends from river to the moors. Development of THR6 would block the remaining gap between the settlement edge of Threshfield and the hamlet on Skirethorns Lane.

View 2G The site is not visible from this viewpoint.

View 2H A view from Tarns Lane (B6265) approaching Threshfield from the south. Although a glimpsed view from a busy road the existing housing fronting Skirethorns Lane is clearly visible as would be development in front of it.

View 2I This inner gateway view is from the B6265 just north of the junction with the B6160. This is an attractive open view over the walled pastures extending to the edge of Threshfield with more distant views to the woods to the north and moors to the north east. THR6 is unlikely to be visible from this viewpoint.

Local views

The local views include:

View 1 This view on the B6160 is at the junction with Skirethorns Lane. This is an attractive, scenic view 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. Development of the site would obscure this view and result in coalescence of Threshfield with the hamlet at Skirethorns Lane.

View 2 This view is from a slight high point on Skirethorns Lane which is one of the historic routes connecting Wharfedale with the fells and upper moors to the west of Threshfield village. The short line 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. 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.

View 3 This view is from PRoW 05.76/32 at the bridge over Threshfield Beck. This route is one of the network of public rights of way that connect Threshfield village with the moors to the west along Spiredale Beck. Development on the site would be prominent in views northwards from this footpath.

View 4 View 4 is also from the network of public rights of way connecting Threshfield with Skirethorns and Grysedale Lane to the east. This view is from PRoW 05.76/16 on the edge of Threshfield. As with View 3, housing on the site would be prominent and would appear to connect to Threshfield.

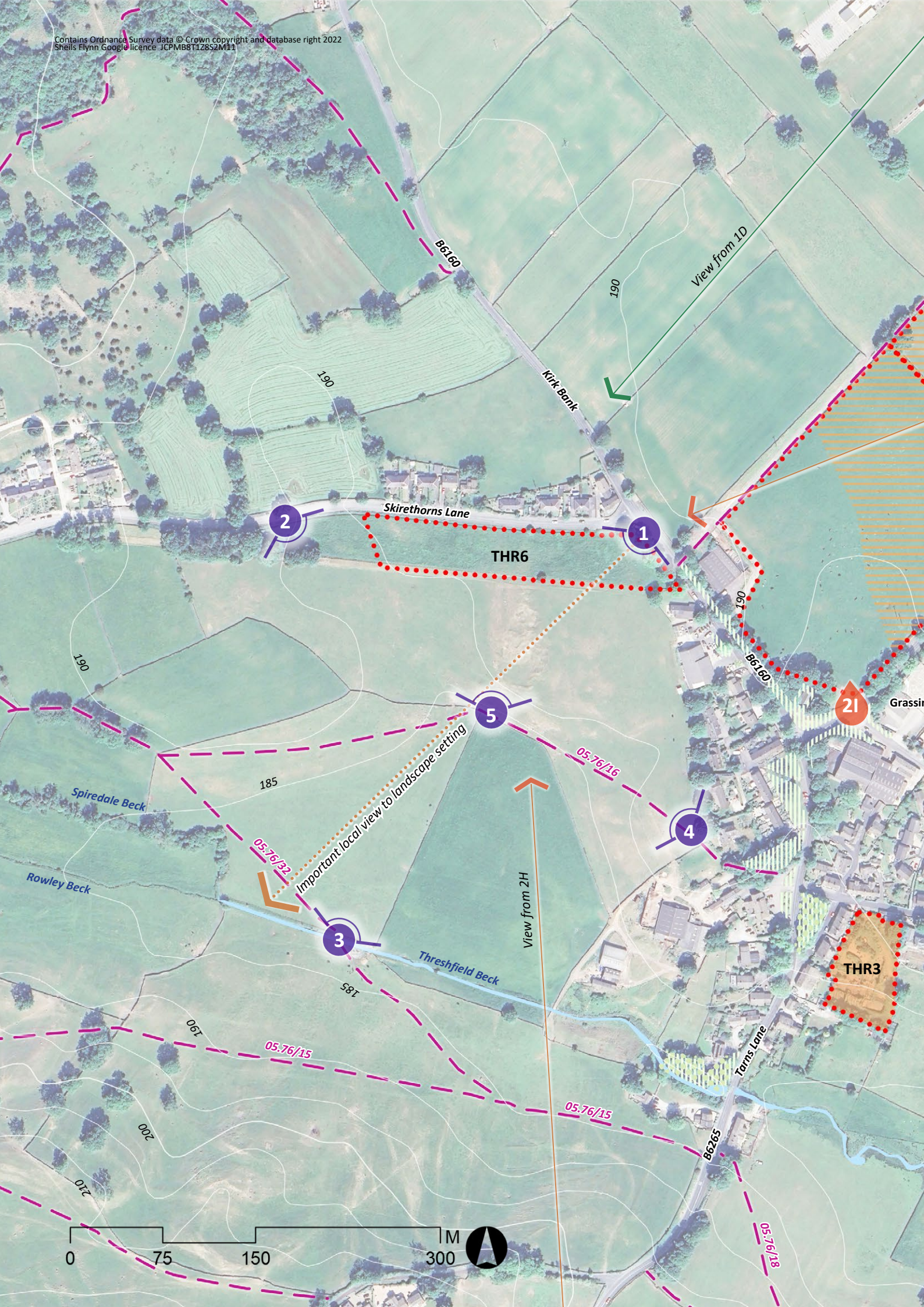
View 5 This is also on PRoW 05.76/16 but closer to the site than view 4. A line of new houses here would erode the rural, pastoral character of the lower fell slopes, introducing a suburban landscape element that would be at odds with the large scale lower fell slope landscape pattern and pastoral character.

