sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Part 3

Hawes sites

August 2024
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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.

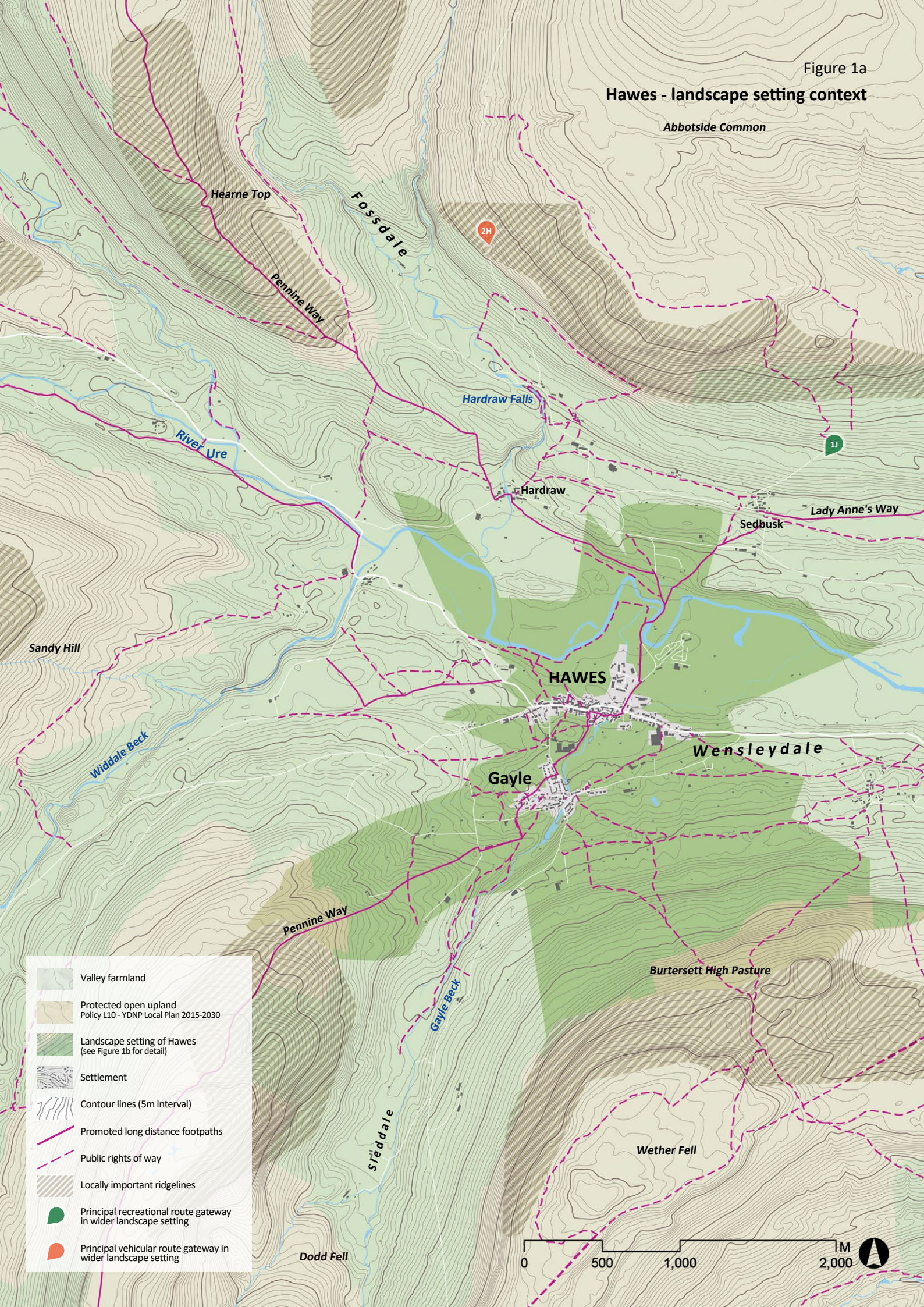
Methodology

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

Hawes - landscape setting context



Review of landscape sensitivity assessment for Hawes sites

Hawes sites

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

HAW1	Land south and west of Woodburn, Burtersett Road, Hawes	0.51 ha	Moderate*
HAW2	Land south of Northgate House, Burtersett Road, Hawes	0.63 ha	Moderate-high*
HAW3	Land east of Northgate House, Burtersett Road, Hawes	0.20 ha	Moderate
HAW4	Land at Kirkbrides Way, Hawes	0.50 ha	Low-moderate

All of the Hawes sites have been shortlisted but are to be reviewed again. The site locations are shown on Figure 1b (pages 8 - 9) which is an updated version of Figure 11.2 in the Hawes/Gayle Settlement Analysis.[4] The principal gateway views likely to be relevant to the HAW sites identified on Figures 1a and 1b are shown in Figures 1.1 - 1.19 on pages 10 - 29. 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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Yorkshire Dales National Park Boundary
(not in viewport)

Land within broad landscape setting of Hawes/Gayle

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Structuring drumlin landform which contributes to the character and quality of the landscape setting of Hawes/Gayle

Church tower (upstanding landmarks)

Promoted / long distance routes

Public rights of way

Regional cycle route

Conservation Area

Flood zone 2 & 3

Open Access Land

Principal recreational route gateway
(Location of view 1J refer to drawing on page 6)

Principal vehicular route gateway
(Location of view 2H refer to drawing on page 6)

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 assessment - hatch denotes previous extent from the 2022 report)

Sites scored as moderate sensitivity
(HAW2, HAW3)

Sites scored as moderate-low sensitivity
(HAW1, HAW4)

Sites scored as low sensitivity
(Not in viewport)

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

Figure 1b

Hawes - Settlement analysis (updated after review process)

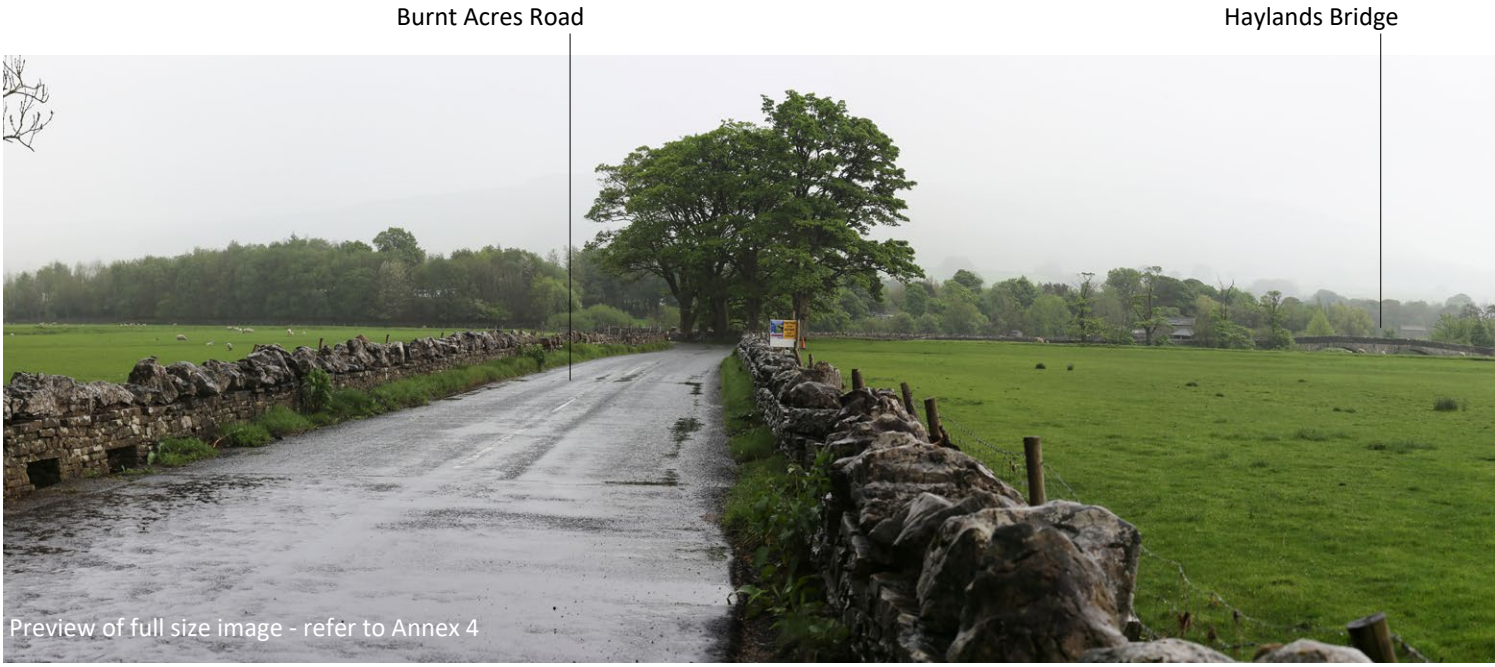


Figure 1.1 - Gateway view 1A - View south from Burnt Acres Road south of the junction with the Peninne Way (PRoW 20.93/4

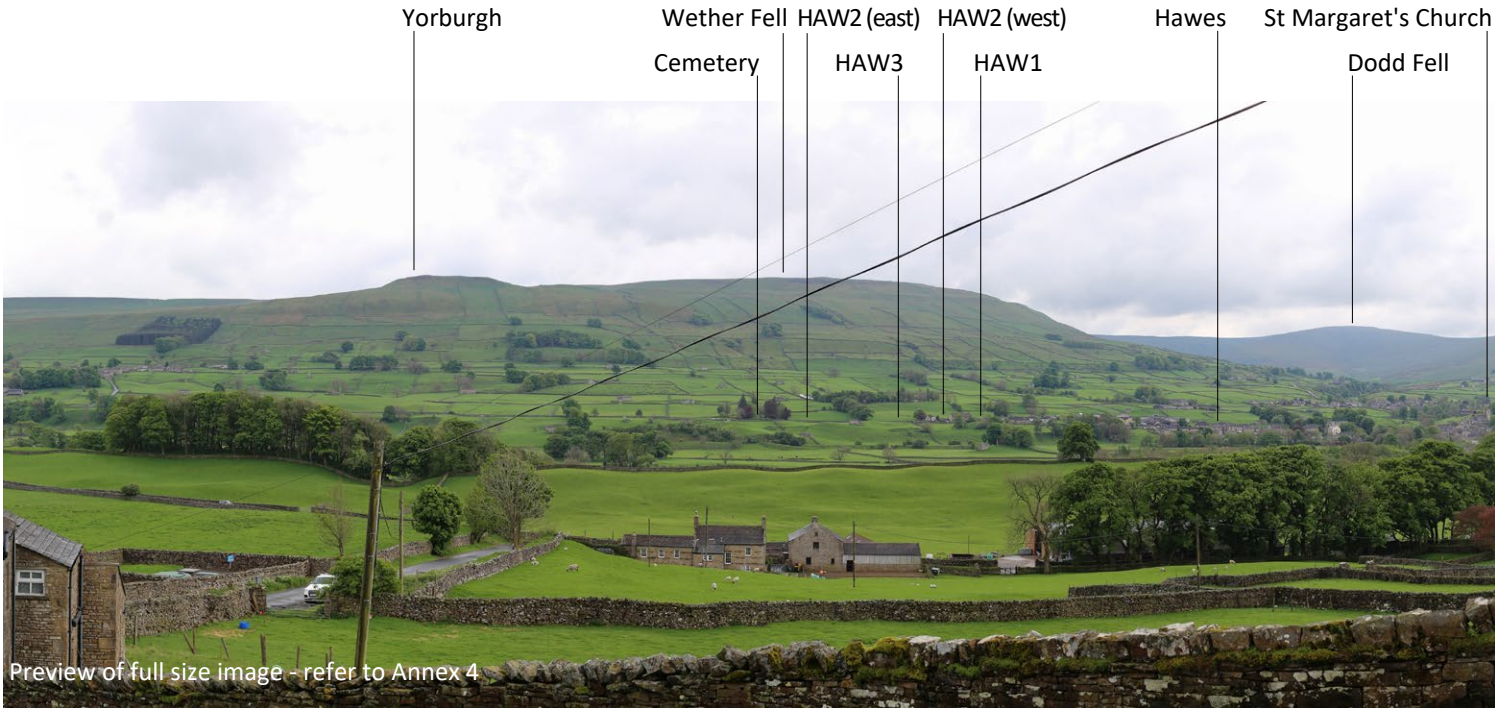


Figure 1.2 - Gateway view 1B - View south west from Lady Anne’s Way (PRoW 20.93/48) south of Sedbusk

St Margaret's Church



3) north of Hawes (on the bridge over the tributary to the River Ure)

Widdale Fell

HAW4





Figure 1.3 - Gateway view 1C - View east from Cross Rigg (PRoW 20.92/65)



Figure 1.4 - Gateway view 1D - View north east from the Pennine Way (PRoW 20.92/74)


Primary School
HAW4
Gayle Lane car park
Wensleydale Creamery


Hawes Auction Mart
HAW1
HAW2
Cemetery



Figure 1.5 - Gateway view 1E - View north east from the Pennine Way (PRoW 20.92/73) south west of Gayle

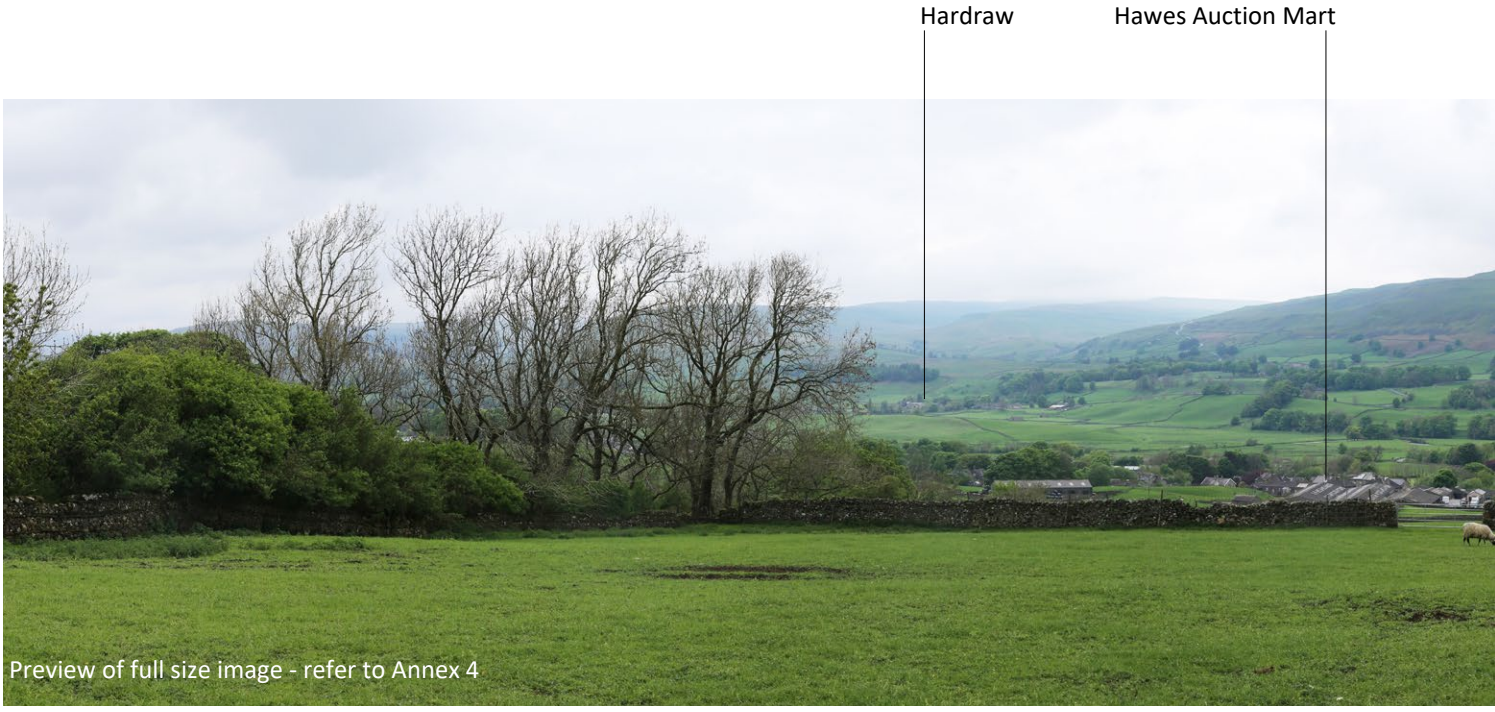


Figure 1.6a - Gateway view 1F- View north from the junction of PRoW 20.92/58 with 20.92/60

