sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 2

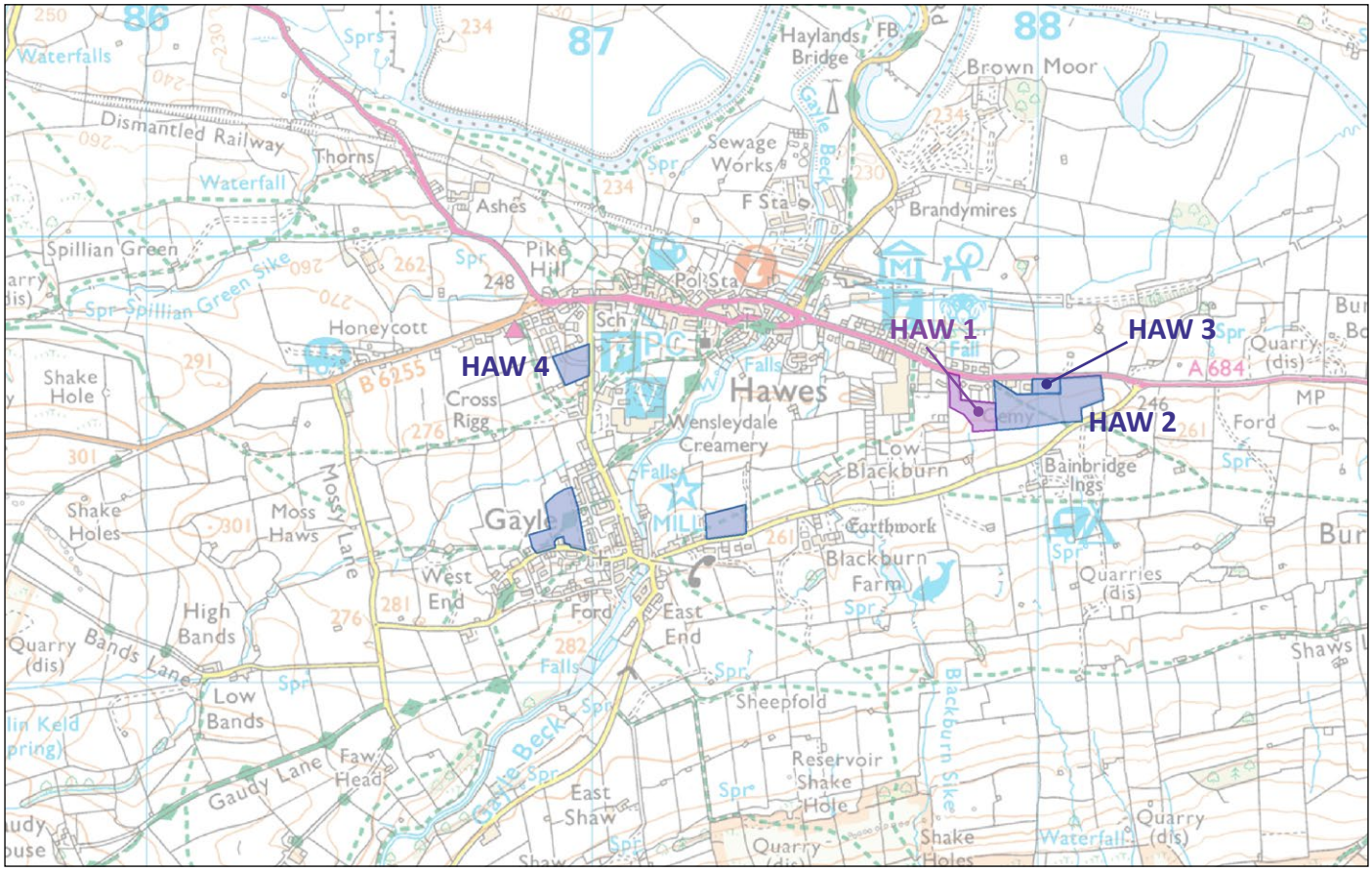
Landscape Sensitivity Assessment

August 2024
Reference no. 497/3/03.2
Revision 3.0

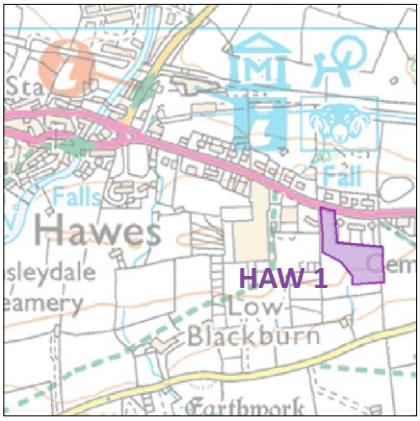
YORKSHIRE DALES
National Park Authority

Hawes & Gayle

Location of assessed sites



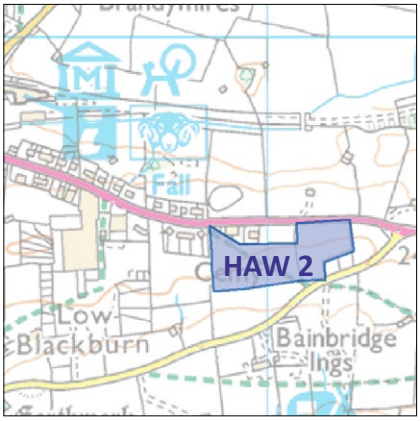
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Gayle			
		GAY 1	Land north of Marridales
		GAY 2	Land north of Garris and west of Gayle Lane
Hawes			
HAW 1	Land rear of Woodburn, Burtersett Road	HAW 2	Land west of cemetery and south of Burtersett Road
		HAW 3	Land east of Northgate House, Burtersett Road
		HAW 4	Land off Kirkbrides Way and west of Gayle Lane



Land rear of Woodburn, Burtersett Road, Hawes
HAW 1

Physical and natural character	Moderate
The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long views northwards across Wensleydale to the bare summits of Hearne Top and Abbotside Common. The site is a walled pasture on the lower slopes of this drumlin at a point where the slope is drained by a minor tributary beck, which meanders northwards across the site towards the road. The natural pattern of this small stony beck, defined by a scattered line of trees, provides a distinctive contrast within a landscape context that is structured by a regular network of walled fields. It is a focus in the framed views southwards (between adjacent buildings) from the road. Development would need to be set back from this beck and a layout designed to minimise cut and fill on the slightly undulating landform, which rises to the south.	
Settlement form and setting	Moderate
This site contributes to the scenic landscape setting of Hawes at the eastern gateway to the settlement along the Burtersett Road/A684. The slightly more elevated slopes, to the south of the site, contribute to the stunning long views northwards across the undulating 'barns and walled pastures' landscape of Wensleydale; the views in all directions are enhanced by a dramatic backdrop of fell summits. However, in the immediate context along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes. This is not a pristine, undeveloped gateway to Hawes; the site would be seen within the