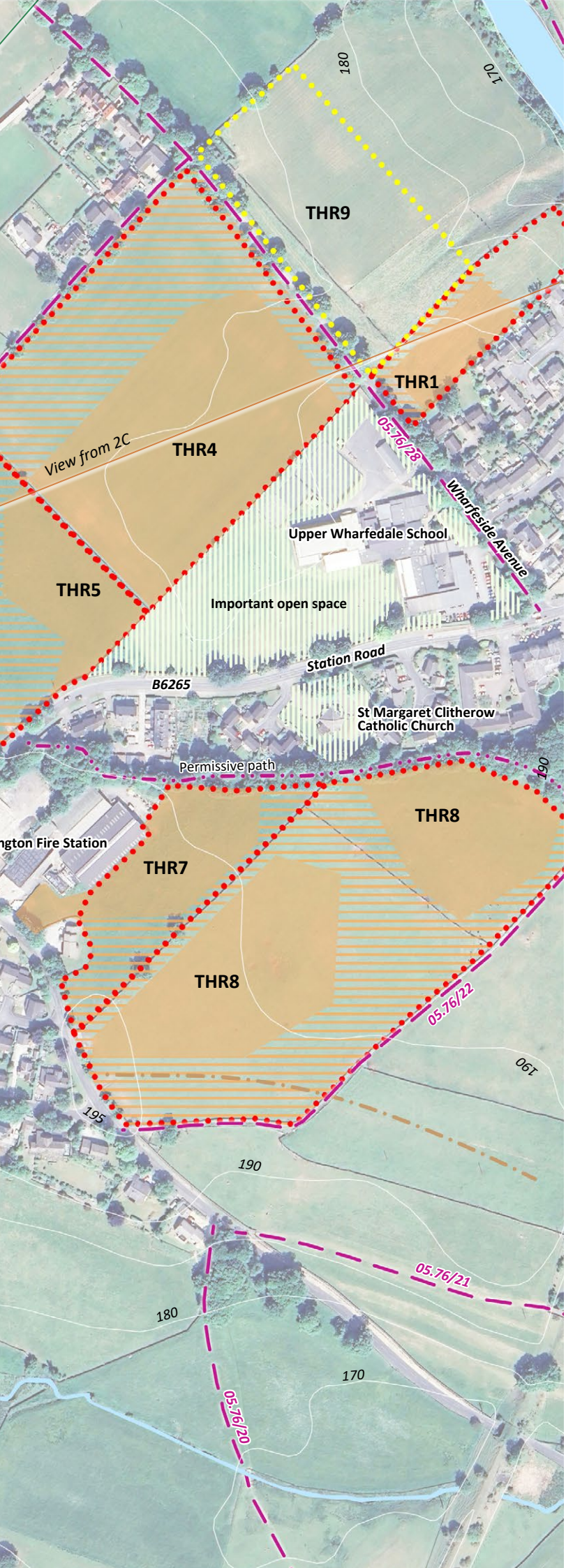
Summary

Given the linear nature of the site and the sensitive location, reduction in the extent of development would not reduce the overall landscape sensitivity assessment. **Therefore the judgement of a moderate-high landscape sensitivity is still considered valid.** The definition of a moderate-high LSA, is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant.



View over the THR6 site from the B6160 to pastoral farmland on the lower slopes of Linton Moor


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
B6160
Kirk Bank
View from 1D
190
Skirethorns Lane
THR6
1
2
B6160
2I
Grassi
5
4
05.76/16
185
Spiredale Beck
05.76/32
Important local view to landscape setting
Rowley Beck
3
View from 2H
Threshfield Beck
THR3
185
190
05.76/15
Tarns Lane
B6265
200
210
05.76/15
05.76/18
0
75
150
M
300



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Permissive path

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 8

THR6 Detail Plan



Figure 8.1 - Local view 1 to the south west from the junction of Skirethorns Lane with the B6160



Figure 8.2 - Local view 2 to the east from Skirethorns Lane.

Threshfield Moor







Figure 8.3 - Local view 3 to the north east from PRoW 05.76/32 at the bridge over Threshfield Beck



Figure 8.4 - Local view 4 to the north west from PRoW 05.76/16 on the edge of Threshfield




Grass Wood
THR6
Housing along Skirethorns Lane



Figure 8.5 - Local view 5 to the north from PRoW 05.76/16


THR6
Housing along Skirethorns Lane

THR7 - Land south east of barns at Toft House Farm

Introduction

This 1.13 ha 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 occupied by a range of large modern agricultural buildings. 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. Refer to Figure 9 (pages 128 - 129) for a detailed plan of the site extent. Key local views are shown on Figures 9.1 - 9.5 (pages 130 - 137) with full size images as LI Guidance note TGN 06/19[33] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[34] is as follows:

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.