Wensleydale Creamery



Abbotside Common HAW1 HAW2 HAW3 Sedbusk



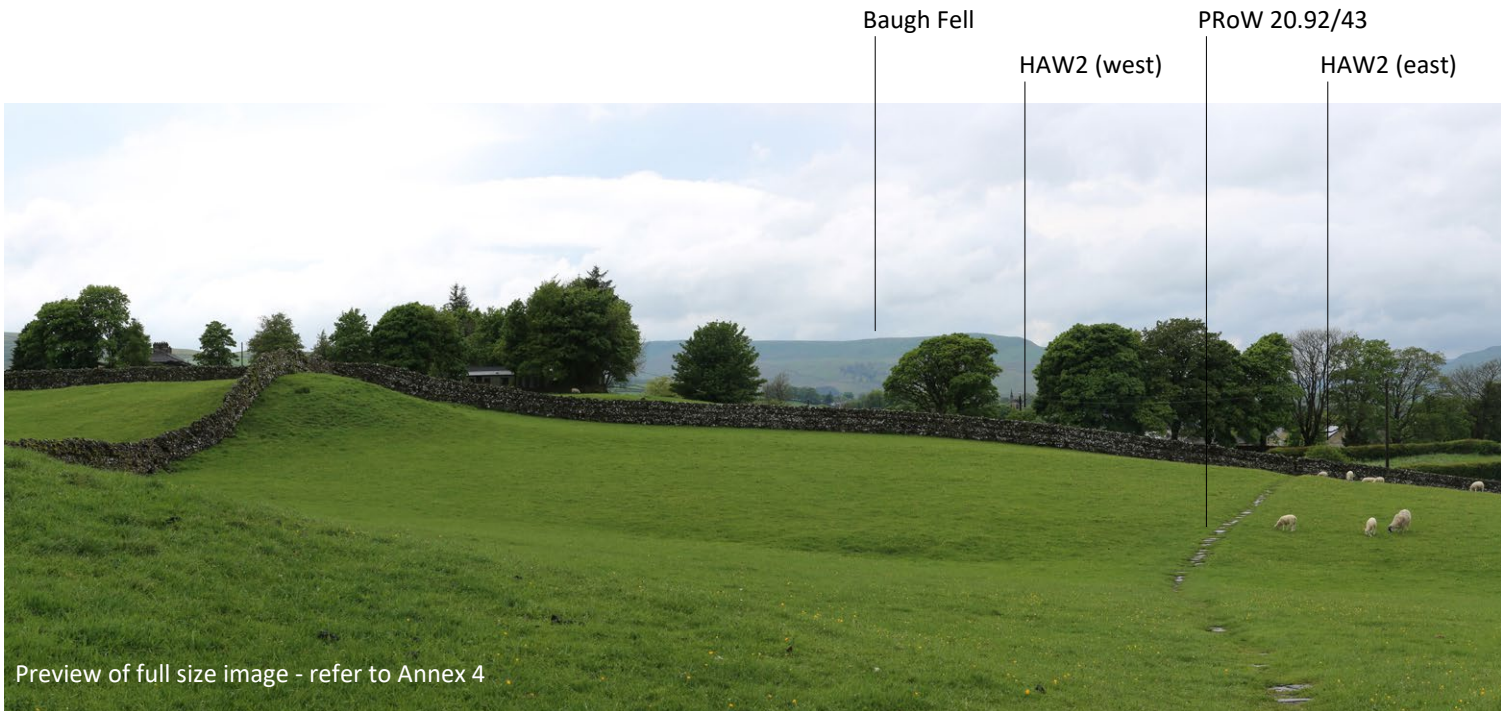


Figure 1.7 - Gateway view 1G - View north west from PRoW 20.92/43

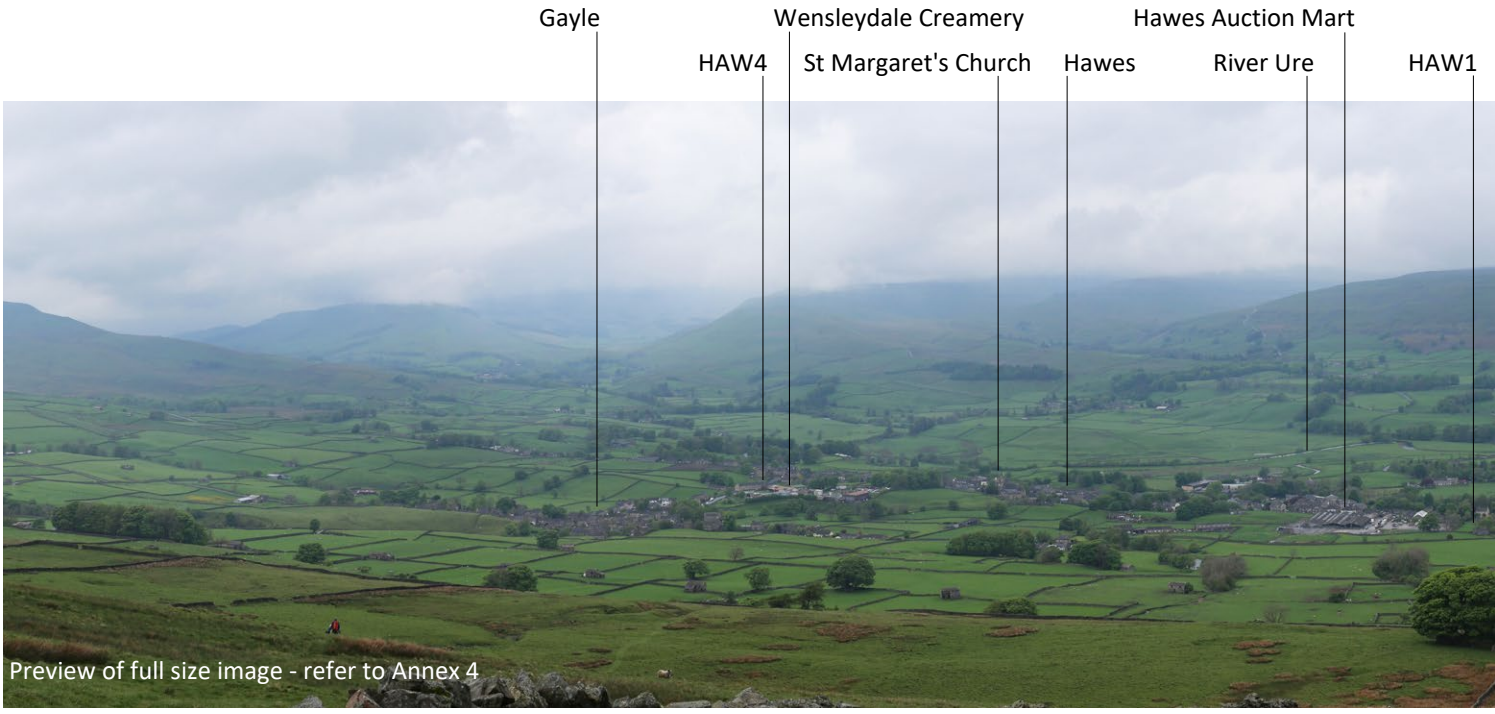
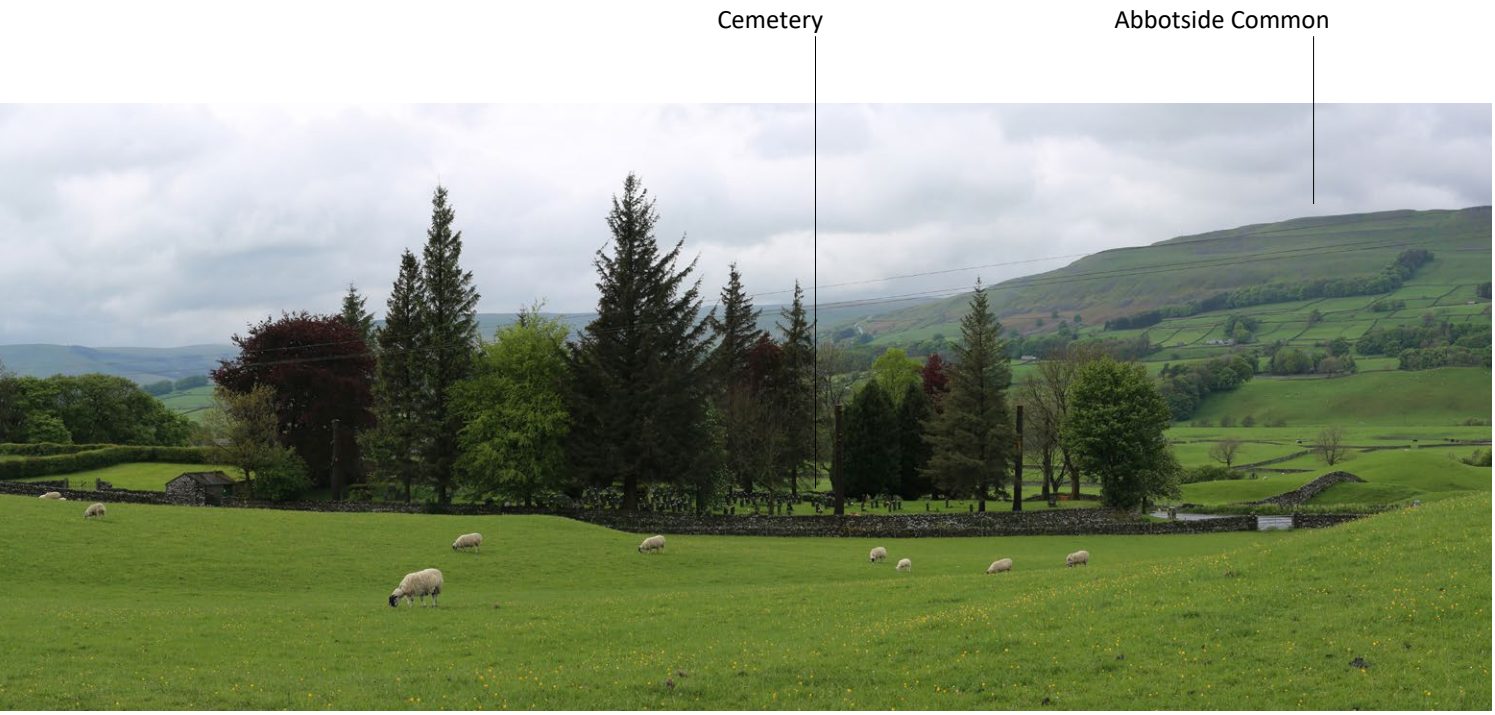


Figure 1.8 - Gateway view 1H - View north west from Wether Fell PRoW 20.92/61


Cemetery
Abbotside Common


HAW2 (west)
Cemetery
Sedbusk
HAW2 (east)
Burtersett Road (A684)