context of a mix of dwellings and commercial buildings. However, this built settlement context is balanced by the visibility of the eastern site boundary in gateway views from the road and by the gap between the buildings where the site meets the road. This gap provides a valuable break in the linear roadside strip of buildings, with a local view upslope to the fell slopes to the south.	
Views and recreational experience	Moderate-high
There are long views from the Burtersett Road/A684 across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill. There are also scenic long views north westwards across Wensleydale from the well used (paved) public right of way which leads diagonally across the field to the north east of the site, connecting Old Gayle Lane and Burtersett Road/A684. The quality of these views could be eroded by built development on this site and it requires a sensitively designed scheme, which integrates buildings and native tree planting to create a soft, attractive interface between settlement and countryside, continuing and complementing the existing pattern of field boundaries to the east. The gap in the line of roadside built development, where the site meets the road offers a view along the minor tributary beck to the fell slopes to the south. This narrow framed view breaks the line of roadside development and provides a strong connection to the surrounding natural landscape. Built development on this site would fill this roadside gap and remove the opportunity for this natural visual and landscape connection.	
Perceptual qualities	Moderate
The existing settlement edge is relatively nondescript and this eastern gateway to Hawes is distinguished by its scenic views rather than its built form. The eastern edge of the site contributes to the rural character of the settlement and built development here could be integrated with tree planting. The small meandering beck is an evocative and distinctive landscape feature and the view southwards from the road along the beck forges a valuable connection to the physical natural landscape setting of Hawes.	
Cultural and historical associations	Moderate
The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and undulating walled fields.	