Review

After review of the LSA assessment for THR7 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for physical and natural characteristics from low-moderate to moderate. This reflects the sensitivity of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield. The field stone walls enclosing the site knit it into the network of walled fields and the domestic, pastoral settled landscape that is characteristic of central Wharfedale. As a result of this increase in sensitivity for one individual criteria, **the overall sensitivity judgement increases to moderate***. The asterisk denotes that a sensitively designed development with appropriate mitigation is required, which complements and respects the local village townscape in order to reduce the risk of adverse landscape and visual effects.

[33] Refer to footnote no. 3

[34] Refer to footnote no. 1

The updated results for each of the five criteria and overall LSA for THR7 are as follows:

Summary of results of LSA process after review

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

The review process for THR7 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[35] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 9 on pages 128 - 129). Additional gateway views have also been identified during the review process. The review process has explored the potential reduction of the proposed area of development to check if this would reduce the overall landscape sensitivity assessment judgement. Of particular importance on this site is the cumulative impact of THR7 and THR8 given they adjoin each other. This is considered in the section on cumulative impact. 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views include:

View 1D This cross valley view is from the Dales Way approaching Grassington from the north west. There are filtered winter views to the site through the tree belt on the northern boundary.

View 1E A cross valley view from Lady Anne's Way approaching Grassington from the north. The view is similar to 1D but more of the site is visible. The site, with the adjacent THR8 reads as part of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield.

View 1F This view is also from Lady Anne's Way approaching Grassington from the east. As view 1E, the site with the adjacent THR8 reads as part of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield. In this view the stone walls dividing the fields are more apparent. Development would be visible from this viewpoint although the current view is to large agricultural buildings.

View 1G View 1G is an inner gateway view from the car park of the Yorkshire Dales National Park Grassington Visitor Centre. There are filtered views to THR7 although THR8 is positioned between the viewer and the site.

View 2C This distant cross valley view from Moor Lane north east of Grassington is similar to views 1E and 1F. It clearly shows the pattern of the landscape with a series of walled large fields extending from the river upslope to the historic centre of Threshfield. As with other views the cumulative impact with THR8 should be considered. The design of the layout should ensure the stone boundary walls are retained and set in sufficient width of open space especially near the two mature trees on the east boundary of THR7.

View 2D View 2D is a distant cross valley view from the B6265 approaching Grassington from the south east. The THR7 site is visible recognisable by the large agricultural building to the western boundary. Housing development on the site would screen this building but would also require native tree planting to soften views.

Views 2E and 2F There are glimpsed views from high points on the B6160 approaching Threshfield from the south east. As with view 2D, the large agricultural building is visible as would be residential development although if the adjacent THR8 is developed it would screen THR7.

View 2H There may be glimpsed views from the B6265 approaching from the south but these are likely to be very fleeting.

[35] Refer to footnote no.2

Local views

Local views relevant to THR7 are located on Figure 9 (pages 128 - 129) with the views shown on Figures 9.1 - 9.5 (pages 130 - 137). The local views include:

View 1 In local view 1 from the B6160 opposite Home Croft, the site is screened by a high boundary wall. However, development of the site may be visible unless set back sufficient distance from the south boundary. Should the site be developed access should be from the field gate south of the farm access (north of the dwelling Simons Seat View) to avoid impacting the boundary trees and stone wall opposite the junction with Home Croft.

View 2 This is a popular PRoW (05.76/21) linking Threshfield to the primary school and Linton Falls. There are views to the south part of both sites, THR7 and THR8. The northern part of the sites is screened by landform. Housing development would be visible although only the first floor and roofs given the boundary stone walls. Development would likely screen the linear form of the large agricultural building and be back dropped by trees along the former railway line on the settlement edge.

View 3 This view is from the junction of the popular PRoW (05.76/22) and the B6160. This walled lane links to the former railway line and then connects to Station Road (B6265). Views to THR7 are partly screened by the eastern boundary stone wall but if the site were to be developed housing would be visible although generally back dropped by trees along the former railway line. There are important views over sites THR7, THR8, Threshfield and Grassington to the moors beyond. Refer to the section on THR8 on pages 138 - 143.

View 4 This view is also from PRoW (05.76/22) but further to the north than local view 3. The view is similar to view 3 - development would screen the form of the large agricultural building on the west boundary of the site.

View 5 Another view from PRoW (05.76/22) at the north east corner of THR8 looking south west to THR7. As in other views from this walled lane, the THR7 site is not visible but development would be above the stone walls. The form of the development should be softened by appropriate native tree planting in groups. It should be noted that there is a permissive footpath following the former railway which links the walled lane (PRoW 05.76/22 (view 5) with Station Road northwest of the fire station. This is a popular route owned and maintained by the Parish Council. It affords views into the lower section of both THR7 and THR8. There are views over the lowest part (East field) of THR8 to Simon's Seat, Burnsall Fell and Elbolton.