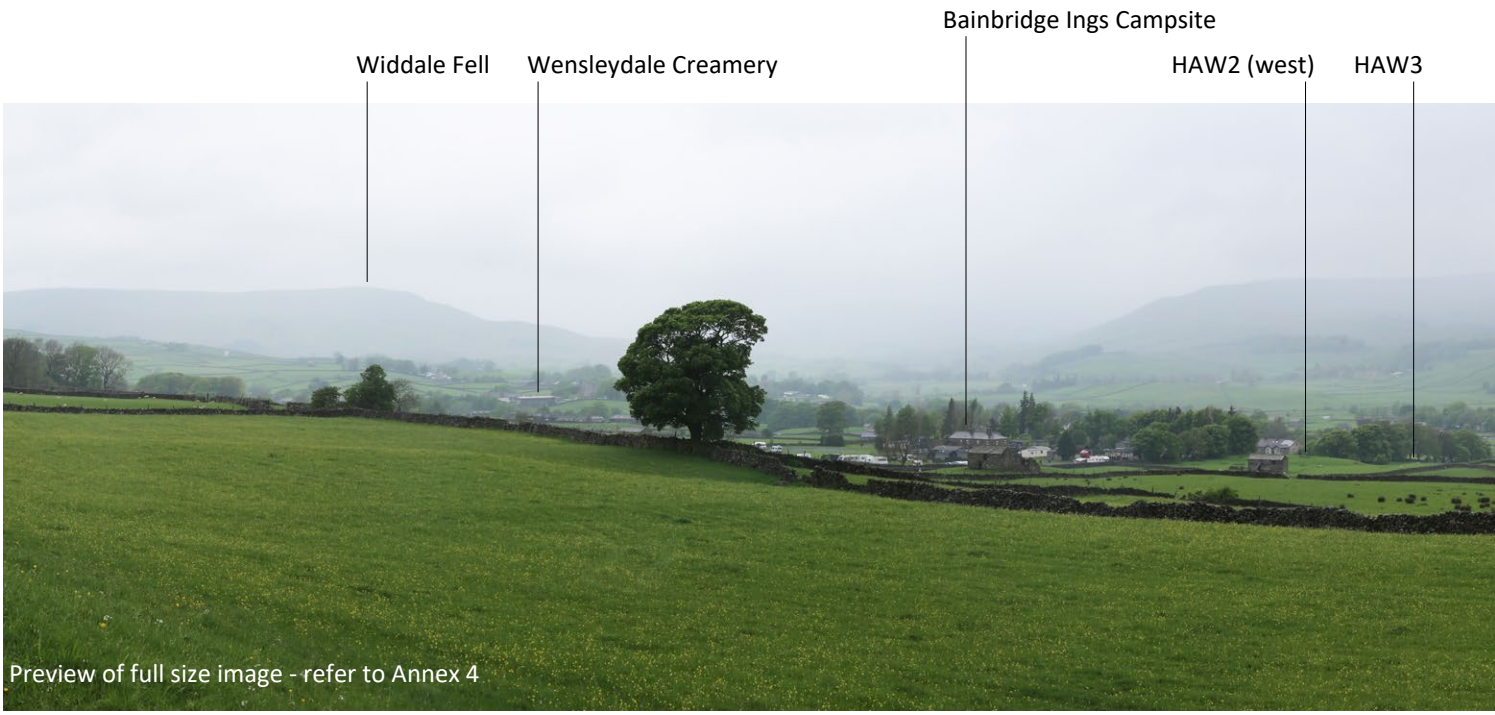


Figure 1.9 - Gateway view 1I - View north west from PRoW 20.92/57

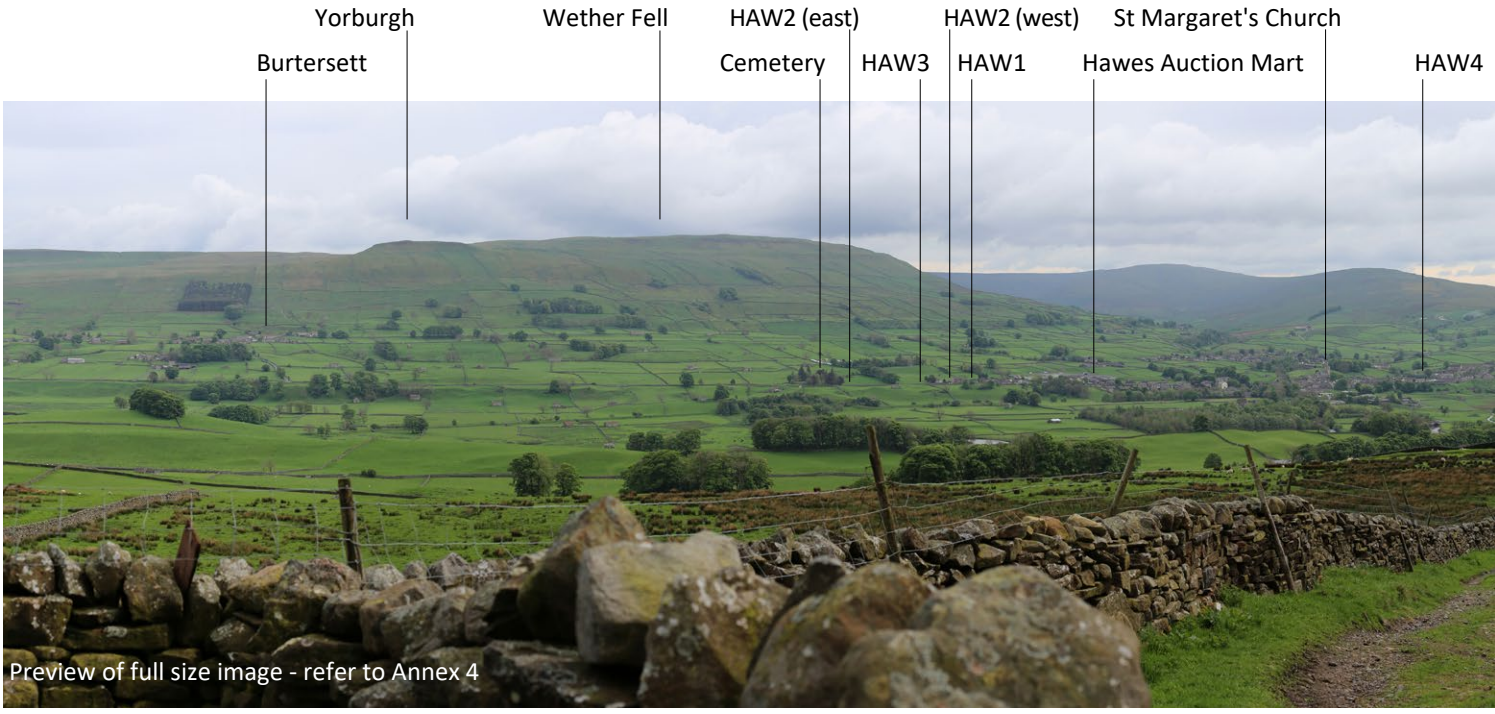


Figure 1.10 - Gateway view 1J - View south west from Shutt Lane, north east of Sedbusk


Cemetery
Abbotside Common
Sedbusk


River Ure
Appersett



Figure 1.11 - Gateway view 2A - View south east from Bellow Hill approaching Hardraw

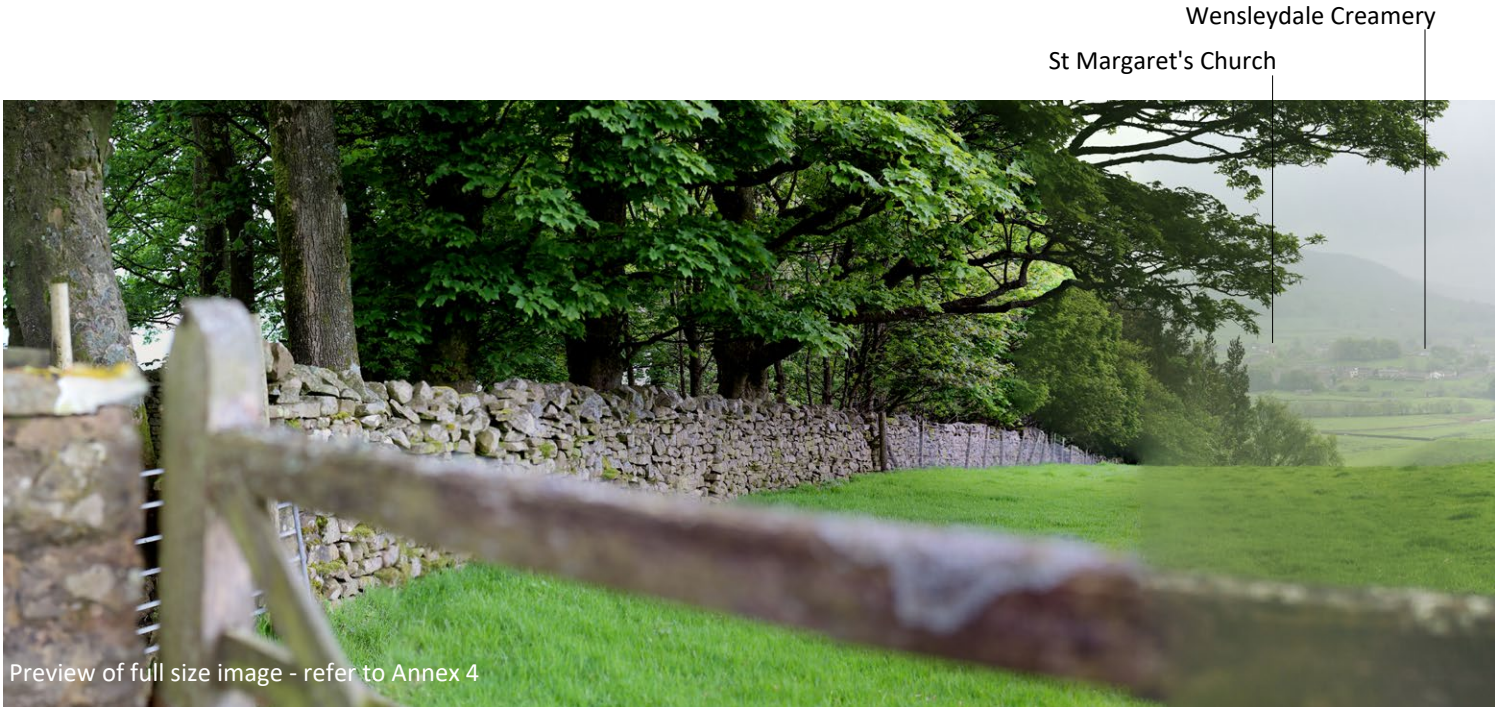


Figure 1.12 - Gateway view 2B (west) - View south from Bellow Hill


Yorburgh
St Margaret's Church
Wether Fell


Dodd Fell
HAW4
Appersett

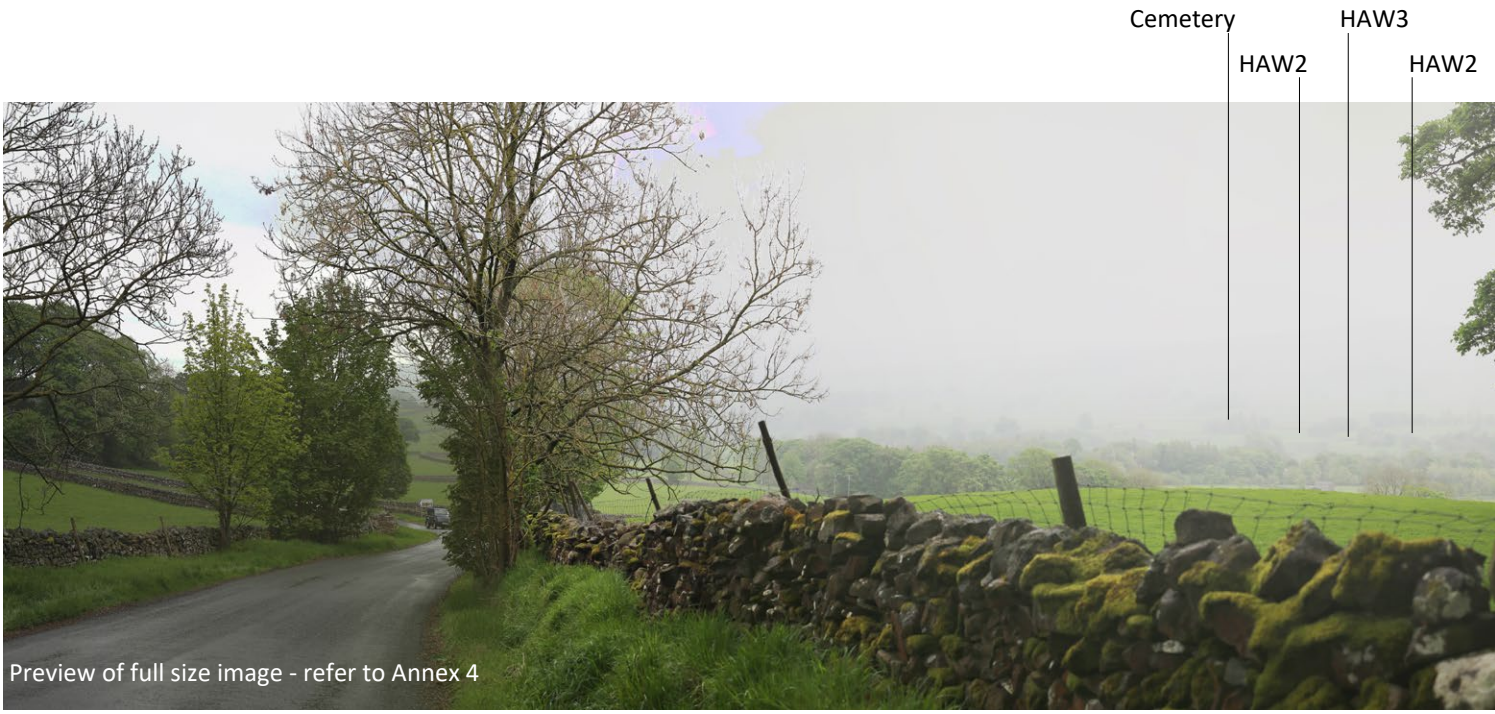


Figure 1.13 - Gateway view 2B (east) - View south from Bellow Hill

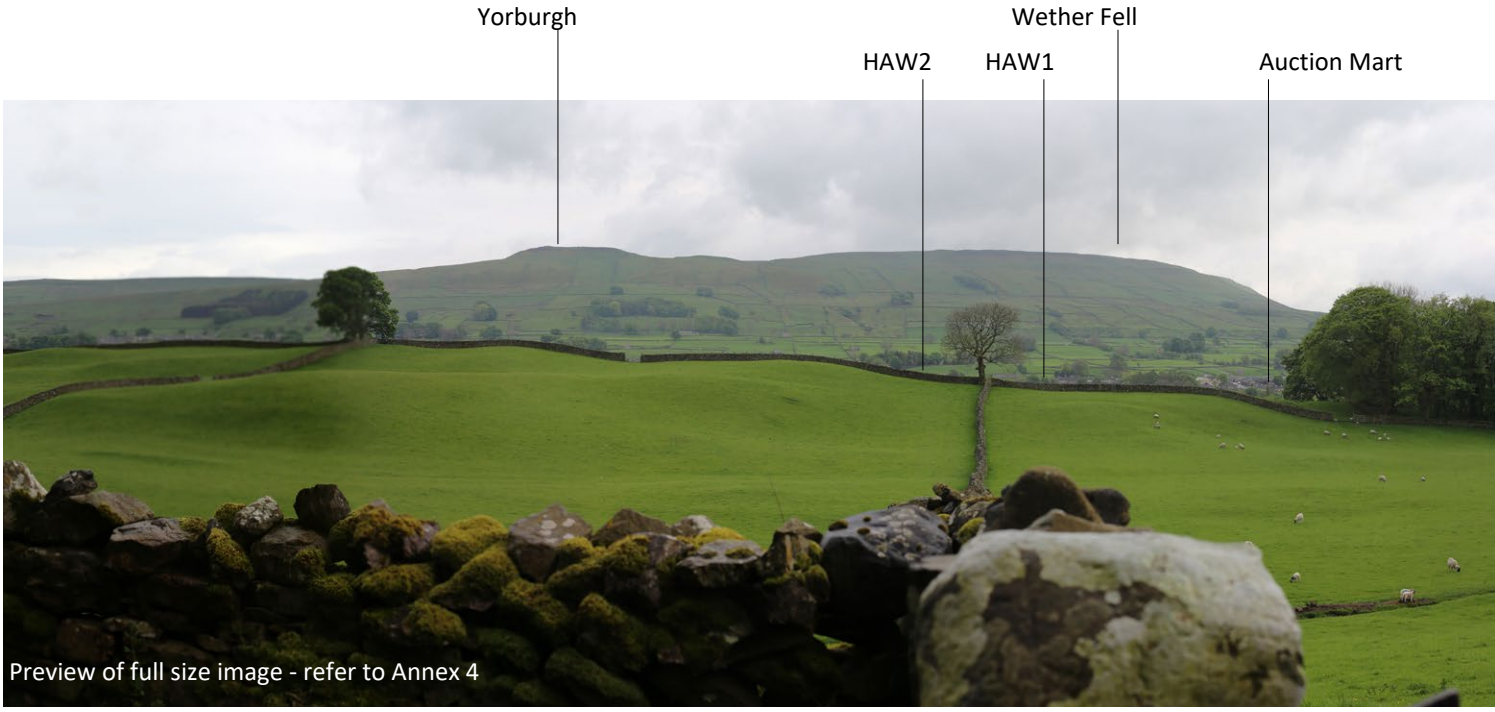


Figure 1.14- Gateway view 2C - View south from Bellow Hill south of Stone House Hotel