Overall landscape sensitivity - residential development	Moderate*
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the scenic views of the landscape setting of the settlement, including views from the A684/Burtersett Road and a public footpath that connects Old Gayle Lane and Burtersett Road. The small meandering beck is also a locally valuable natural landscape feature which contrasts with the regular pattern of farmland and settlement. A development scheme that conserves the beck intact, avoids the more elevated slopes to the south and incorporates native tree planting to soften and integrate built edges could potentially be integrated within this site.	



Land west of cemetery and south of Burtersett Road, Hawes
HAW 2

Physical and natural character	Moderate-high

The site is on the lower slopes of Mid Wensleydale on the southern margins of the River Ure floodplain. The local topography in this part of the dale is shaped by glacial drift deposits which have been moulded into smooth, undulating landforms and drumlins. The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long cross-dale views (both northwards and southwards). The site has an undulating landform with elevated land to the south and a rippling slope down towards the road. It comprises two fields, divided by walled field stone walls, which curve up and over the slope to express the local landform. Belts of mature trees along these north-south field boundaries divide and structure the land into well defined landscape units. Built development across this site would mask the natural 'flow' of the local landscape and disrupt the intact network of field stone walls and tree belts on the upper edge of the River Ure floodplain.

Settlement form and setting	Moderate-high

This site defines the eastern gateway to Hawes along the Burtersett Road/A684. It is an exceptionally scenic approach, with stunning long views northwards and north-westwards across the undulating 'barns and walled pastures' landscape of Wensleydale. Straight ahead, along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes, although the peaks and summits of the fells beyond are a visual backdrop, framed by the existing buildings. This is not a pristine, undeveloped gateway to Hawes; the site is between the cemetery and the settlement. However, it is a large site and development across it would extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in the long cross dale views from the north. It would also erode the distinctive and dramatic quality of the local multi-layered views across the local drumlin landforms to the backdrop of the surrounding fells. The views that define this eastern gateway to Hawes are scenic but not unique within the settlement and a high quality, sensitively designed development that is confined to the western part of the site may offer opportunities for a permeable residential scheme that provides housing and open space away from the main road.

Views and recreational experience	Moderate-high

The site is at an exceptionally accessible gateway to Hawes, where the sequence of views across Wensleydale is enjoyed by very large numbers of people. It therefore has a role in conserving the special qualities of the YDNP, including the traditional pastoral landscape, expansive views and striking contrasts between sheltered dales and exposed fells. There are long views across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill, and exceptionally scenic long cross dale views northwards across Wensleydale from the A684 and the well used (paved) public right of way which leads diagonally across the site and southwards from the lanes in the Sedbusk area. Development across this site risks an urbanising effect which would damage these valuable views

Perceptual qualities	Moderate-high

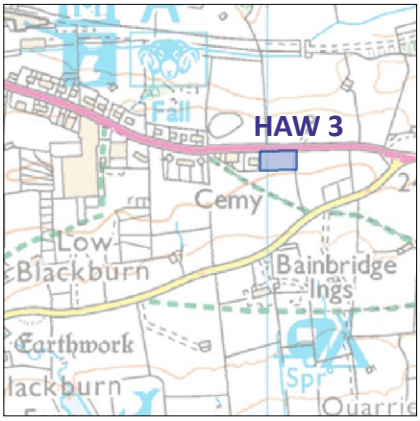
The site spans two fields and the eastern of these seems distant from and unrelated to the principal settlement of Hawes. It is a large site and development on this scale would be perceived as a significant change. However, the existing built from on the eastern gateway to Hawes is a mix of house types and large scale commercial 'barns' and there may be scope for a positive frontage and built gateway on the western and less elevated part of the site, which integrates residential development with local landform, field patterns and views.

Cultural and historical associations	Moderate

The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and undulating walled fields.