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 THR7 should the site be allocated. These are:

- Set development back from the eastern boundary stone wall and trees.
- Site access from the B6160 south of the farm access (north of Simons Seat View) to avoid impact on the stone wall and boundary trees opposite the junction with Home Croft.
- Development to be set back from the B6160 on the southern boundary.
- Tree planting in groups to the eastern boundary to soften views from the walled lane (PRoW 05.76/22).

Summary

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. A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for THR7. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 9) with mitigation. This reduces the sensitivity of the settlement form and setting from moderate to low-moderate**. The overall landscape sensitivity assessment reduces to low-moderate.**

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

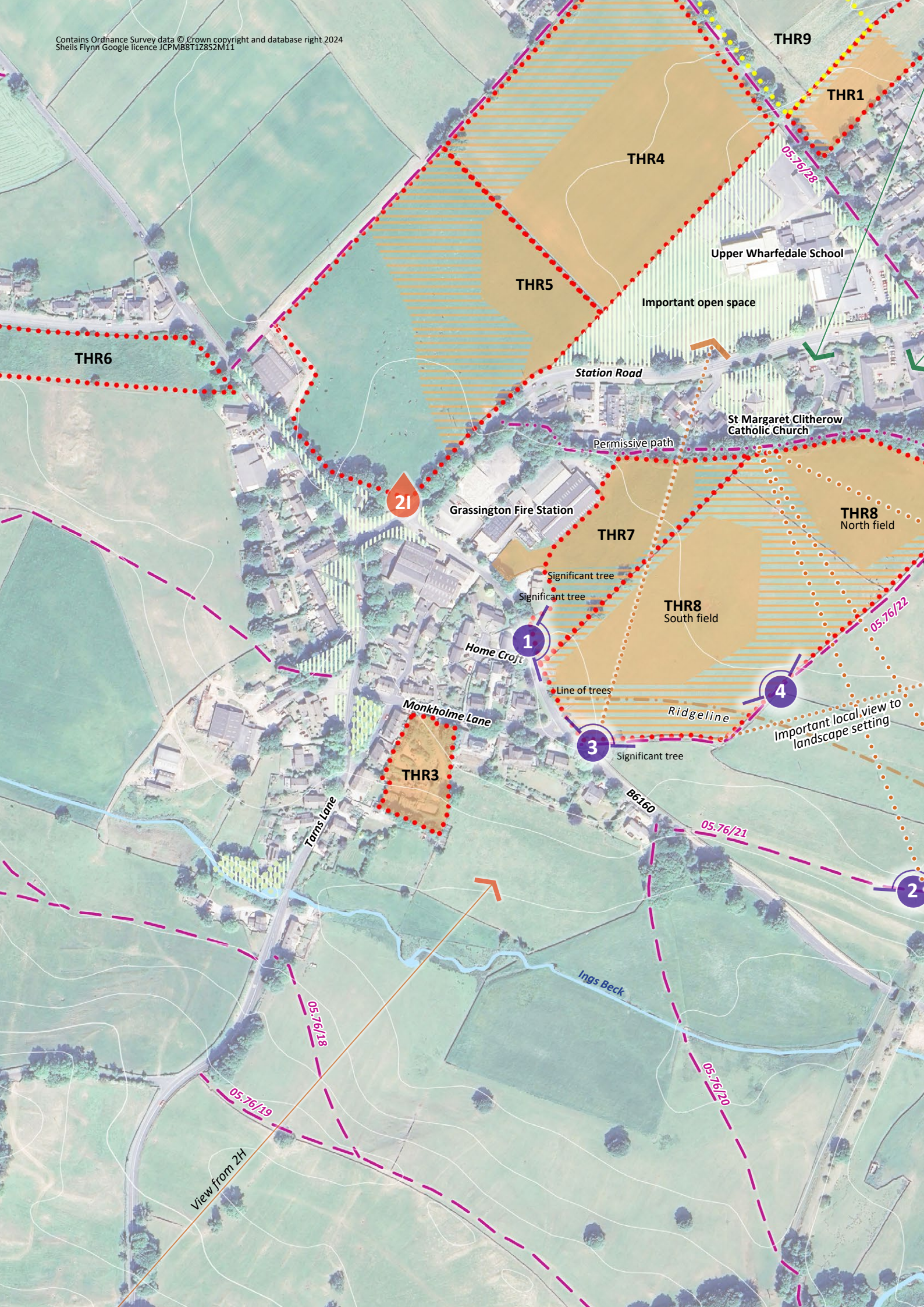
Physical and natural characteristics	Low-moderate
Settlement form and setting	Moderate
Views and recreational experiences	Moderate
Perceptual qualities	Low-moderate
Cultural and historical associations	Low-moderate
Overall landscape sensitivity assessment	**Low-moderate**

The layout of THR7 should be considered in conjunction with the adjacent site THR8. Refer to the section below on cumulative impact.