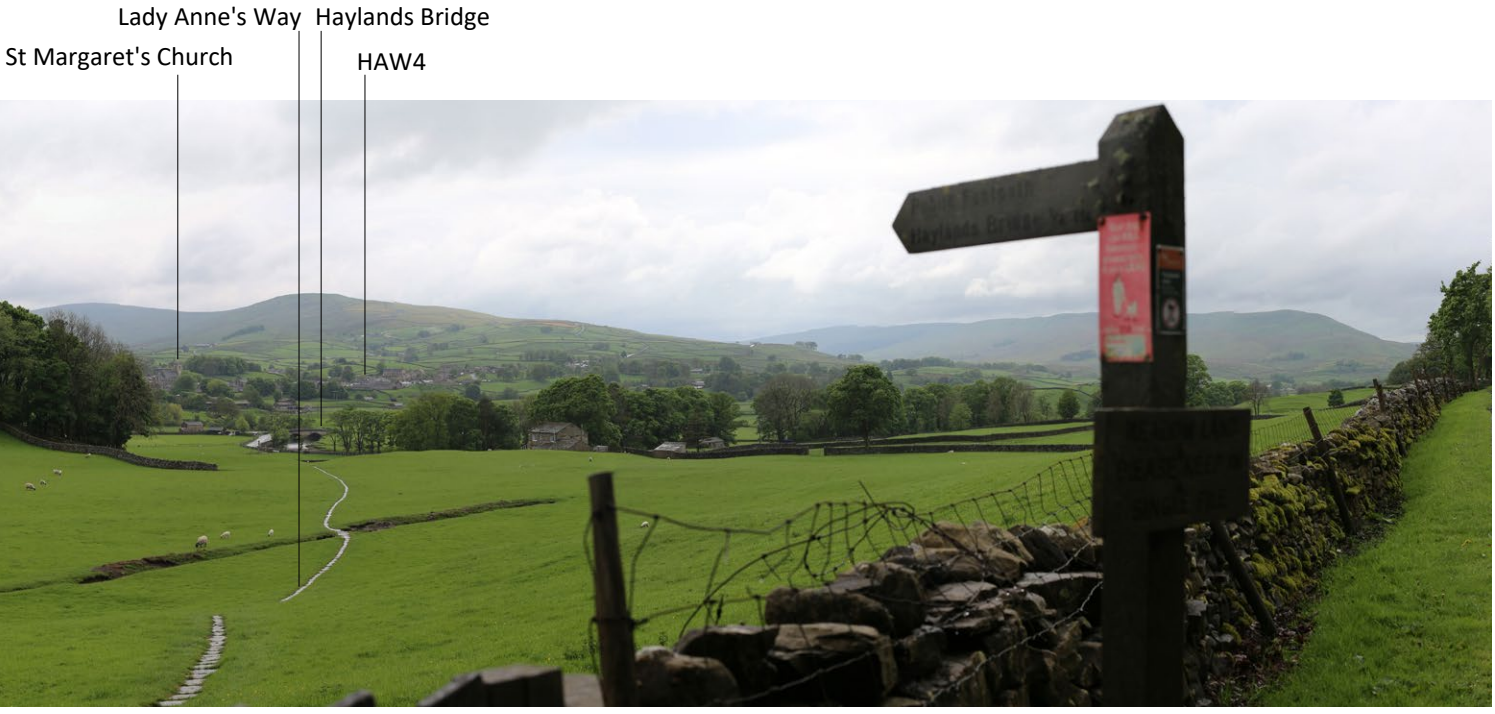

Lady Anne's Way
Haylands Bridge
St Margaret's Church
HAW4



Figure 1.15 - Gateway view 2D - View south east from the A684 approaching Hawes from the north west



Figure 1.16 - Gateway view 2E - View east from Turfy Hill B6255 approaching Hawes from the west

Wether Fell



B6255

Stony Haw





Figure 1.17 - Gateway view 2F - View north east from Beggarmans Road approaching Gayle from the south west



Figure 1.18 - Gateway view 2G - View west from A684 Burtersett Road approaching Hawes from the east



Burtersett Road (A684)



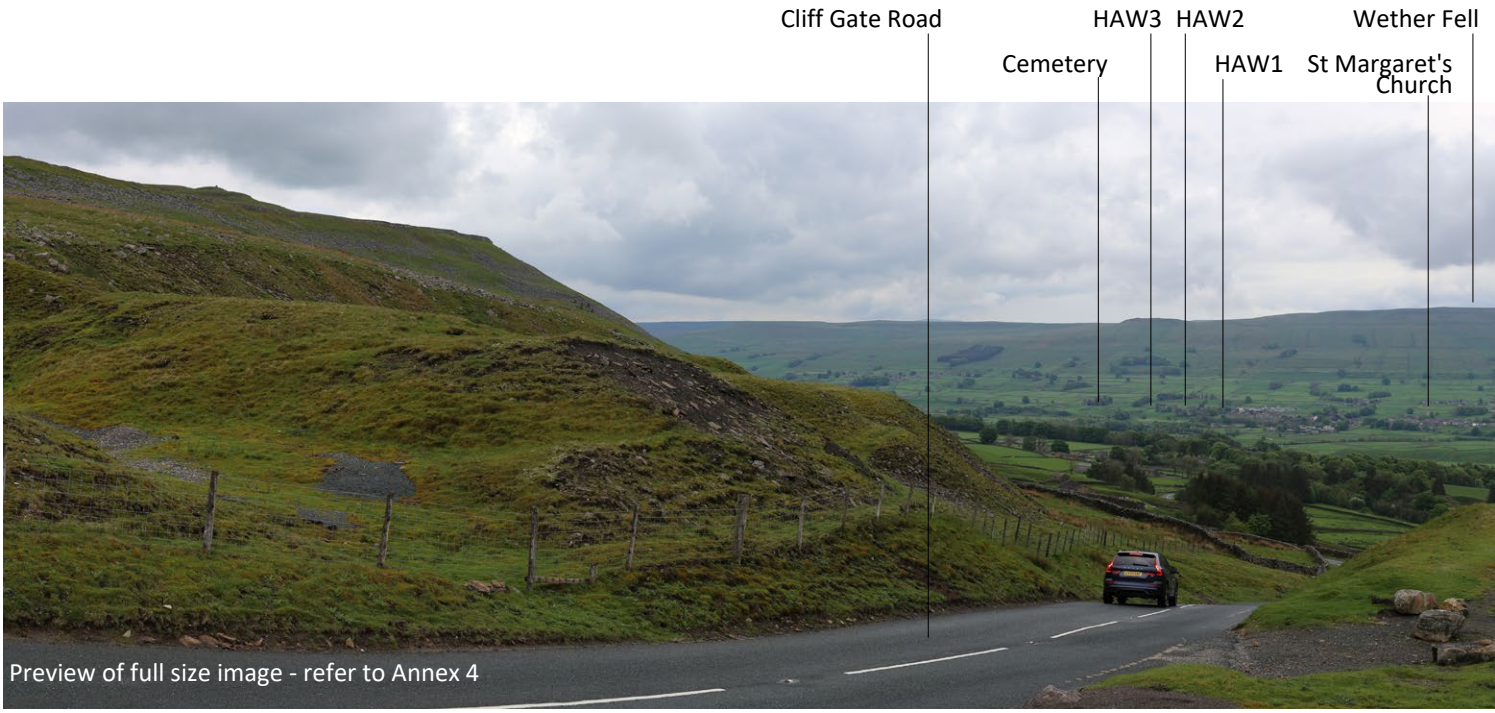
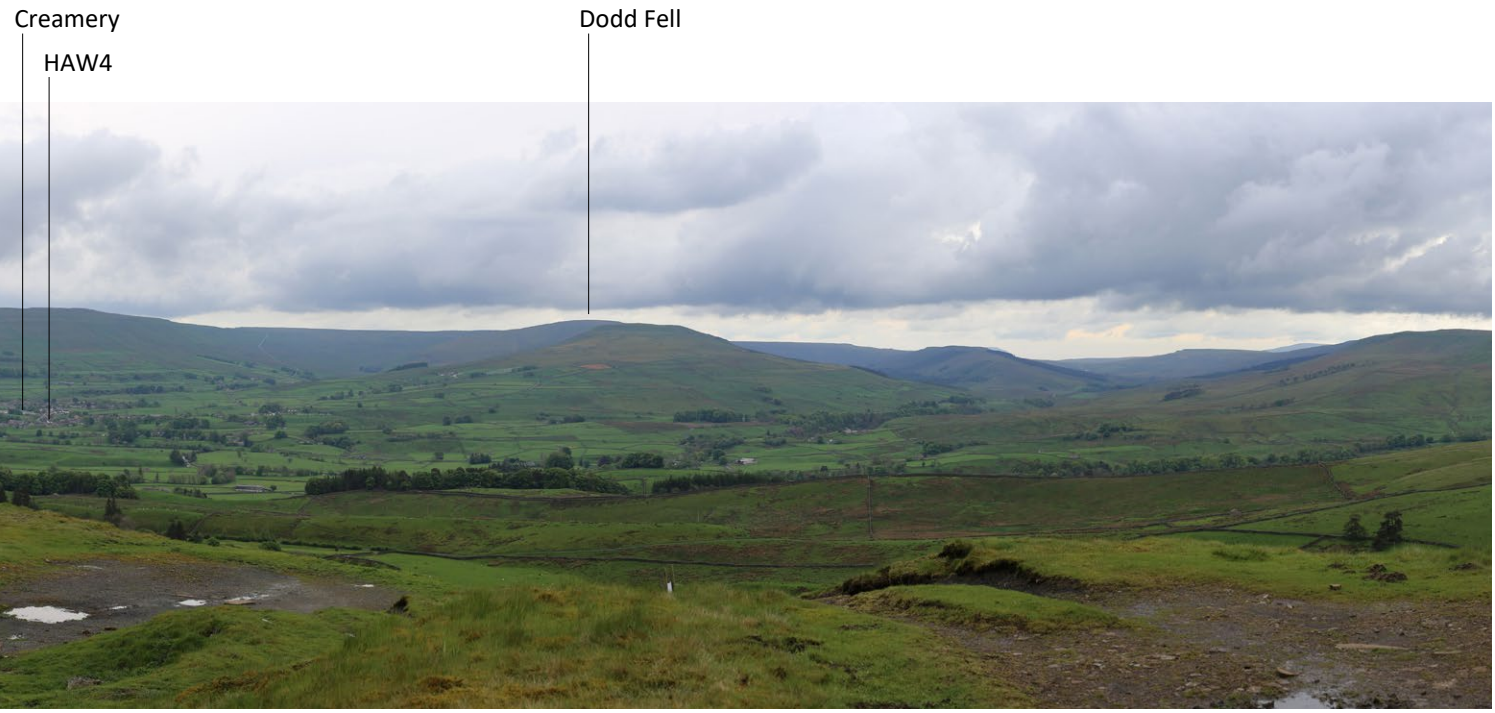


Figure 1.19 - Gateway view 2H - View south east from Cliff Gate Road, south west of Pike Hill


Creamery
HAW4
Dodd Fell

HAW1 - Land rear of Woodburn, Burtersett Road

Introduction

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. This 0.51 ha 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. Refer to Figure 2 (pages 34 - 35) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.6 (pages 36 - 47) 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
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Moderate***

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

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate* is correct**. However, in order to reduce the risk of adverse landscape and visual effects only part of the site should be developed and this would require a carefully designed scheme with appropriate mitigation. Of particular importance on this site is the cumulative impact of all of the eastern Hawes sites given they are adjacent and in some views all sites are visible. This is considered in the section on cumulative impact.

The review process for HAW1 has considered the relevant gateway views identified in the Hawes Settlement Analysis (Figure 1a on page 6 and Figure 1b on pages 8 - 9) and also more local views (Figure 2 on pages 34 - 35). Additional gateway views have also been identified during the review process.

In the case of this site, the LSA suggested that a carefully designed layout that focuses built development on part of the site would reduce the risk of adverse landscape and visual effects. Thus, the site was identified with an asterisk.

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

The LSA states *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. T*he review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement. 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 1a on page 6 and Figure 1b on pages 8 - 9 with the views shown on Figures 1.1 - 1.19 (pages 10 - 29).The key gateway views are:

View 1A View 1A is south to Hawes from the Pennine Way (PRoW 20.93/43) at the junction with Burnt Acres Road north of Hawes. This is also on the route of the regional cycleway Yorkshire Dales Cycleway (YDCW) and just north of the junction of the Pennine Way and Lady Anne's Way. This is a cross valley view from the long distance walk as it approaches Hawes from the north west. The site is not clearly visible from this viewpoint because of intervening tree cover, but there might be some filtered winter views.

View 1B View 1B is south west to Hawes from Lady Anne's Way (PRoW 20.93/48) at the junction with Sedbusk Lane north of Hawes. This is an elevated cross valley view from the long distance walk as it approaches Hawes from the north east. Most of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The eastern part of the site is framed by housing and the western part is visible over the top of housing fronting Burtersett Road. The beck is marked by a line of trees. The southern boundary stone wall of the field (of which the site is part) is visible as are the steep slopes on the southern part of the site. Development on the site would appear as a logical infill of the village from this viewpoint. The steeper southern slopes should be retained as open space and the beck and all existing trees lining the beck should be retained.

View 1D View 1D is to the north east to Hawes from the Pennine Way (PRoW 20.92/74). From this elevated viewpoint approaching Hawes from the north east, most of the town is visible including sites (HAW1 - 3). Hawes nestles on the edge of the floodplain in the valley bottom with dramatic distant views to the fells beyond. Development on HAW1 is likely to be perceived as an extension of the settlement from this viewpoint. The existing trees of the beck are likely to break up the form of the housing to the point where it is unlikely to be very noticeable.

View 1F View north to Hawes from the junction of PRoW 20.92/57 with 20.92/60 on the lower slopes of Wether Fell looking down to the HAW1 site. The site is not visible but housing fronting Burtersett Lane is visible in parts where not filtered by intervening trees. Development on the site is unlikely to be discernible from this path.

View 1G View north west to Hawes from PRoW 20.92/40 approaching from the east. The site is not visible from this viewpoint because of the intervening landform. However, if developed, some of the southern extent of housing might be visible although it is not likely to be very noticeable and will be back dropped by trees lining the beck.

View 1H This is a panoramic view from PRoW 20.92/61 on Wether Fell over Gayle and Hawes which are seen nestled in the valley bottom on the edge of the River Ure floodplain. HAW1 is clearly visible although the site appears split into two by the trees lining the beck. To the west is the narrow strip of land which extends to Burtersett Road and east of the tree line, HAW1 is back dropped by the housing fronting onto Burtersett Road. From this viewpoint development of the eastern part of the site would appear as a logical extension of Hawes. The western strip should be retained as open space to maintain the visual connection to the A684.

View 1I This view to the north west to Hawes is from PRoW 20.92/57 linking Burtersett and Gayle. This is an elevated view looking over Wensleydale from the slopes north of Wether Fell. Hawes nestles in the valley with settlement extending along the A684 to the east. HAW1 is screened by intervening tree cover from this viewpoint.

View 1J This is an elevated cross valley view south west to Hawes from Shutt Lane at the junction with PRoW 20.93/34 north west of Sedbusk. All of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The site is visible over the top of housing fronting Burtersett Road and is divided into eastern and western parts by the beck which is marked by a line of trees. The southern boundary stone wall of the field of which the site is part is visible as are the steep slopes on the southern part of the site. Development on the site would appear as a logical infill of the village from this viewpoint. The steeper southern slopes should be retained as open space and the beck and all existing trees lining the beck should be retained.

View 2B (east) Views to the site are filtered by trees in this view south to Hawes from Bellow Hill road west of the junction with Quarry Road. Development would not be visible in summer views but may be visible in winter views in

parts.

View 2C View 2C is south to Hawes from Bellow Hill road at the junction with Lady Anne's Way (PRoW 20/93/47). This cross valley view is similar to view 1B.

View 2G This is a principal gateway view on the A684 (Burtersett Road) on the approach to Hawes from the east. Hawes is not visible until the left hand bend at the cemetery. At this point the settlement edge of Hawes is visible back dropped by trees and with dramatic distant views to the fells. To the north there are scenic views to Wensleydale. In the foreground to the south of the A684 is the rising land of the eastern field of HAW2. The tree lined western boundary of this field screens most of HAW1 but there is likely to be filtered winter views to housing if the site was to be developed. This would read as an extension of the existing settlement. It should be noted that development on HAW2 would screen HAW1 from this gateway viewpoint.

View 2H This is a panoramic cross valley view to the south east to Hawes from Cliff Gate Road, south west of Pike Hill. Development on the site would be visible but would be perceived as a logical extension to the settlement. The steeper upper slopes to the south should not be developed.

Local views

Local views relevant to HAW1 are located on Figure 2 (pages 34 - 35) with the views shown on Figures 2.1 - 2.6 (pages 36 - 47). The local views are:

View 1 View 1 is from Burtersett Road (A684) at the field entrance to HAW1 at a gap between the buildings lining Burtersett Road. This gap provides a valuable break in the linear roadside strip of buildings, with an important local view upslope to the fell slopes to the south. In this view, 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. Should the site be developed, consideration should be given to accessing the site through the adjacent sites, HAW2 and HAW3. However, if this is not feasible the design of the access should be very carefully designed to avoid impact on the beck or trees. In addition, the view through the 'gap' should be conserved and the access designed in a manner which is keeping with a farm access and does not introduce suburban detailing.