Overall landscape sensitivity - residential development	Moderate-high*

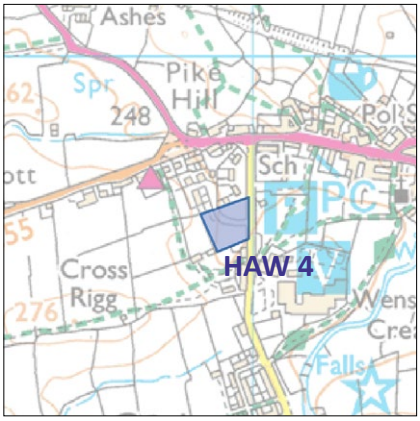
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the distinctive undulating topography and scenic views of the landscape setting of the settlement, including the long cross dale views from the Sedbusk area to the north and views from the A684/Burtersett Road and a public footpath between Old Gayle Lane and Burtersett Road. It is also a large site, where built development could easily seem over-scaled in relation to the linear roadside corridor form of the existing settlement (particularly in the long views from the north of Wensleydale). This is therefore a challenging site for built development from a landscape and visual perspective. It could be successfully integrated to create a positive new gateway to Hawes, but this requires a high quality scheme which conserves the eastern part of the site (adjacent to the cemetery) and the more elevated slopes to the south. The layout should incorporate native tree planting and indented built edges to form a soft interface with the drumlin slopes and frame views northwards from both the A684 and the public footpath across the site.



Land east of Northgate House, Burtersett Road, Hawes
HAW 3

Physical and natural character	Moderate
The small site is on the lower slopes of Mid Wensleydale on the southern margins of the floodplain of the River Ure. The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long views northwards across Wensleydale to the bare summits of Hearne Top and Abbotside Common. The site is on the lower slopes of this drumlin, with a sweeping slope downwards towards the road. It is part of a walled pasture on the edge of the settlement and is alongside an existing group of roadside dwellings. The fields fronting the road are enclosed by low stone walls and (north-south aligned) belts of mature trees which divide and structure the land into well defined landscape units. Built development here would extend the existing settlement along the road; it would reduce the rural and scenic quality of the local landscape but would not change the overall structure and character of the existing landscape pattern.	
Settlement form and setting	Low-moderate
This site defines the eastern gateway to Hawes along the Burtersett Road/A684. It is an exceptionally scenic approach, with stunning long views northwards and north-westwards across the undulating 'barns and walled pastures' landscape of Wensleydale. Straight ahead, along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes. Built development on this site would extend the existing linear settlement form at one of the principal gateways to Hawes, eroding the quality of its landscape setting. However, this is not a pristine view; the existing development is a mix of houses and commercial buildings and the existing settlement edge has an abrupt character which could be enhanced. The views that define this eastern gateway to Hawes are scenic but not unique within the settlement and the characteristic long views between and to the south of the existing roadside buildings, to the peaks and summits of the fells beyond, could be conserved.	
Views and recreational experience	Moderate
The site is at an exceptionally accessible gateway to Hawes, where the sequence of views across Wensleydale are enjoyed by very large numbers of residents and visitors to the YDNP. There are long views from the Burtersett Road across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill, and also scenic long views northwards across Wensleydale from the well used (paved) public right of way which leads diagonally across the field to the north of the site, connecting Old Gayle Lane and Burtersett Road/A684. The quality of these views could be eroded by built development on this site and it requires a sensitively designed scheme, which integrates buildings and native tree planting to create a soft, attractive interface between settlement and countryside, continuing and complementing the existing pattern of field boundaries to the east.	
Perceptual qualities	Moderate
The existing settlement edge is relatively nondescript and this eastern gateway to Hawes is distinguished by its scenic views rather than its built form. There is a strong, regular rhythm to the pattern of field stone walls, which curve up and over the drumlin landforms, along the sequence of gateway views travelling west along the A684 and development on this site could be integrated within this landscape and visual context because the site is small in relation to the scale of the surrounding landscape. Nevertheless, this is a sensitive landscape edge, which merits a carefully designed frontage to the road and 'gateway elevation' to the east.	
Cultural and historical associations	Moderate
The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and undulating walled fields.	

Overall landscape sensitivity - residential development	Moderate
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the scenic views of the landscape setting of the settlement, including views from the A684/Burtersett Road and a public footpath that connects Old Gayle Lane and Burtersett Road. Built development here would continue the existing characteristic linear form of Hawes along the A684 and would fit within the wider landscape context without compromising the quality of the characteristic long views across Wensleydale. However, a sensitively designed settlement edge is required, with a positive built frontage to the A684 and a soft eastern 'gateway elevation' to the east, which incorporates native tree planting to complement the existing rhythmic pattern of field boundaries between the site and the cemetery to the east.	