Cumulative impact with other LSA sites

THR7 is more visually contained than the adjacent THR8 site. However, if both sites are to be developed, the layouts should be considered together so adverse landscape and visual effects are mitigated comprehensively. Given, THR8 is the more sensitive site, the cumulative impact is considered in THR8 on page 138.

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Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area

Ridgeline

Important local view to landscape setting

Promoted / long distance routes

Public rights of way

Permissive path

View from principal recreational route gateway

View from principal vehicular route gateway

1 Local views specific to the site

Important open spaces
Yorkshire Dales Local Plan 2015-2030, Adopted 2016

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024

Figure 9

THR7 and THR8 Detail Plan



Figure 9.1 - Local view 1 from the B6160 opposite Home Croft on the southern boundary of THR7



Figure 9.2 - Local view 2 from PRoW 05.76/21 approaching Threshfield from the east


Line of trees
B6160





Figure 9.3a - Local view 3 (Part 1) from the junction of the B6160 with PRoW 05.76/22 on the eastern boundary of THR8.



Figure 9.3b - Local view 3 (Part 2) from the junction of the B6160 with PRoW 05.76/22 on the eastern boundary of THR8.

Grass Wood



Grassington

PRoW 05.76/22





Figure 9.4a - Local view 4 (Part 1) from PRoW 05.76/22 on the eastern boundary of THR8.



Figure 9.4b - Local view 4 (Part 2) from PRoW 05.76/22 on the eastern boundary of THR8.


THR8
Grassington Fire Station
JOIN LINE


tholic Church
THR8
PRoW 05.76/22



Figure 9.5 - Local view 5 from PRoW 05.76/22 at the north eastern corner of THR8.

THR8

Permissive path



THR8 - Land east of B6160, Threshfield

Introduction

This 4.62 ha 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. Refer to Figure 9 (pages 128 - 129) for a detailed plan of the site extent. Key local views are shown on Figures 9.1 - 9.5 (pages 130 - 137) with full size images as LI Guidance note TGN 06/19[36] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[37] is as follows:

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.

Review

After review of the LSA assessment for THR8 it is considered that some of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for physical and natural characteristics from low-moderate to moderate-high. This reflects the sensitivity of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield. The field stone walls enclosing the site knit it into the network of walled fields and the domestic, pastoral settled landscape that is characteristic of central Wharfedale. In addition, the sensitivity for settlement form and setting, views and recreational experiences and perceptual qualities increases from moderate to moderate-high. This reflects the important gateway site approaching Threshfield on the B6160, cross valley views and a series of important views across the site. As a result of this increase in sensitivity for individual criteria, **the overall sensitivity judgement increases to moderate-high***. The asterisk denotes that a sensitively designed development with appropriate mitigation is required, which

[36] Refer to footnote no. 3

[37] Refer to footnote no. 1

complements and respects the local village townscape in order reduce the risk of adverse landscape and visual effects. The updated results for each of the five criteria and overall LSA for THR8 are as follows:

Summary of results of LSA process after review

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

The review process for THR8 has considered the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis[38] (which has been updated in Figure 1b on pages 8 - 9) and also more local views (Figure 9 on pages 128 - 129). Additional gateway views have also been identified during the review process. The review process has explored the potential reduction of the proposed area of development to check if this would reduce the overall landscape sensitivity assessment judgement. Of particular importance on this site is the cumulative impact of THR7 and THR8 given they adjoin each other. This is considered in the section on cumulative impact. 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views include:

View 1D This cross valley view is from the Dales Way approaching Grassington from the north west. There are filtered winter views to the site through the tree belt on the northern boundary.

View 1E A cross valley view from Lady Anne's Way approaching Grassington from the north. The view is similar to 1D but more of the southern higher land of the site is visible. The site with the adjacent THR7 reads as part of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield. Consideration should be given to retaining a band of open space through the central section of THR8 (south of the intermediate boundary wall) to retain the perceived landscape link from river to Threshfield.

View 1F This view is also from Lady Anne's Way approaching Grassington from the east. As view 1E, the site with the adjacent THR7 reads as part of the sweep of farmland on the broad terrace of land alongside the River Wharfe which extends upslope alongside the B6160 to the historic centre of Threshfield. In this view the stone walls dividing the fields are more apparent. Development would be visible from this viewpoint although back dropped by existing trees and likely to read as a logical extension of the settlement. This view does highlight the need to retain the stone walls with sufficient retained open space, especially the walled lane on the eastern boundary. This view as, with view 1E, show the possibility of retaining a broad band of retained open space through the centre of THR8 to connect the linear retained greens along the boundary walls and also maintain the landscape link from river to settlement.

View 1G View 1G is an inner gateway view from the car park of the Yorkshire Dales National Park Grassington Visitor Centre. There are relatively open views to the southern higher field but the smaller northern field has more intervening tree cover. As noted in views 1E and 1F and as shown on Figure 9, development of THR8 should be in two parts, north and south with retained open space between the two parts. Belts of native trees will be required on the eastern and northern edges to soften the built forms.