View 2 View 2 is also from Burtersett Road but further to the east of view 1 at the point where PRoW 20.92/40 links with the road. There is a narrow gap in the buildings lining the A684 with views to the south mostly over the adjacent site HAW2 but the eastern edge of HAW1 is also visible. Visibility of housing development on HAW1 is dependent on development on HAW2. This is discussed further in the section on cumulative development.

View 3 This view is at the eastern edge of development lining the south side of the A684. There are glimpsed views to the HAW1 site at gaps between the houses.

View 4 View 4 is from the A684 at the line of trees forming the boundary between the eastern and western fields of HAW2. This is an important local view to walled pastures on the lower slopes of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south. The view is dominated by the slopes of HAW2 and HAW3, but HAW1 is visible in the background back dropped by trees. Housing on the site would be visible (assuming no development on HAW2 and HAW3) but it would be back dropped by trees and appear as an extension of the existing housing fronting onto Burtersett Road. However, the steeper slopes to the south of the site should not be developed.

View 5 This is an important view from PRoW 20.92/40 which links from Old Gayle Road to Burtersett Road. The footpath cuts on a diagonal through the westernmost field of HAW2. Most of HAW1 is visible from this path including the narrow pasture linking to the road through the gap in the buildings and the tree lined meandering beck. The HAW1 site is back dropped by the long agricultural built forms of Hawes Auction Mart so development on the site would not dramatically alter the settlement edge view.

Views 6i - vi These are a sequence of views from Old Gayle Road south of the site extending from the junction of the road with PRoW 20.92/40 to the east to the southern access to Hawes Auction Mart to the west. Generally the ground plane of the site is not visible but development would be seen although in the context of existing houses and mature trees. As noted previously, housing should be limited to the lower slopes and the steeper southern slopes retained as open space.

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 HAW1 should the site be allocated. These are as follows:

- The steep, elevated southern slopes of the site to not be developed.
- The beck with associated trees to be retained.
- Vehicular access to be provided through the adjacent HAW2 and HAW3 sites if possible to retain the 'gap' and view from the A684 to Wether Fell. If not feasible, the access should be carefully designed to conserve the beck and the trees. The design should be based on a farm access and not introduce suburban detailing.
- The narrow strip of land which links to the A684 in the north west corner of the site should remain undeveloped other than the access.
- Native tree planting to soften and integrate built forms.

Summary

Following the review process, the landscape sensitivity assessment has been repeated but based on the reduced site area as identified on Figure 2. The updated results for each of the five criteria and overall judgement for the reduced area of HAW1 are in the table below. Most of the individual criteria are reduced and the **overall landscape sensitivity assessment reduces to low-moderate**. The reduction is primarily related to the retention of the westernmost strip of land as open space. This would avoid disturbance to the beck and associated trees and preserve the views from the A684 over the site to the fells.

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

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**

Cumulative impact with other LSA sites

Residential development on the reduced extent HAW1 would be seen with development on HAW2 and HAW3 when viewed from multiple gateway viewpoints to the north and south. In addition, in most of the local views, all sites would be seen together. However, it is considered that this would not alter the landscape sensitivity assessment for HAW1 as all of the developed parts of the sites are contiguous and likely to be perceived a single entity.


Gayle Beck
Lady Anne's Way
Pennine Way
Brunt Access Road
Dales Countryside Museum
View from 2A
View from 2B
View from 1A
View from 2C
View from 1B
230
Playground
Burtersett Road
240
Hawes Auction Mart
1
2
3
4
2G
HAW3
HAW2
East field
20.92/40
Beck
HAW2
West field
HAW1
Steeper slopes
Line of trees
Important local view to landscape setting
5
6i
6ii
6iii
6iv
6v
250
20.92/38
260
20.92/41
Bainbridge Ings Campsite
Old Gayle Lane
Blackburn Farm
270
View from 2F
View from 1H
280
290
300
20.92/59
20.92/60
20.92/57
310
1F



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

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 assessment)

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

Figure 2

HAW1, HAW2 and HAW 3 Detail Plan



Figure 2.1 - Local view 1 from Burtersett Road (A684) north of HAW1



Figure 2.2 - Local view 2 from end of PRoW 20.92/40 at Burtersett Road (A684) north of HAW2

HAW1 Beck Trees lining the beck HAW1



HAW2 Bainbridge Ings Campsite





Figure 2.3 - Local view 3 from Burtersett Road (A684) north west of HAW3



Figure 2.4 - Local view 4 from Burtersett Road (A684) north east of HAW3

HAW3 HAW2 (west) Bainbridge Ings Campsite



HAW3 Burtersett Road (A684)





Figure 2.5a - Local view 5 (part 1) from PRoW 20.92/40

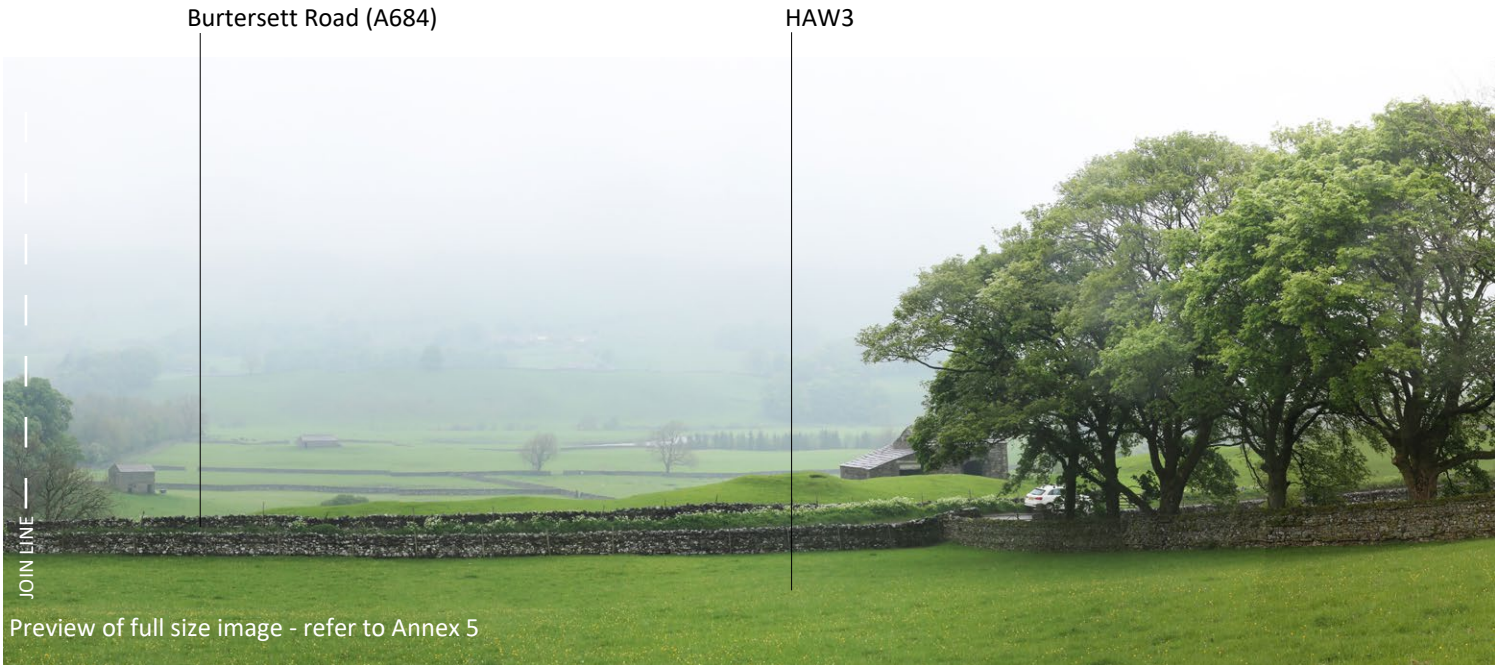


Figure 2.5b - Local view 5 (part 2) from PRoW 20.92/40

PRoW 20.92/40

HAW3



HAW2 (east)

HAW2 (west)

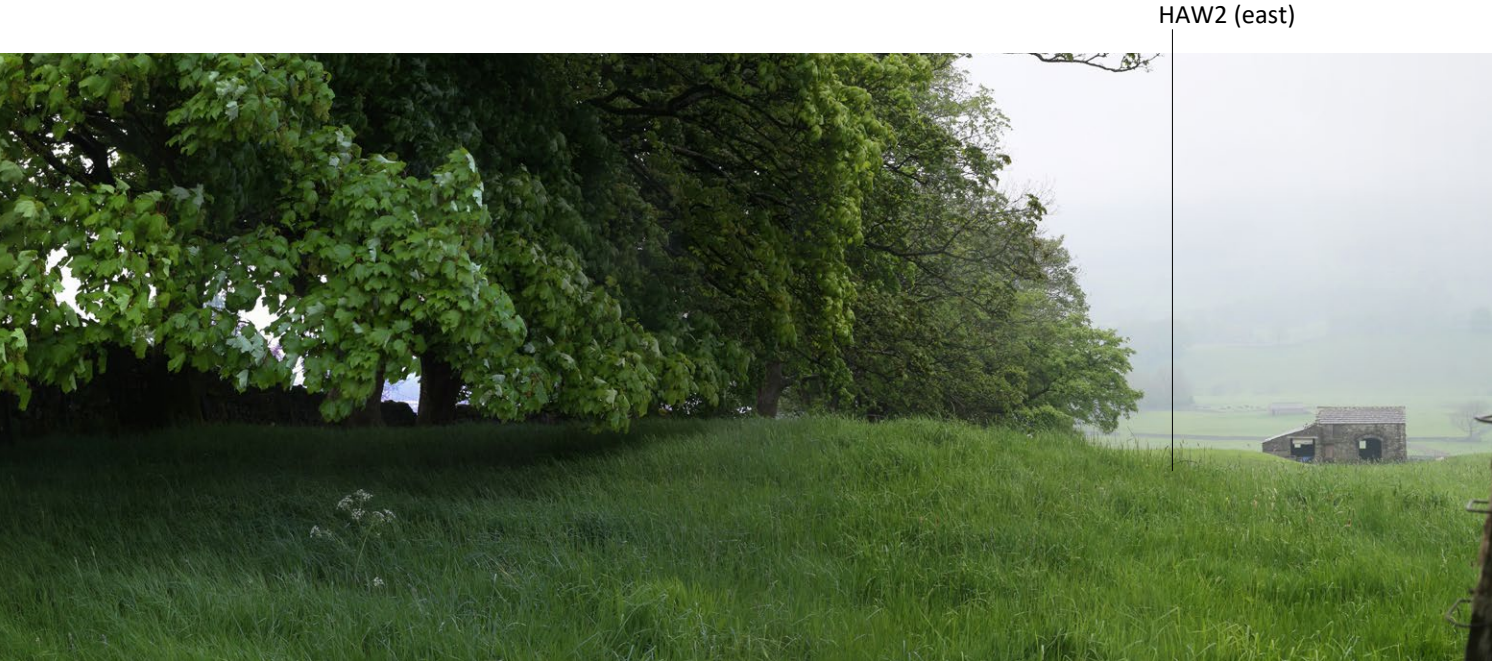




Figure 2.6a - Local view 6i from Old Gayle Lane at junction with PRoW 20.92/40



Figure 2.6b - Local view 6ii from Old Gayle Lane north of Bainbridge Ings Campsite


HAW2 (east)

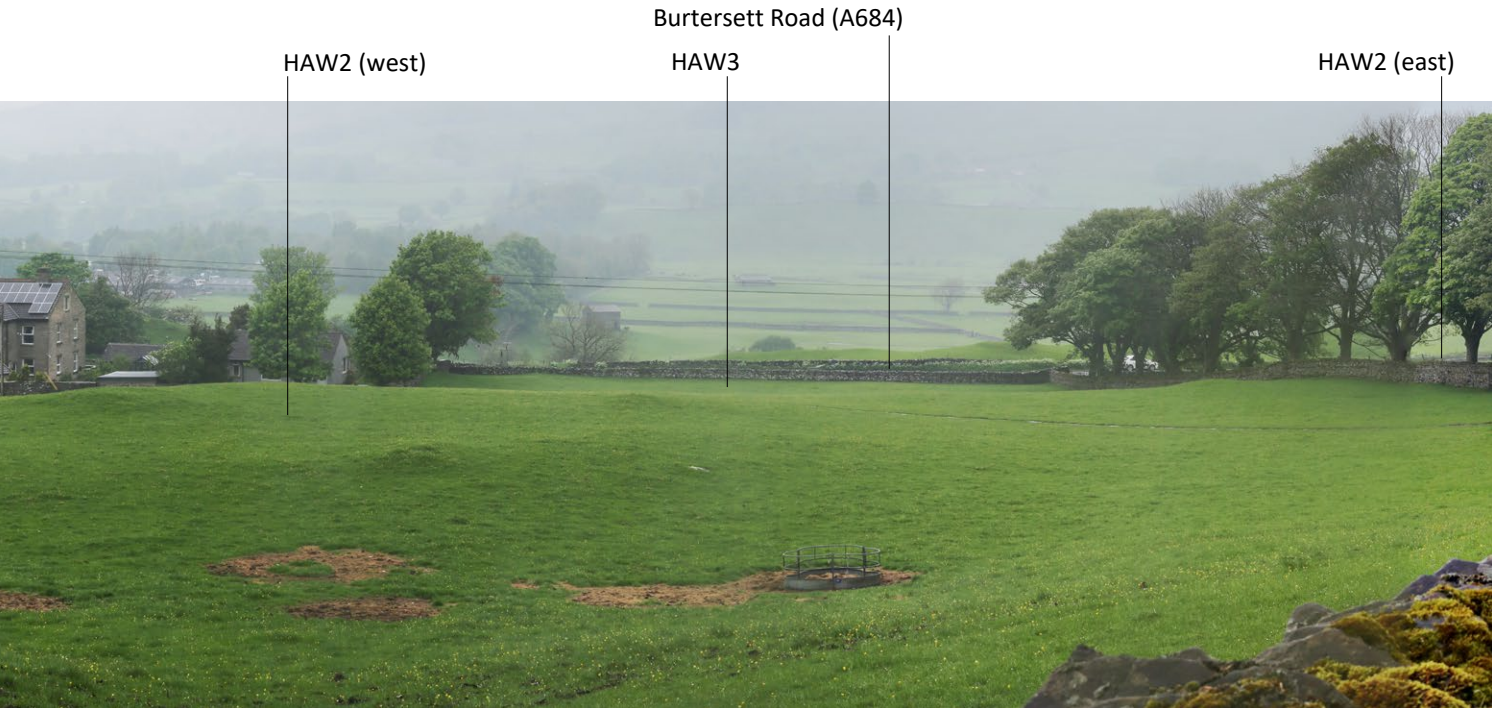

Burtersett Road (A684)
HAW2 (west)
HAW3
HAW2 (east)



Figure 2.6c - Local view 6iii from Old Gayle Lane south of HAW1



Figure 2.6d - Local view 6iv from Old Gayle Lane







Figure 2.6e - Local view 6v from Old Gayle Lane north east of Blackburn Farm

Housing fronting Burtersett Road



HAW2 - Land south of Northgate House, Burtersett Road

Introduction

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 0.63 ha 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. Refer to Figure 2 (pages 34 - 35) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.6 (pages 36 - 47) with full size images as LI Guidance note TGN 06/19[8] in Annex 5.

Summary of results of LSA process

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 summary of the overall LSA[9] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high*** is correct. Of particular importance on this site is the cumulative impact of all of the eastern Hawes sites given they are adjacent and in some views all sites are visible. This is considered in the section on cumulative impact.