Land off Kirkbrides Way and west of Gayle Lane, Hawes
HAW 4

Physical and natural character	Low-moderate
The site is on the lower slopes of Mid Wensleydale on the southern margins of the River Ure floodplain. The local topography in this part of the dale is shaped by glacial drift deposits which have been moulded into smooth, undulating landforms and drumlins. The site is on land to the west of a road which is aligned between two of these drumlins ('Cross Rigg' to the west and 'Stony Haw' to the east); it is on the lower eastern slopes of the drumlin known as Cross Haw and adjacent to a recent housing estate. The undulating landform on the site is its most distinctive natural characteristic. The site fits within the local large scale field pattern and is partially enclosed by field stone walls. There are no significant constraints to development and the existing (recently constructed) access road is already a dominant landscape feature and precedent for the development of the site.	
Settlement form and setting	Low
The village of Hawes developed along the A684, with a network of public rights of way and back lanes connecting to the neighbouring mill village of Gayle to the south and to the River Ure to the north. Historic maps show that there were individual properties and clusters of cottages along some of the back lanes and, over the past 20 years, development along and off these lanes has increased the physical links between the two villages. However, the twin settlements remain separated by the undulating drumlin landforms that define their landscape setting. The site is part of an existing half-developed residential plot at Kirkbrides Way and its completion would be logical and appropriate within the context of Hawes. Development here would result in some loss of the rural character of Hawes' landscape setting and would increase the perceived coalescence between the two settlements along Gayle Lane. However, Gayle Lane is already a core link between the two villages with a semi built-up character and completion of the existing residential development (Kirkbrides Way) would fit well within the mix of houses, commercial and tourism related development that is characteristic of this part of the village.	
Views and recreational experience	Moderate
Development on this site would be visible in views from the network of lanes and public rights of way to the west of Hawes, including Mossy Lane and the footpath over Cross Rigg to the west; the footpath which connects the YHA (on the B6255) with Gayle Lane along the field boundary to the west of the site; and the footpath that connects Gayle Lane and St Margaret's Church (over Stony Haw) to the east of the site. However, the undulating landform would ensure that longer views are partially screened by the local topography and development here would form part of the existing characteristic mix of buildings, stone walls and undulating fields that is characteristic of the west Hawes neighbourhood. Development on this site would close down the existing attractive southward view to the slopes of Cross Rigg from Gayle Lane but this part of Gayle Lane is dominated by a mix of houses, a public car park, the local primary school and commercial premises associated with the Wensleydale Creamery. Development at Kirkbrides Way could be integrated within this context, but should be recognised that the village of Hawes (and its Creamery) is an important YDNP tourist destination and the site is highly visible from the village car park and Creamery Visitor Centre entrance and forms part of an important gateway recreational experience.	
Perceptual qualities	Low
This part of Gayle Lane is already relatively built up and development on this site would be perceived as part of the existing Kirkbrides Way development. It would result in the loss of a rural view to the south west of Gayle Lane and it would increase the sense of coalescence between the settlements of Hawes and Gayle along Gayle Lane. However, the existing mix of development and views along this back lane ensures that there is a logical context for development in this location.	
Cultural and historical associations	Low
The site does not have any specific historic or cultural interest, but forms part of the network of roads and fields on the fringes of the villages of Hawes and Gayle. Gayle Lane is a connecting route between the two villages which has been the location for clusters of development (residential, educational and commercial) over the past 20 years.	

Overall landscape sensitivity - residential development	Low-moderate
Development on this site would be perceived as a logical completion of the existing Kirkbrides Way development and would be well integrated within the existing mix of buildings that front this northern part of Gayle Lane. Built development here would reduce the rural character of this western part of Hawes, but it could be integrated within the existing loose-knit character of the settlement in this area, which is structured by undulating drumlin landforms. However, this site is visible from Gayle Lane and multiple footpaths within and on the western fringes of Hawes and it would also be visible within the context of the arrival experience for visitors to the village of Hawes and the Wensleydale Creamery Visitor Centre so this is a relatively visible location within the wider context of the YDNP and merits a high quality architectural scheme.	

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sheilsflynn

YORKSHIRE DALES
National Park Authority

August 2024