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Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 2

Landscape Sensitivity Assessment

Horton in Ribblesdale sites

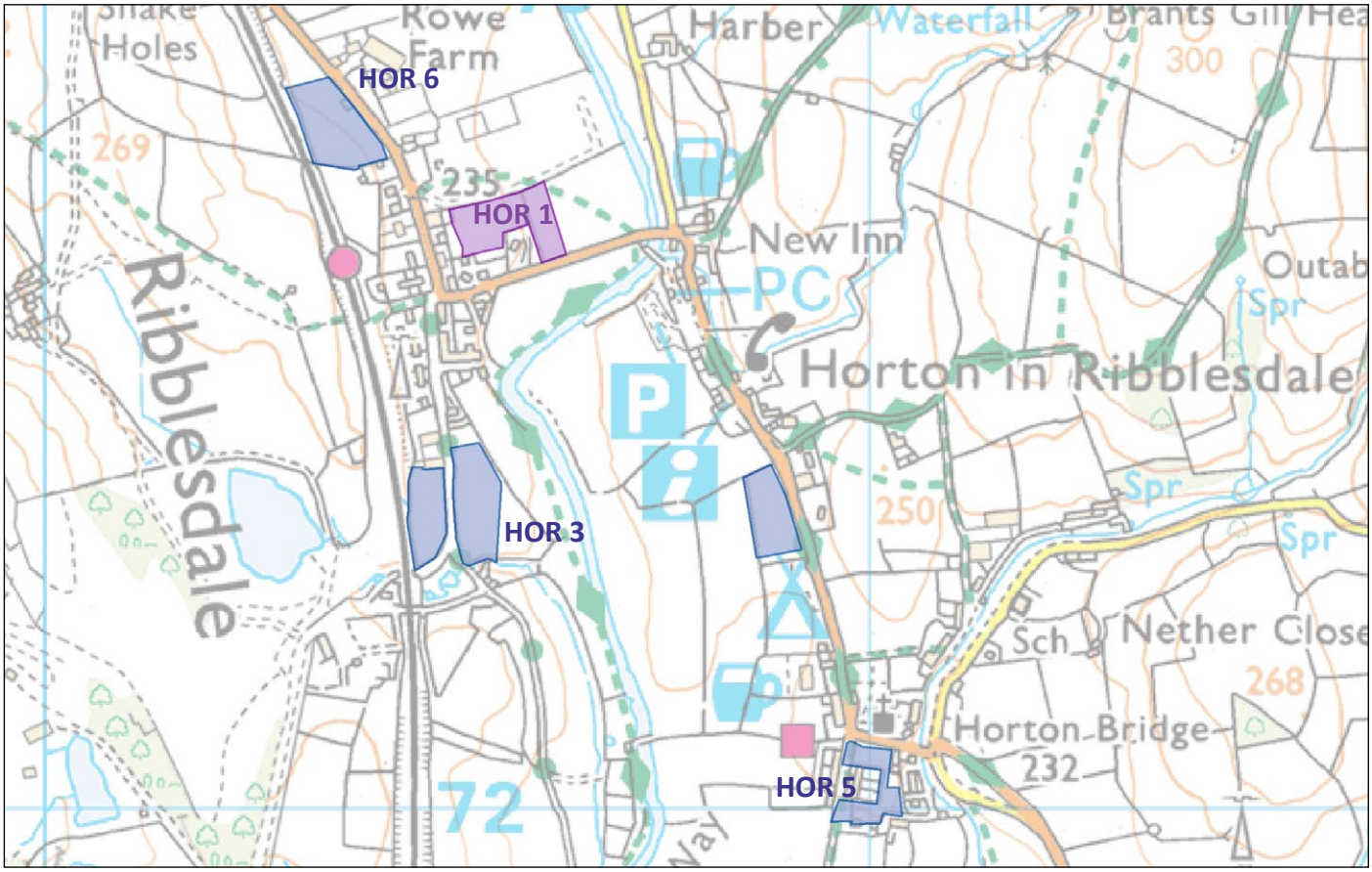
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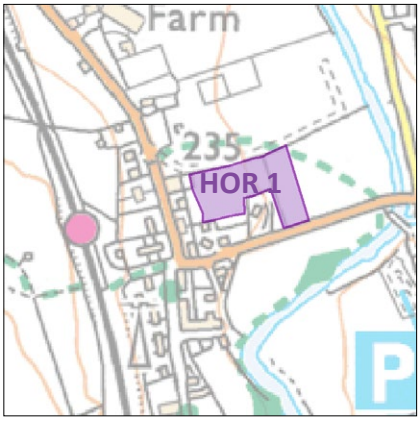
YORKSHIRE DALES
National Park Authority

Horton in Ribblesdale

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
HOR 1	Land between Hillside and recreation ground	HOR 2	Land between Cragg Hill Road and railway
		HOR 3	Land east of Cragg Hill Road
		HOR 4	Land west of B6479 & north of Holme Farm Campsite
		HOR 5	Land to north, east and south of Chapel Lane terrace
		HOR 6	Land north of Hill Croft Cottage and east of B6479



Land between Hillside and recreation ground, Horton in Ribblesdale

HOR 1

Physical and natural character	Low-moderate

This large site comprises part of two open flat walled fields on the eastern fringes of the Rowe End component of Horton in Ribblesdale. Part of the site fronts onto the B6479/Station Road, but the majority of the area is a backland field which is partially enclosed by existing houses/trees (to the south and west) and by the large village recreation ground (to the north). The field fronting Station Road is used as an occasional temporary car park for major events. At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked by the exceptionally steep rocky limestone fells of Pen-y-ghent and Ingleborough. These flat fields are part of the terrace of land immediately to the west of the River Ribble and the river channel runs along the eastern edge of the field that fronts onto the B6479. This road twists sharply at the historic New Inn Bridge to the south east of the site. However, the site is confined to the western edge of the large riverside field, conserving the sensitive river corridor. There are no relevant biodiversity designations and built development on this site could be integrated within the existing pattern of this village landscape. There would be some adverse impact on the pattern of walled fields on the village edge but the character of this site is influenced more by its 'village-edge' than its countryside/ farmland qualities and the sensitive riverside edge is conserved.