The review process for HAW2 has considered the relevant gateway views identified in the Hawes Settlement Analysis (Figure 1b on pages 8 - 9) and also more local views (Figure 2 on pages 34 - 35). Additional gateway views have also

[8] Refer to footnote no. 3

[9] Refer to footnote no. 1

been identified during the review process.

In the case of this site, the LSA suggested that a carefully designed layout that focuses built development on part of the site would reduce the risk of adverse landscape and visual effects. Thus, the site was identified with an asterisk. The LSA states ..... *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.*

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 1a on page 6 and Figure 1b on pages 8 - 9 with the views shown on Figures 1.1 - 1.19 (pages 10 - 29). The key gateway views are:

View 1A View 1A is to the south to Hawes from the Pennine Way (PRoW 20.93/43) at the junction with Burnt Acres Road north of Hawes. This is also on the route of the regional cycleway Yorkshire Dales Cycleway (YDCW) and just north of the junction of the Pennine Way and Lady Anne's Way. This is a cross valley view from the long distance walk as it approaches Hawes from the north west. The site is not clearly visible from this viewpoint because of intervening tree cover, but there might be some filtered winter views.

View 1B View 1B is to the south west to Hawes from Lady Anne's Way (PRoW 20.93/48) at the junction with Sedbusk Lane north of Hawes. This an elevated cross valley view from the long distance walk as it approaches Hawes from the north east. All of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The two fields of the site are subdivided by a line of trees which visually link to the trees lining Old Gayle Road south of the westernmost field. However, the eastern field is open to the southern boundary and visually extends and connects to the steeper slopes leading to Wether Fell. The eastern boundary of the site is defined by the cemetery at the junction of Burtersett Road and Old Gayle Lane. Development across all of this site would considerably extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in these long cross dale views from the north. Therefore should the site be developed, housing should be limited to the western field only and the steeper, elevated southern slopes retained as open space.

View 1D View 1D is to the north east to Hawes from the Pennine Way (PRoW 20.92/74). From this elevated viewpoint approaching Hawes from the north east, most of the town is visible including sites (HAW1 - 3). Hawes nestles on the edge of the floodplain in the valley bottom with dramatic distant views to the fells beyond. Development on HAW2 is unlikely to be visible given the screening effect of the trees lining the beck on HAW1.

View 1F View north to Hawes from the junction of PRoW 20.92/57 with 20.92/60 on the lower slopes of Wether Fell looking down to the HAW1 site. The site is not visible but housing fronting Burtersett Lane is visible in parts where not filtered by intervening trees. Development on the site is unlikely to be very noticeable.

View 1G View north west to Hawes from PRoW 20.92/40 approaching from the east. Development on the east field would be visible in this viewpoint and would extend the settlement edge of Hawes into a field where currently there are framed views to the lower slopes on the north side of the dale. The line of trees dividing the eastern and western fields is a more logical extent of development. There are glimpsed views through the trees to existing housing fronting Burtersett Road so there would be filtered views to development on the western field of HAW2 which are likely to be more noticeable in winter.

View 1H This is a panoramic view from PRoW 20.92/61 on Wether Fell over Gayle and Hawes which are seen nestled in the valley bottom on the edge of the River Ure floodplain. The eastern field of HAW2 is clearly visible and visually connects the lower slopes of Wether Fell to the dale. Development should be limited to the western field which is mostly screened by the trees lining Old Gayle Lane. The line of trees separating the western and eastern fields is a logical easternmost extent of the settlement edge which also coincides with the extent of the Bainbridge Ings Camping site.

View 1I View 1I is to the north west to Hawes from PRoW 20.92/57 linking Burtersett and Gayle. This is an elevated view looking over Wensleydale from the slopes north of Wether Fell. Hawes nestles in the valley with settlement extending along the A684 to the east. The east field of HAW2 is only partly visible given the fold of the landform but the pattern of the landscape and stone walling on the lower slopes of Wether Fell is apparent in this view and this connects at this point with the pattern on the floodplain of the River Ure. The ground plane of the westernmost field of HAW2 is screened by landform but the backs of housing fronting Burtersett Lane are visible framed to the east by the line of trees separating HAW2 and to the west by the line of trees defining the eastern edge of Bainbridge Ings Campsite. Development on the west field would be visible but groups of trees on the steep slopes to the south of the site would break up the form of the housing. This view reinforces the principle of not developing the eastern field to avoid masking the natural 'flow' of the local landscape and disrupting the intact network of field stone walls on the upper edge of the River Ure floodplain.

View 1J This is an elevated cross valley view south west to Hawes from Shutt Lane at the junction with PRoW 20.93/34 north west of Sedbusk. All of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The two fields of the site are subdivided by a line of trees which visually link to the trees lining Old Gayle Road south of the westernmost field. However, the eastern field is open to the southern boundary and visually extends and connects to the steeper slopes leading to Wether Fell. The eastern boundary of the site is defined by the cemetery at the junction of Burtersett Road and Old Gayle Lane. Development across all of this site would considerably extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in these long cross dale views from the north. Therefore should the site be developed, housing should be limited to the western field only and the steeper southern slopes retained as open space.

View 2B (east) There are views to the site in this view south to Hawes from Bellow Hill road west of the junction with Quarry Road. Development on the western field would be visible although set behind the existing housing fronting Burtersett Road and HAW3. Housing would be back dropped by the trees on Old Gayle Road and the easternmost extent defined by the line of trees separating the fields. Development should not extend beyond this tree line as the eastern field seems distant from and unrelated to the principal settlement of Hawes.

View 2C This view south to Hawes from Bellow Hill road at the junction with Lady Anne's Way (PRoW 20/93/47) is similar to view 1B but only the steeper slopes of the western field are visible.

View 2G This is a principal gateway view on the A684 (Burtersett Road) on the approach to Hawes from the east. Hawes is not visible until the left hand bend at the cemetery. 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 back drop, framed by the existing buildings. To the south there are important scenic views across the eastern field and local drumlin landforms to the back drop of the surrounding fells. These views should be retained by not developing the eastern field. The tree lined western boundary of this field screens most of the western field and HAW3 but there is likely to be filtered winter views to housing if the western site was to be developed which would read as an extension of the existing settlement.

View 2H This is a panoramic cross valley view to the south east to Hawes from Cliff Gate Road, south west of Pike Hill. Development on the west field would be visible but would be perceived as a logical extension to the settlement and is contained by the line of trees to the east and the mature trees lining Old Gayle Lane to the south. The steeper upper slopes to the south should not be developed. The eastern field is open to the southern boundary so the pattern of the landscape of the lower slopes of Wether Fell extends to the dale at this point. This linkage should not be compromised.

Local views

Local views relevant to HAW2 are located on Figure 2 (pages 34 - 35) with the views shown on Figures 2.1 - 2.6 (pages 36 - 47). The local views are:

View 1 View 1 is from Burtersett Road (A684) at the field entrance to HAW1 at a gap between the buildings lining Burtersett Road. This gap provides a valuable break in the linear roadside strip of buildings, with an important local view upslope to the fell slopes to the south. There may be some very limited glimpsed views to development on HAW2 though gaps in the housing fronting the A684.

View 2 View 2 is also from Burtersett Road but further to the east of view 1 at the point where PRoW 20.92/40 links with the road. There is a narrow gap in the buildings lining the A684 with views to the south mostly over the HAW2 but the eastern edge of HAW1 is also visible. Development on the site would adversely impact this view but consideration could be given to retaining a green link on the west side of HAW2 to partly retain the green connection but also to set back development from the stone boundary wall. Development of HAW2 would adversely impact the experience of users of the path and views from the public right of way leaving Hawes.

View 3 This view is at the eastern edge of development lining the south side of the A684. If HAW3 were to be developed, the visibility of housing on HAW2 would be very limited. Refer to the section on cumulative impact.

View 4 View 4 is from the A684 at the line of trees forming the boundary between the eastern and western fields of HAW2. This is an important local view to walled pastures on the lower slopes of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south. If HAW3 were to be developed the visibility of housing on HAW2 would be very limited. Refer to the section on cumulative impact. Should HAW2 and HAW3 be developed the layout should be carefully designed to frame views from the A684 through the housing layout to the drumlin landform.

View 5 This is an important view from PRoW 20.92/40 which links from Old Gayle Road to Burtersett Road. The footpath cuts on a diagonal through the westernmost field of HAW2 with scenic views to the north over the Dale. Development of the west field of HAW2 would adversely impact the experience of users of the path and views from the public right of way both leaving Hawes and approaching from the south west. However, there are similar views to view 5 from this path as it crosses the eastern field as shown in view 6i in Figures 2.6a - b on pages 42 and 43. This reinforces the principle of the eastern field remaining undeveloped. The public right of way would likely be best diverted to the south side of the development at the base of the steep slopes. This could connect with Burtersett Road in a retained green space along the west boundary or possibly connect to HAW1 and link with the A684 though the retained open space alongside the beck.

Views 6i - vi These are a sequence of views from Old Gayle Road south of the site extending from the junction of the road with PRoW 20.92/40 to the east to the southern access to Hawes Auction Mart to the west. Development would be seen although in the context of existing houses and mature trees. As noted previously, housing should be limited to the lower slopes and the steeper southern slopes retained as open space. 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 the public footpath across the site. The relatively open eastern field should not be developed.

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 HAW2 should the site be allocated. These are as follows:

- Conserve the eastern part of the site (adjacent to the cemetery)
- The steep, elevated southern slopes of the site to not be developed.
- Native tree planting to soften and integrate built forms.
- Indented built edges to form a soft interface with the drumlin slopes
- Frame views northwards from both the A684 and the public footpath across the site.
- Retain the open space link to the A684 on the western boundary of the site by setting back development from the boundary stone wall.
- Frame views from the A684 to the drumlin landscape.

Summary

Following the review process, the landscape sensitivity assessment has been repeated but based on the reduced site area as identified on Figure 2 and with a diversion of the public right of way to the south side of the reduced development area. The updated results for each of the five criteria and overall judgement for the reduced area of HAW2 are in the table below. **The overall landscape sensitivity assessment reduces to moderate** but both the physical and natural characteristics and views and recreational experiences criteria remain at moderate-high because of the impact on the drumlin landform, views across the site and from the site and the impact on the right of way.

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

Residential development on the reduced extent HAW2 would be seen with development on HAW1 and HAW3 when viewed from multiple gateway viewpoints to the north and south. In addition, in most of the local views, all sites would be seen together. However, it is considered that this would not alter the landscape sensitivity assessment for HAW2.



View to HAW2 site from Old Gayle Lane

HAW3 - Land east of Northgate House, Burtersett Road

Introduction

This small 0.20 ha 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. Refer to Figure 2 (pages 34 - 35) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.6 (pages 36 - 47) 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	Low-moderate
Views and recreational experiences	Moderate
Perceptual qualities	Moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Moderate**

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

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.

Review

Generally, it is considered that the **overall landscape sensitivity rating for the site of moderate is correct**. However, in order to reduce the risk of adverse landscape and visual effects, a sensitively designed development with appropriate mitigation is required, which complements and respects the local village townscape. Of particular importance on this site is the cumulative impact of all of the eastern Hawes sites given they are adjacent and in some views all sites are visible. This is considered in the section on cumulative impact.

The review process for HAW3 has considered the relevant gateway views identified in the Hawes Settlement Analysis (Figure 1b on pages 8 - 9) and also more local views (Figure 2 on pages 34 - 35). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

[10] Refer to footnote no. 3

[11] Refer to footnote no. 1

Gateway views

The strategic gateway views relevant to the site are located on Figure 1a on page 6 and Figure 1b on pages 8 - 9 with the views shown on Figures 1.1 - 1.19 (pages 10 - 29). The key gateway views are:

View 1A View 1A is to the south to Hawes from the Pennine Way (PRoW 20.93/43) at the junction with Burnt Acres Road north of Hawes. This also on the route of the regional cycleway Yorkshire Dales Cycleway (YDCW) and just north of the junction of the Pennine Way and Lady Anne's Way. This is a cross valley view from the long distance walk as it approaches Hawes from the north west. The site is not visible from this viewpoint because of intervening tree cover. However, there might be some filtered winter views.

View 1B View 1B is to the south west to Hawes from Lady Anne's Way (PRoW 20.93/48) at the junction with Sedbusk Lane north of Hawes. This an elevated cross valley view from the long distance walk as it approaches Hawes from the north east. All of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The site is to the east of the housing fronting Burtersett Road and is defined by a line of trees on the eastern boundary. To the east of the site is the open walled pasture of HAW2's eastern field and then the cemetery at the junction with Burtersett Road and Old Gayle Lane. Development on this site would slightly extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in these long cross dale views from the north. However, it is a relatively minor increase and the line of trees to the east boundary contains the slightly extended settlement.

View 1F View north to Hawes from the junction of PRoW 20.92/57 with 20.92/60 on the lower slopes of Wether Fell looking down to the HAW1 - 3 sites. The site is not visible but housing fronting Burtersett Lane is visible in parts where not filtered by intervening trees. Development on the site is unlikely to be noticeable.

View 1G View north west to Hawes from PRoW 20.92/40 approaching from the east. There are glimpsed views through the trees to existing housing fronting Burtersett Road so there is likely to be filtered views to development on HAW3 particularly in winter.

View 1H This is a panoramic view from PRoW 20.92/61 on Wether Fell over Gayle and Hawes which are seen nestled in the valley bottom on the edge of the River Ure floodplain. Development on the site is likely to be screened by the existing trees lining Old Gayle Lane but there may be some filtered winter views.

View 1I View 1I is to the north west to Hawes from PRoW 20.92/57 linking Burtersett and Gayle. This is an elevated view looking over Wensleydale from the slopes north of Wether Fell. Hawes nestles in the valley with settlement extending along the A684 to the east. Development on the site is likely to be screened by the existing trees lining the eastern boundary but there may be some filtered winter views.

View 1J This is an elevated cross valley view south west to Hawes from Shutt Lane at the junction with PRoW 20.93/34 north west of Sedbusk. All of the site is visible from this viewpoint. The site is part of the sloping pastures at the bottom of the fell slopes which extend to the A684 and then continue to the floodplain of the River Ure. The site is to the east of the housing fronting Burtersett Road and is defined by a line of trees on the eastern boundary. To the east of the site is the open walled pasture of HAW2's eastern field and then the cemetery at the junction with Burtersett Road and Old Gayle Lane. Development on this site would slightly extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in these long cross dale views from the north. However, it is a relatively minor increase and the line of trees to the east boundary contains the slightly extended settlement.

View 2B (east) There are views to the site in this view south to Hawes from Bellow Hill road west of the junction with Quarry Road. The view is similar to 1B and 2C. Development would be visible but it would read as a logical minor extension of the settlement. Housing would be back dropped by the trees on Old Gayle Road and the easternmost extent defined by the line of trees separating the fields.

View 2C This view south to Hawes from Bellow Hill road at the junction with Lady Anne's Way (PRoW 20/93/47) is similar to view 1B but only the steeper slopes of the western field of HAW2 are visible. Housing on HAW3 might be visible but it is likely that only the upper parts and roof lines would be seen.

View 2G This is a principal gateway view on the A684 (Burtersett Road) on the approach to Hawes from the east. Hawes is not visible until the left hand bend at the cemetery. This 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 back drop, framed by the existing buildings. To the south there are scenic views across the eastern field of HAW2 and local drumlin landforms to the back drop of the surrounding fells. The trees lining the eastern boundary of this site screen most of HAW3 but

there is likely to be filtered winter views to housing if the site was to be developed. This would read as an extension of the existing settlement.

View 2H This is a panoramic cross valley view to the south east to Hawes from Cliff Gate Road, south west of Pike Hill. Development on HAW3 would be visible but would be likely to be perceived as a logical extension to the settlement. The site is contained by the line of trees to the east and would be back dropped by development on HAW2 and mature trees lining Old Gayle Lane to the south.