View 2C This distant cross valley view from Moor Lane north east of Grassington is similar to views 1E and 1F. It clearly shows the pattern of the landscape with a series of walled large fields extending from the river upslope to the historic centre of Threshfield. As with other views the cumulative impact with THR7 should be considered. The design of the layout should ensure the stone boundary walls are retained and set in sufficient width of open space especially near the two mature trees on the east boundary of THR7 and against the walled lane on the eastern boundary of THR8.

View 2D View 2D is a distant cross valley view from the B6265 approaching Grassington from the south east. The THR7 and THR8 sites are visible, recognisable by the large agricultural building to the western boundary of THR7.

[38] Refer to footnote no.2

Views 2E and 2F There are glimpsed views from high points on the B6160 approaching Threshfield from the south east. As with view 2D, the large agricultural building is visible as would be residential development.

View 2H There may be glimpsed views from the B6265 approaching from the south but these are likely to be very fleeting.

Local views

Local views relevant to THR8 are located on Figure 9 (pages 128 - 129) with the views shown on Figures 9.1 - 9.5 (pages 130 - 137).The local views include:

View 1 In local view 1 from the B6160 opposite Home Croft, the site is screened by a high boundary wall. However, development of the site ideally may be visible unless set back sufficient distance from the south boundary. Should the site be developed access should be from THR7 from the field gate south of the farm access (north of the dwelling Simons Seat View) to avoid impacting the boundary trees and stone wall opposite the junction with Home Croft. However, if direct access is required to THR8 from the B6160, this is likely to require a reconfiguration of the frontage with tree removal and relocation of the boundary stone walling to provide for visibility splays. This will visually open up the site to views from the B6160 although to a limited extent given the nature of landform. Housing should be set back from the boundary and north of the ridgeline, so visibility from the B6160 (approaching uphill from the south east) is limited.

View 2 This is a popular PRoW (05.76/21) linking Threshfield to the primary school and Linton Falls. There are views to the south parts of both sites, THR7 and THR8. Housing development would be visible in the southern part of the THR8 site above the boundary stone walls. Development would be back dropped by trees but should be set back from the walled lane and tree planting used to soften the built form especially on the southern higher land. To the north of the site, only the upper floor and roofs would be visible until completely screened by intervening landform.

View 3 This view is from the junction of the popular PRoW (05.76/22) and the B6160. This walled lane links to the former railway line and then connects to Station Road (B6265). Should the site be developed, residential properties should be set back from the walled lane and the built forms softened with groups of tree planting. The width of this open space corridor should be sufficient to allow for views from start to end of the green lane. There are important views from this walled lane over sites THR7 and THR8 to Threshfield and Grassington to the moors beyond which should be retained. Therefore, if the site is developed the housing needs to be set back sufficient distance to retain these views. This should be explored in visualisations prepared as part of a Landscape and Visual Impact Assessment should the site be allocated.

View 4 This view is also from PRoW (05.76/22) but further to the north than local view 3. The view is similar to view 3 - development would be highly visible and should be set back from the walled lane. The development area should be divided into two separate areas as shown on Figure 9 to allow linkage between the pastoral landscape to the east and the retained open space subdividing the housing. Groups of native trees should be planted to break up and soften the built forms. The location of tree planting should be carefully considered to soften the built forms but retain the open connectivity of the open space with the wider landscape to the west and south west.

View 5 Another view from PRoW (05.76/22) at the north east corner of THR8 looking south west to THR7. Development should be set back from the walled lane sufficient distance to allow intervisibility with the junction of the PRoW with the B6160. Native tree planting in groups should be used to link with the existing tree belt to the former railway and provide a sense of enclosure to the north east corner of the site. It should be noted that there is a permissive footpath following the former railway which links the walled lane (PRoW 05.76/22 (view 5) with Station Road northwest of the fire station. This is a popular route owned and maintained by the Parish Council. It affords views into the lower section of both THR7 and THR8. There are views over the lowest part (East field) of THR8 to Simon's Seat, Burnsall Fell and Elbolton. The views to Burnsall Fell and Elbolton should be maintained by creating open space corridors in the proposed design layout. The view to Simon's Seat could be retained by designing a layout which frames views through the development.

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 THR8 should the site be allocated. These are:

- Set development back from the western boundary stone wall and trees (adjoining THR7).
- Retention of a broad band of open space along the eastern boundary walled lane (PRoW 05.76/22) to allow intervisibiliiity from end to end of the lane.

- Access to ideally be from THR7 but if direct access from the B6160 is required, the boundary walls are to be reconfigured and rebuilt as necessary. Housing should be set back north of the ridgeline to minimise views to development when approaching on the B6160 from the south east.
- Tree planting in groups to the eastern boundary to soften views from the walled lane (PRoW 05.76/22) and more distant views from the B6160 and Grassington Visitor Centre. The views to Grassington and the moors beyond should be retained.
- Development to be in two separate parts to allow retention of a landscape link from the farmland on the broad terrace of land alongside the River Wharfe to the historic centre of Threshfield.
- Views from the permissive path on the former railway to Elbolton and Burnsall Fell to be retained albeit through open space corridors in the development.
- Design the layout to frame views from the permissive path to Simon's Seat.