Local views

Local views relevant to HAW3 are located on Figure 2 (pages 34 - 35) with the views shown on Figures 2.1 - 2.6 (pages 36 - 47). The local views are:

View 1 View 1 is from Burtersett Road (A684) at the field entrance to HAW1 at a gap between the buildings lining Burtersett Road. This gap provides a valuable break in the linear roadside strip of buildings, with an important local view upslope to the fell slopes to the south. There may be some glimpsed views to development on HAW3 from this viewpoint through gaps in the housing.

View 2 View 2 is also from Burtersett Road but further to the east of view 1 at the point where PRoW 20.92/40 links with the road. There is a narrow gap in the buildings lining the A684 with views to the south. There are unlikely to be views to development on HAW3 assuming the housing is set back from the road.

View 3 This view is at the eastern edge of development lining the south side of the A684. There are scenic views upslope to the drumlin landscape and to Wether Fell beyond. Development on the site would adversely impact this view.

View 4 View 4 is from the A684 at the line of trees forming the eastern boundary of the site. This is an important local view to walled pastures on the lower slopes of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south. If HAW3 were to be developed, this view would be adversely affected, but the layout of HAW2 and HAW3 should be carefully designed to frame views from the A684 through the housing layout to the drumlin landform and retain some of the view.

View 5 This is an important view from PRoW 20.92/40 which links from Old Gayle Road to Burtersett Road. The footpath cuts on a diagonal through the westernmost field of HAW2 with scenic views to the north over the Dale. Development of HAW2 and HAW3 would adversely impact the experience of users of the path and views from the public right of way both leaving Hawes and approaching from the south west. However, there are similar views to view 5 from this path as it crosses the eastern field of HAW2 as shown in view 6i in Figures 2.6a - b on pages 42 and 43.

Views 6i - vi These are a sequence of views from Old Gayle Road south of the site extending from the junction of the road with PRoW 20.92/40 to the east to the southern access to Hawes Auction Mart to the west. Development on HAW3 would most likely be largely screened by development on HAW2.

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 HAW3 should the site be allocated. These are as follows:

- Set back development with a positive built frontage to the A684.
- 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.
- Retain the boundary stone walls.
- Frame views from the A684 to the drumlin landscape.

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. Built development here would extend the existing settlement along the road and 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.

Cumulative impact with other LSA sites

Residential development on HAW3 would be seen with development on HAW1 and HAW2 when viewed from multiple gateway viewpoints to the north and south. In addition, in most of the local views, all sites would be seen together. However, it is considered that this would not alter the landscape sensitivity assessment for HAW3.

HAW4 - Land at Kirkbrides Way, Hawes

Introduction

This 0.50 ha 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.. Refer to Figure 3 (pages 62 - 63) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.6 (pages 64 - 69) with full size images as LI Guidance note TGN 06/19[12] in Annex 5.

Summary of results of LSA process

Physical and natural characteristics	Low-moderate
Settlement form and setting	Low
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[13] is as follows:

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.

Review

Generally, it is considered that the **overall landscape sensitivity rating for the site of low-moderate is correct**. The review process for HAW4 has considered the relevant gateway views identified in the Hawes Settlement Analysis (Figure 1a on page 6 and Figure 1b on pages 8 - 9) and also more local views (Figure 3 on pages 63 - 63). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

[12] Refer to footnote no. 3

[13] Refer to footnote no. 1

Gateway views

The strategic gateway views relevant to the site are located on Figure 1a on page 6 and Figure 1b on pages 8 - 9 with the views shown on Figures 1.1 - 1.19 (pages 10 - 29). The key gateway views are:

View 1A View 1A is to the south to Hawes from the Pennine Way (PRoW 20.93/43) at the junction with Burnt Acres Road north of Hawes. This is also on the route of the regional cycleway Yorkshire Dales Cycleway (YDCW) and just north of the junction of the Pennine Way and Lady Anne's Way. This is a cross valley view from the long distance walk as it approaches Hawes from the north west. Should the site be developed, the roofs of houses would be visible but given they would be adjacent the housing along Kirkbrides Way, the change is unlikely to be very noticeable.

View 1B View south west to Hawes from Lady Anne's Way (PRoW 20.93/48) at the junction with Sedbusk Lane north of Hawes. This an elevated cross valley view from the long distance walk as it approaches Hawes from the north east. Part of the site is visible from this viewpoint and appears contained by trees to the south and new housing to the north. The site is generally open to the west. The site is on land to the west of a Gayle Road which is aligned between two 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. Development on the site would appear as a logical infill of the village from this viewpoint. The trees to the south would contain development but additional tree planting should be considered on the west boundary to back drop the housing in these cross valley views.

View 1C View to the east from Cross Rigg (PRoW 20.92/65) approaching Hawes from the west. The fold of the landform screens views of the ground plane of the site but development would be visible given the adjacent new housing is visible. The site is framed by groups of existing trees to the north and south. Some additional groups of tress on this western boundary would assist to break up the form of new housing.

View 1D View north east to Hawes from the Pennine Way (PRoW 20.92/74). From this elevated viewpoint approaching Hawes from the north east, much of the town is visible. Hawes nestles on the edge of the floodplain in the valley bottom with dramatic distant views to the fells beyond. The ground plane of HAW4 is not visible as it is screened by the drumlin landform (Cross Rigg) west of the site but development on the site would be visible although it would be perceived as an extension of the housing fronting onto Gayle Lane opposite Wensleydale Creamery.

View 1E View to the north east from the Pennine Way (PRoW 20.92/73) south west of Gayle. This view is similar to view 1D. Should the site be developed the roofs of houses would be visible but given they would be adjacent the housing fronting Gayle Lane the change is unlikely to be very noticeable.

View 1F View north east to Hawes from PRoW 20.92/60 at the junction of a number of public rights of way south of Hawes. The site is not visible from this viewpoint but there is likely to be some visibility from elsewhere on the PRoW's 20.92/57 and 20.92/60 on the lower slopes of Wether Fell. From these routes the site would be back dropped by the newly built housing on Kirkbrides Way and so development on the site is likely to be perceived as an extension to this housing.

View 1H View to the north west to Hawes from PRoW 20.92/61 on Wether Fell. This is an elevated view looking over Wensleydale from the slopes north of Wether Fell. Hawes nestles in the valley with settlement extending along the A684 to the east. The site is partly visible back dropped by the newly built housing estate on Kirkbrides Way. Development on the site is unlikely to be discernible from this viewpoint.

View 1J This is an elevated cross valley view south west to Hawes from Shutt Lane at the junction with PRoW 20.93/34 north west of Sedbusk. This is an elevated cross valley view from north west of Sedbusk. All of the site is visible from this viewpoint. The site on Gayle Lane sits on the lower slopes of the drumlin landform (Cross Rigg) on the west side of Hawes. From this viewpoint the undulating landform of both drumlins is apparent. East of Gayle Lane the landform slopes up to Stony Haw, the top of which is wooded with St Margaret's Church located on the north east slope of the drumlin. The 'flow' of the undulating drumlin's landform from the west to the centre of Hawes is distinctive. However, it is the pasture south of the site which mostly forms the landscape connection. The trees to the southern boundary of the site and the slightly disturbed nature visually separates the site from the pasture land to the north and results in HAW4 being associated with the recently built housing on Kirkbrides Way.

View 2A In this view south east from Bellow Hill road north of Appersett the site is screened by intervening tree cover.

View 2B (west) View south to Hawes from Bellow Hill road west of the junction with Quarry Road. The site is partly visible in this view. The site is located south of the housing fronting onto the west side of Gayle Lane and appears between the new housing of Kirkbride Avenue to the west and the primary school to the east. In this view, development of the site would appear as infill to the settlement area. Tree planting to the southern boundary would continue the group of trees south west of the site and provide a back drop to views from the north.

View 2C View south to Hawes from Bellow Hill road at the junction with Lady Anne's Way (PRoW 20/93/47). This cross valley view is similar to views 1B and 1J.

View 2D View south east from the A684 approaching Hawes from the north west. The site is not visible from this viewpoint.

View 2E View east from the B6255 (Turfy Hill) east of the junction with Mossy Lane approaching Hawes from the west. The site is not visible from this viewpoint but the should the site be developed there may be some glimpsed views of the roofs of housing. Tree planting should be considered on the western boundary to break up the built forms. This would be in keeping with the tree groups south west and north west of the site.

View 2F - View north east from Beggarmans Road approaching Gayle from the south west. The site is visible to the west of the terrace houses fronting onto the west side of Gayle Road. Development on the site would be visible located west of the terraces and east of the tree group south west of the site. There is housing north of the site so development would appear as an infill to the settlement. The dramatic long views northwards across Wensleydale to the bare summits of Hearne Top and Abbotside Common would not be affected.

View 2H This is a panoramic cross valley view to the south east to Hawes from Cliff Gate Road, south west of Pike Hill. Development on HAW4 would be visible but would be likely to be perceived as a logical infill to the settlement.

Local views

Local views relevant to HAW4 are located on Figure 3 (pages 62 - 63) with the views shown on Figures 3.1 - 3.6 (pages 64 - 69). The local views are:

View 1 View 1 is from Gayle Lane at the entrance to the public car park looking south west over the site. Development on this site would close down the 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. The site appears as 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.

View 2 View 2 is also from Gayle Lane but further to the south of view 1 adjacent the south boundary of the site. In this view the undulating slopes of Cross Rigg are apparent extending across the site to Gayle Lane and beyond. South of the site is a new housing estate which is accessed from Kirkbrides Way which cuts through the site. This recently constructed access road is already a dominant landscape feature and precedent for the development of the site. Development of the site although a logical extension of the recently built estate would result in the loss of a rural view to the eastern slopes of the drumlin landform and it would increase the sense of coalescence between the settlements of Hawes and Gayle along Gayle Lane.

View 3 This view is from the PRoW 20.92/64 west of the site. There are views across the site and Gayle Lane to Stony Haw and the tower of St Margaret's Church. Development on the site is likely to screen these views as has been the case for the adjacent recent development. However, there is likely to be a similar view from the public right of way south of the tree group at the south west corner of the site.

View 4 View 4 is from PRoW 20.92/37 east of the site just south of the public car park. This footpath links from the town centre and the car park to the creamery so is well used. The view is similar to views 1 and 2 with an attractive view to the west across the site to the slopes of Cross Rigg. Development of the site would likely largely screen this view although there are some views to the south which would not be impacted by development. These however, are more restricted by existing tree cover. The north half of the site is dominated by the recently constructed access road (Kirkbrides Way) and other infrastructure so development would be a logical extension of the recently built housing. The housing would be framed to the north and south by existing tree groups on the western boundary. These should be reinforced with additional tree planting as individual trees or in groups to back drop the new housing.

View 5 This view is from the PRoW 20.92/36 east of the site. The view is similar to view 4 but is higher on the drumlin landform so the view to the west is more extensive. There are views over the housing fronting onto Gayle Lane to Cross Rigg. The southern half of the site is screened so only the north section is visible which is dominated by the access road to the recently built housing. Development on the site would be seen as part of the adjacent recently built housing.

View 6 A view from Wensleydale Creamery which is an important YDNP tourist destination. The site forms part of an important gateway recreational experience for visitors moving from Creamery to the Town Centre. There are

no direct views from the vehicular entrance to the Creamery or from the car park. However, the cafe of the Creamery overlooks the site and visitors move from Creamery to Town Centre along Gayle Road (views 1 and 2) or the footpaths on Stony Haw (views 3 and 4). The experience for visitors would be impacted by screening of the view to the west to Cross Rigg and also increasing the coalescence along Gayle 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 HAW4 should the site be allocated. These are as follows:

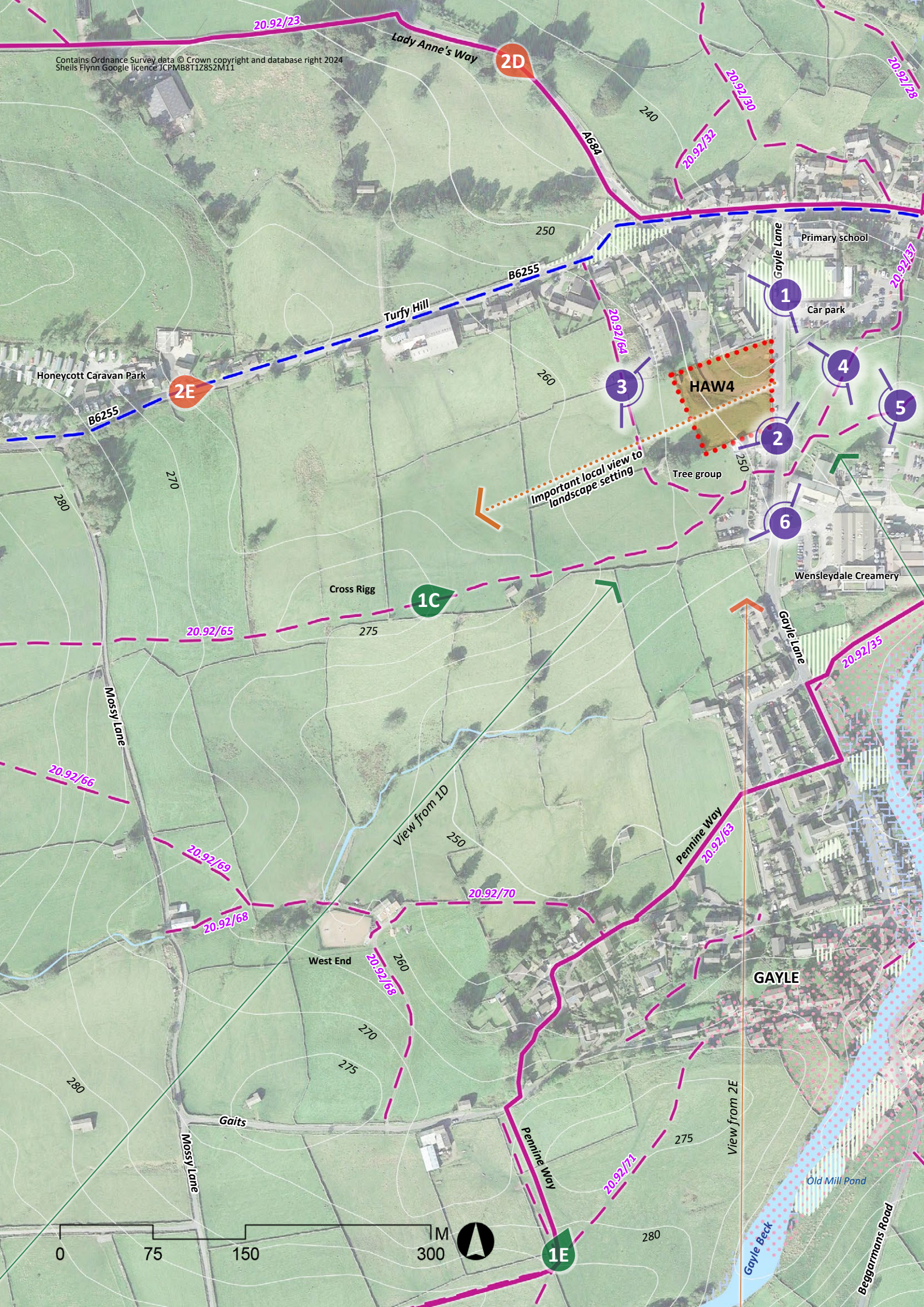
- The site is visible from Gayle Lane and multiple footpaths within and on the western fringes of Hawes and it would also be visible within the context of the arrival experience for visitors to the village of Hawes and the Wensleydale Creamery Visitor Centre so this is a relatively visible location which merits a high quality architectural scheme.
- Views from Gayle Lane and adjacent footpaths to the undulating drumlin landform west of the site should be retained where possible by careful site planning and positioning of housing.
- Tree planting should be considered on the western boundary to break up the built forms. This would be in keeping with the tree groups south west and north west of the site.

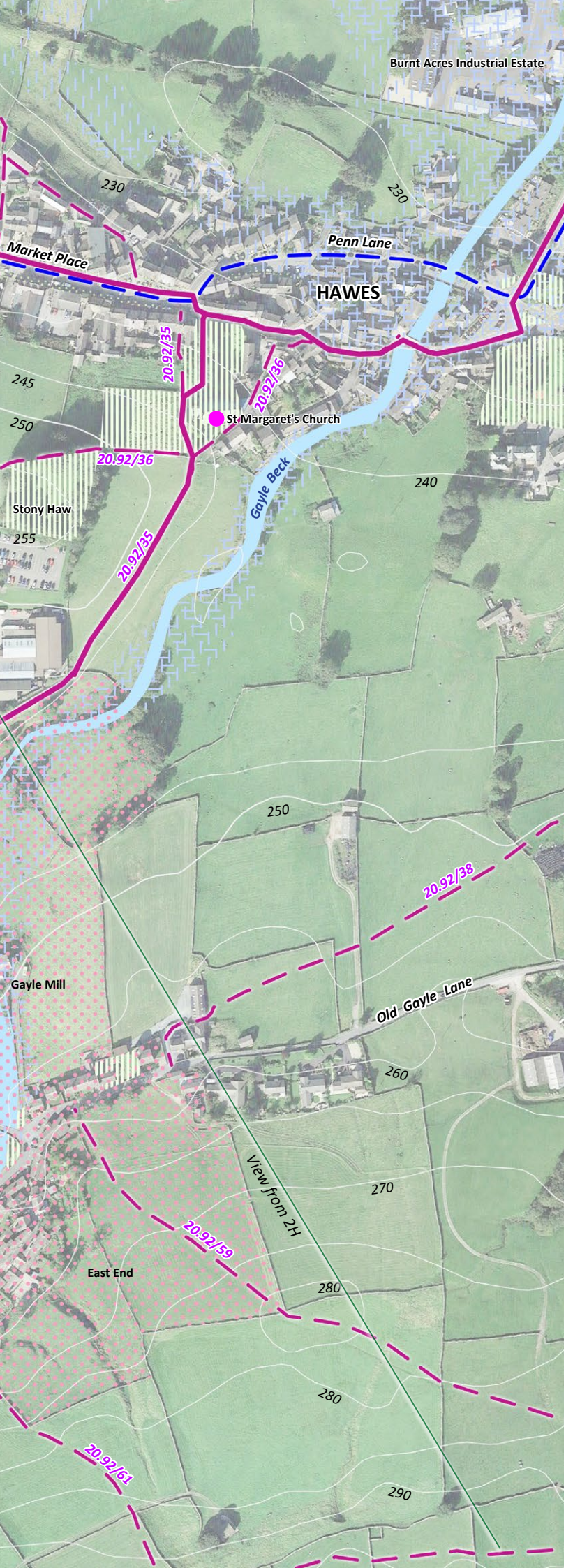
Summary

Development of the HAW4 site would reduce the rural character of this western part of Hawes but development on this site would be perceived as a logical completion of the existing Kirkbrides Way development.

Cumulative impact with other LSA sites

Residential development on HAW4 would be seen with development on the eastern sites, HAW1, HAW2 and HAW3 when viewed from multiple gateway viewpoints to the north and south. However, given the distance between the east and west sites it is considered that this would not alter the landscape sensitivity assessment for HAW4


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
20.92/23
Lady Anne's Way
2D
A684
240
20.92/30
20.92/32
20.92/28
250
B6255
Turfy Hill
Gayle Lane
Primary school
20.92/37
1
Car park
20.92/64
Honeycott Caravan Park
2E
B6255
260
3
HAW4
4
5
2
Important local view to landscape setting
Tree group
250
270
280
6
Wensleydale Creamery
Cross Rigg
1C
20.92/65
275
Gayle Lane
20.92/35
Mossy Lane
20.92/66
View from 1D
250
Pennine Way
20.92/63
20.92/69
20.92/70
20.92/68
West End
260
20.92/68
GAYLE
270
275
280
Gaits
Mossy Lane
Pennine Way
20.92/71
View from 2E
275
Old Mill Pond
Gayle Beck
280
1E
Beggarmans Road
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

Church tower (upstanding landmarks)

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 assessment)

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 3

HAW4 Detail Plan



Figure 3.1 - Local view 1 from Gayle Lane at public car park entrance north west of HAW4 site

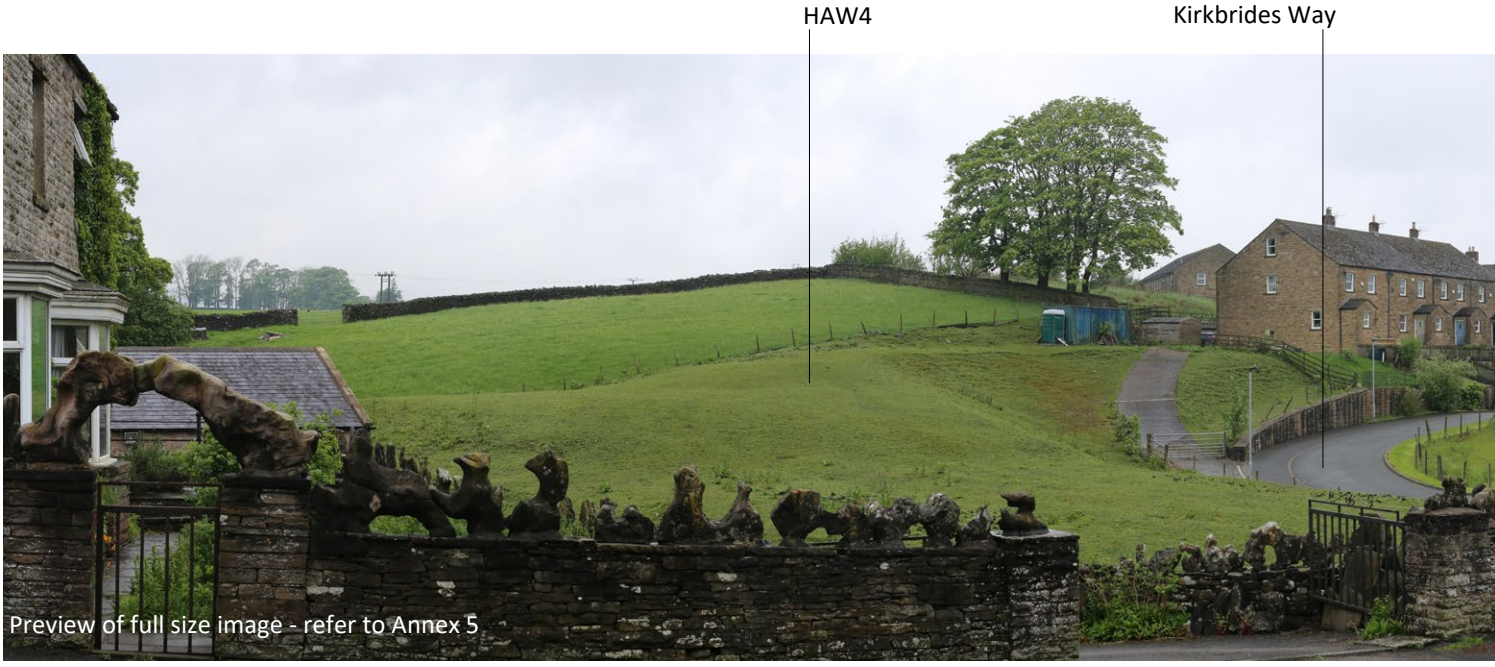


Figure 3.2 - Local view 2 from Gayle Lane at the south east corner of HAW4 site

HAW4

Housing fronting Gayle Lane



Housing fronting Gayle Lane

Important open space (Policy C13)



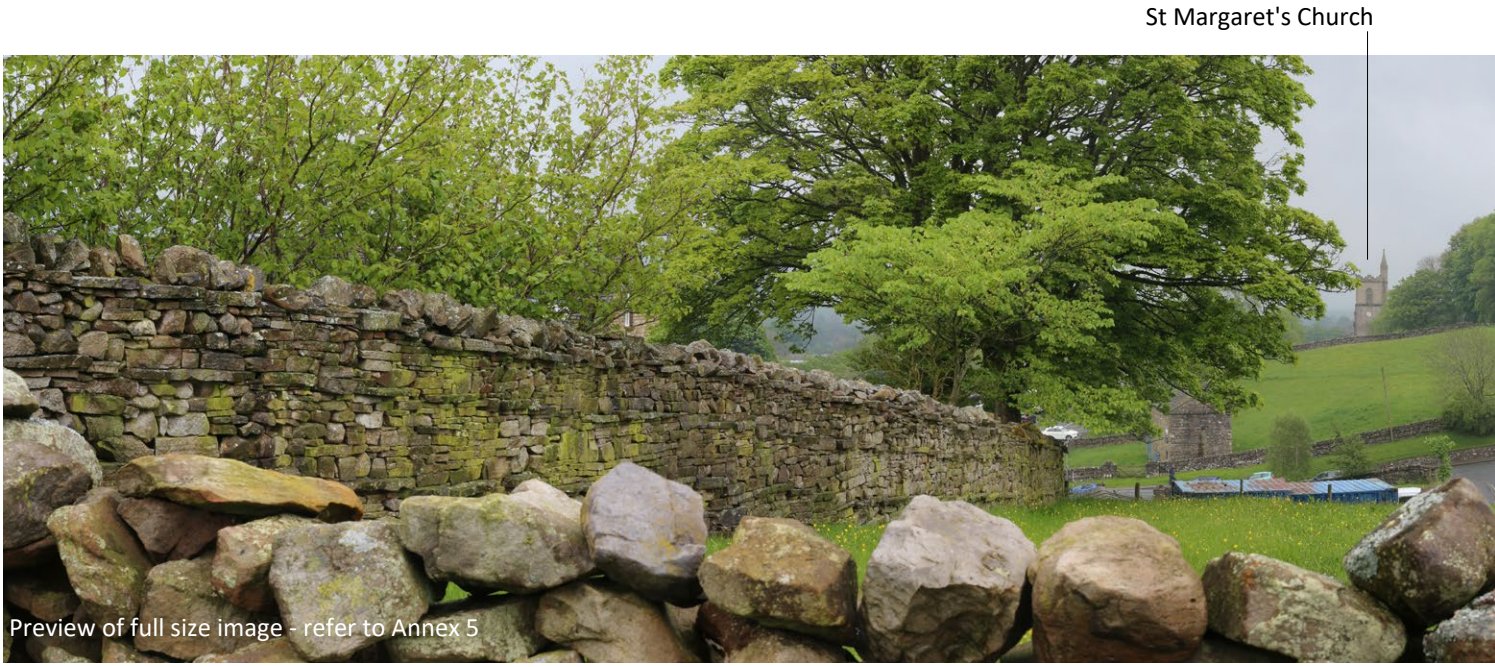
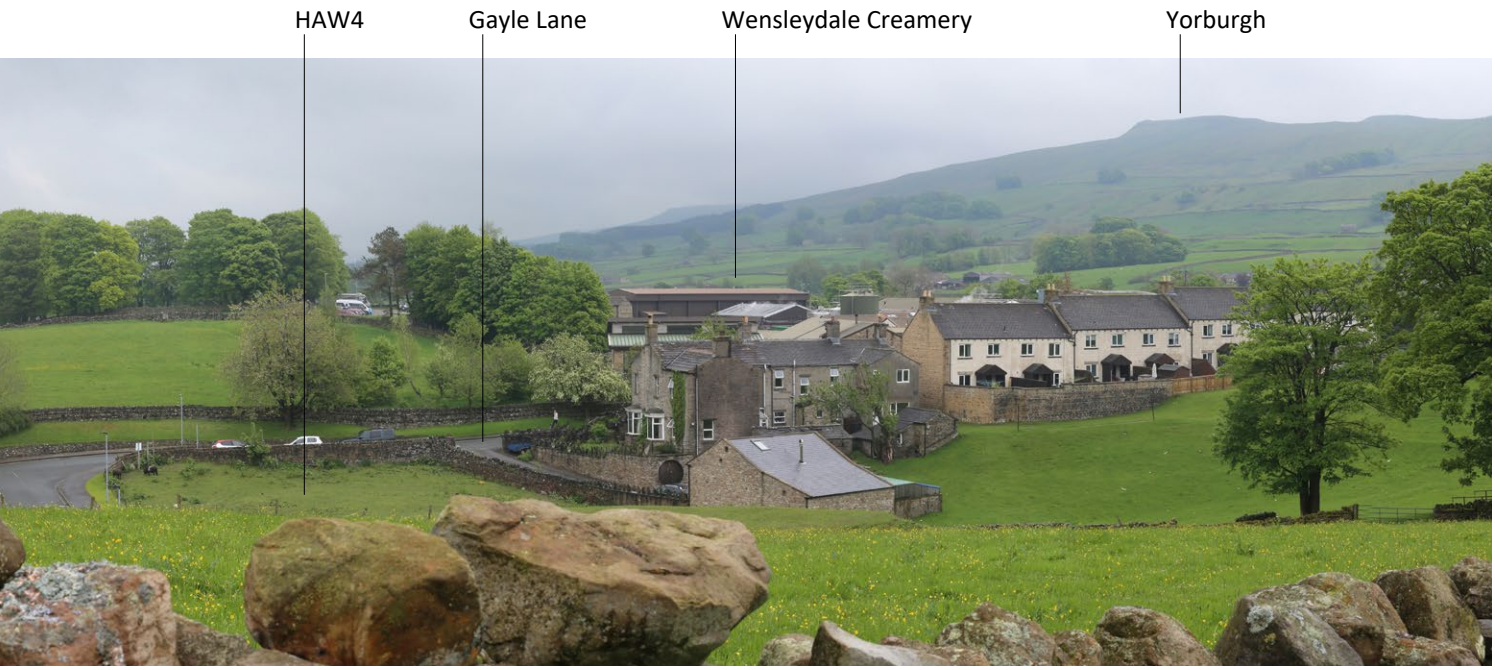


Figure 3.3 - Local view 3 from PRoW 20.92/64



Figure 3.4 - Local view 4 from PRoW 20.92/37 south of the public car park


HAW4
Gayle Lane
Wensleydale Creamery
Yorburgh


Kirkbrides Way
Housing along Kirkbrides Way
Housing fronting Gayle Lane
Important open space (Policy C13)



Figure 3.5 - Local view 5 from PRoW 20.92/36 north west of Stony Haw



Figure 3.6 - Local view 6 from the Wensleydale Creamery car park


Kirkbrides Way
HAW4
Housing along Kirkbrides Way
Housing fronting Gayle Lane


Housing fronting Gayle Lane
Wensleydale Creamery

Summary landscape sensitivity scores

Overall landscape sensitivity scores per settlement

The table below provides a quick reference summary of the overall sensitivity scores for each of the assessed sites in Hawes.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Hawes	HAW 1	Moderate*	Moderate*	Low-moderate	Low-moderate
	HAW 2	Moderate-high*	Moderate-high*	Moderate	Moderate
	HAW 3	Moderate	Moderate	Moderate	Moderate
	HAW 4	Low-moderate	Low-moderate	Low-moderate	Low-moderate

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sheilsflynn

YORKSHIRE DALES
National Park Authority

August 2024