Summary

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 east and east, with native tree planting to soften views to the buildings in views directly from the public right of way to the eastern boundary and from the B6160. The cross valley views also are important particularly from the long distance footpaths approaching from the north west, north and east. Retention of some linkage of the landscape from river to centre of historic Threshfield should also be considered.

A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for THR8. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 9) with mitigation. This reduces the sensitivity of the physical and natural characteristics and settlement form and setting from moderate-high to moderate. This reflects the retention of some of the pattern of the landscape in the layout with a landscape link from the farmland on the broad terrace of land alongside the River Wharfe to the historic centre of Threshfield and protection of the network of field stone walls across the site, which knits it into the surrounding field patterns. The views and recreational experiences remain at moderate-high because of the impact on the cross valley views and important views over the site to the surrounding landscape. **The overall landscape sensitivity assessment reduces to moderate.**

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	Low-moderate
Overall landscape sensitivity assessment	**Moderate**

Cumulative impact with other LSA sites

The layout of THR7 and THR8 should be designed together given they are located in adjacent sites. Development on THR8 is likely to screen most of the built form on THR7. Assuming both sites are considered together and the principles followed as outlined there would be no cumulative impact.

However, there are some gateway views where all of the THR sites are visible (with the exception of THR3). These gateway views include 1D, 1E and 1F which are from the long distance paths approaching Grassington. In these views development on THR1, THR4 and THR5 on the west side of Threshfield would be seen with development on THR7 and THR8 on the east side. This will increase the extent of settlement to east and west but assuming the design principles for each site are followed, there is not considered to be a cumulative impact which would alter the landscape sensitivity judgements for THR7 and THR8.





View from PRoW 05.76/21 with view over THR8, Threshfield and Grassington to the moors.

THR9 - Land east of Wharfeside Avenue

Introduction

This 1.76 ha 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 pattern of long, low field stone walls that subdivide the riverside terrace of land into pastures, the avenue trees of Wharfside Avenue and the view over the site to Wharfedale to the north west and north. Refer to Figure 5 (pages 74 - 75) for a detailed plan of the site extent. Key local views are shown on Figures 5.1 - 5.6 (pages 76 - 81) with full size images as LI Guidance note TGN 06/19[39] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[40] is as follows:

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 views and is an important part of the sweep of pasture land which extends from the River Wharfe to the moors south of Threshfield.

Review

THR9 was not included in the original 2022 Landscape Sensitivity Assessment (LSA). It is one of two new sites which have been assessed as part of this review process. The site has been assessed using the same methodology as the 2022 LSA (Refer to Annex 1). The results of the LSA are in Annex 3. Following the LSA, the site has been subjected to the same review process as the 2022 sites. This has included peer review of the LSA judgements, review of representations received, review of officer comments and an appraisal on site. The site appraisal included review of the relevant gateway views identified in the Grassington/Threshfield Settlement Analysis and also more local views. Additional gateway views have also been identified during the review process. The review has concluded that **the overall landscape sensitivity assessment of moderate-high is correct.** The appraisal of the gateway and local views is as

[39] Refer to footnote no. 3

[40] Refer to footnote no. 1

follows.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.16 (pages 10 - 31). The key gateway views include:

View 1B In views from the historic Grassington Bridge (Grade II listed) built development on the lower part of THR9 might be visible in winter views. The view is filtered by existing trees and the adverse impact from this viewpoint could be mitigated by sensitive design/layout.

View 1C (north) The routing of the Dales Way is shown on Figure 1b (pages 8 - 9). The route from Barden follows the river on PRoW 05.57/32 but at Grassington Bridge the route diverts from the riverside and follows Station Road (B6265) to Main Street and on to the centre of Grassington. However, a popular short cut has evolved to follow the historic bridle road (PRoW 05/57/2). This route links from Grassington Bridge following the historic trackway to Bull Ing Lane linking up with the Dales Way heading north at the junction of Highcroft/Chapel Street/Bank Lane. The views from this section of the short cut are sensitive particularly when approaching from the north. In this view, the 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 site is part of a broad terrace of traditional pastoral farmland on the edge of the town which '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.

View 1D This view is from the Dales Way approaching Grassington from the north west. The view is similar to view 1C although at a higher elevation and more distant. It is representative of a sequence of views on the Dales Way. Again the site is seen as part of the broad terrace of traditional pastoral farmland on the north west edge of Threshfield. The existing edge of housing is abrupt with limited trees to soften the existing form of the settlement. This is in contrast to the well treed edge of the river and the trees lining Wharfeside Avenue to the south of the site.

View 1E This view from Lady Anne's Way approaching Grassington from the north is similar to View 1D but the view is more direct and directly aligned with the grain of the field pattern. This view highlights the importance of consideration of the cumulative impact of all of the sites on the west side of Threshfield namely THR1, 4, 5, 6 and 9.

View 2A View 2A is the distant view from Grass Wood Lane approaching Grassington from the west. The intervening tree cover screens part of the site but the existing settlement edge is visible as would be development on the site. This view has similarities with Views 1C and 1D with the site being seen as part of the terrace of farmland adjacent the river.

View 2B (west) View 2B is also from Grass Wood Lane but closer to the site. This viewpoint prior to the junction with Bull Ing Lane is similar to Views 1C, 1D and 2A. 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 west and south west.

View 2C The view is similar to that from 2B with the broad flat terrace of farmland to the west of Threshfield which leads the eye from river to moorland.

View 2G THR1 is unlikely to be visible in this view from the B6160 approaching Threshfield from the north west.

View 2I This inner gateway view is from the B6265 just north of the junction with the B6160. This is an attractive open view over the walled pastures extending to the edge of Threshfield with more distant views to the woods to the north and moors to the north east. In this view THR5 forms the foreground to THR4. Development on THR4 would screen THR9 from this viewpoint.

Local views

Local views relevant to THR9 are located on Figure 5 (pages 74 - 75) with the views shown on Figures 5.1 - 5.6 (pages 76 - 81). The local views include:

View 1 There are clear views to the site from the junction of Wharfeside Avenue (PRoW 05.76/28) and PRoW 05.76/27 at the western corner of the site. Wharfeside Avenue is a popular route for local residents. From Wharfeside Avenue the layout of the historic field pattern is evident on both sides of the river. The site reads with the sloping pastures on the Grassington side of the river and together they form the landscape setting of the distinctive and scenic landscape River Wharfe corridor. The site is defined to the south by the avenue of trees on Wharfeside Avenue and to the east the settlement edge is clearly visible beyond THR1. Development on the site would screen these cross valley views and impact on this popular right of way which also links with PRoW 05.76/27 to provide a circular route.

View 2 This view is also from Wharfeside Avenue but at the entrance to the Wharfedale Rugby Union Football Club. The view is similar to view 1 but further west and more distant from the site. Views to the pastures are screened

by the boundary stone walls but development on the site would be prominent.

Views 3 and 4 View 3 is also from Wharfeside Avenue but at the south corner of the site looking over THR1 to the settlement edge of Threshfield. The settlement edge is abrupt with minimal tree planting. View 4 is located at the south corner of the THR1 site and looking away from the settlement to the northwest and north over Wharfedale. This is an important view to the landscape setting of Threshfield and Grassington. The view would be altered by development on THR1 even with housing set back from Wharfeside Avenue. The view out would be moved further to the west but if THR9 was developed the view would be lost.

View 5 View 5 is from the junction of riverside PRoW's 05.57/3 and 4 on the floodplain of the River Wharfe looking due south to the site. Trees along the river's southern bank filter views to the site but there is some visibility of the existing settlement edge at gaps, especially in winter. Housing on THR9 is likely to be visible on the skyline in views from the river corridor. This extension of the settlement edge would compromise the landscape setting of the River Wharfe.

View 6 View 6 is also on the riverside path (PRoW 05.57/3) at the bridge over a small beck east of local view 5. The backs of housing fronting Badger Gate in the adjacent development are visible on the skyline and compromises the landscape of the riverside walk. Views to the site are filtered through trees along the river but development on the site might be visible during the winter months.

Summary

Development of THR9 would be perceived as a significant northward incursion of the settlement into open countryside and would adversely impact the broad terrace of traditional farmland on the edge of Threshfield. The visual links from river corridor to moors would also be impacted as would views over the site from the edge of Threshfield and potentially views from the recreational corridor along the river. A reduction in the extent of development would not reduce the overall landscape sensitivity assessment. Therefore the judgement of a moderate-high landscape sensitivity is still considered valid. The definition of a moderate-high LSA, is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant.



View from Wharfeside avenue (PRoW 05.76/28) looking over THR9 to the north

Summary landscape sensitivity scores

Overall landscape sensitivity scores per settlement

The table to the right provides a quick reference summary of the overall sensitivity scores for each of the assessed sites in Grassington and Threshfield.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Grassington	GRA 1	Moderate*	Moderate-high*	Moderate	Moderate
	GRA 5	Moderate-high*	Moderate-high*	Moderate	Moderate
	GRA 6	Moderate-high*	Moderate-high*	Moderate	Moderate-high
	GRA 7	Moderate	Moderate	Moderate	Moderate
Threshfield	THR 1	Moderate-high*	Moderate-high*	Moderate	Moderate
	THR 3	Low-moderate	Low-moderate	Low-moderate	Low-moderate
	THR 4	Low-moderate	Moderate-high*	Moderate	Moderate
	THR 5	Moderate-high*	Moderate-high*	Moderate	Moderate
	THR 6	Moderate-high	Moderate-high	N/A	N/A
	THR 7	Low-moderate	Moderate*	Low-moderate	Low-moderate
	THR 8	Moderate	Moderate-high*	Moderate	Moderate
	THR 9	N/A	Moderate-high	N/A	N/A

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YORKSHIRE DALES
National Park Authority

August 2024