Settlement form and setting	Moderate

Part of the site is the walled field that fronts onto the B6479/Station Road and which forms the gateway to this part of the village. The village of Horton in Ribblesdale has three separate clusters of buildings and this field separates the clusters at Rowe End (to the west) and New Inn (to the east). It also borders the River Ribble and contributes to both the sensitive riverside landscape setting of the village and the striking fell/quarry slope setting of Rowe End. The site intrudes slightly into the large riverside field and there is a slight risk that this could increase the perceived coalescence between the settlement clusters at Rowe End and New Inn. However, the existing village edge has an informal, relatively nondescript character and there would be an opportunity to create a positive frontage composed of buildings and native trees, which enhances the riverside and recreation ground edges of the village.

Views and recreational experience	Moderate-high

Development on this site would be prominent in views north westwards from the B6479/Station Road just west of the historic bridge crossing and in views westwards from the minor lane to the hamlet of New Houses. Parts of the development would also be visible in views south eastwards from the B6479 at the entrance to the recreation ground and all the development would be prominent in views from the recreation ground and the public right of way that links this playing field to station Road and which is aligned alongside the site. There are stunning views to Pen-y-ghent from this part of the village. This is therefore a prominent and visually sensitive site which is widely visible. However, buildings would be seen against a backdrop of existing buildings and trees and there would be an opportunity to enhance the sensitive interface between the village edge and its surrounding riverside and recreational landscapes.

Perceptual qualities	Low-moderate

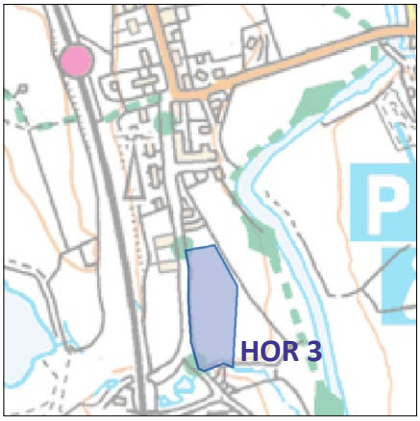
The small settlement of Rowe End has developed along the roads next to the railway station and is an informal cluster of buildings and trees with a functional, unpretentious character. The site is contained by the road, existing settlement and the recreation ground and feels more part of the village landscape than the surrounding farmland so development here would be perceived as part of the village and could be integrated, providing the riverside field is conserved intact, with additional tree planting to soften and enhance the village edge.

Cultural and historical associations	Moderate

The riverside field part of the site contributes to the landscape setting of the grade II listed New Inn Bridge over the River Ribble and the eastern frontage to development on this site would influence this historic landscape setting. The backland field part of the site is close to the grade II listed Pen-y-ghent Cottage but is unlikely to be considered an influential part of the historic landscape setting of this building, which is contained within a domestic curtilage.

Overall landscape sensitivity - residential development	Moderate

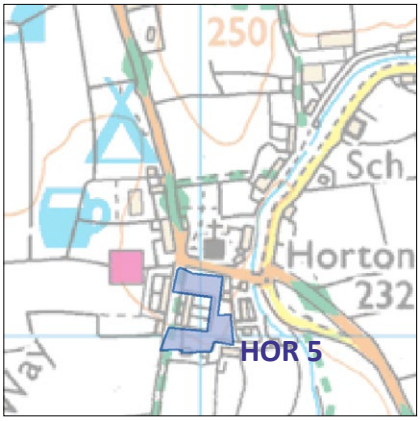
Development on this site could be integrated within the settlement of Rowe End as part of the village townscape and could contribute to attractive frontages facing the river to the east and the recreation ground to the north. The informal character of the village should be conserved, with indented built edges and groups of trees that shelter and contain the buildings within the relatively large scale and open landscape of Mid Ribblesdale.



Land east of Cragg Hill Road, Horton in Ribblesdale
HOR 3

Physical and natural character	Moderate
This site is part of a fairly flat open walled pasture on a slight terrace of land above the west bank of the River Ribble. It is to the south of the Rowe End part of Horton in Ribblesdale and alongside the lane connecting Rowe End with Horton Quarry. The landscape context is the slopes of the steep limestone fells in Mid Ribblesdale, which loom above the village. In this area local variations in the topography of the fell slope are emphasised by bands of woodland and lines of trees along the road to the quarry, the railway embankment, Whit Beck (a tributary to the south of the site) and the River Ribble. The alignment of the pattern of field stone walls also accentuates the contours, creating a terraced effect to the west of the floodplain. This pasture is to the south of a farmstead on the edge of the settlement and is adjacent to a large agricultural barn to the north. There are no relevant biodiversity designations. A large block of development here would be relatively exposed on the outer fringes of Rowe End, but would fit within the overall pattern of settlement and terraced fields in this part of Ribblesdale, particularly if the new built edge is softened by bands of native trees, which also align and integrate with the slope contours.	
Settlement form and setting	Moderate
The village of Horton in Ribblesdale has three separate clusters of buildings and the site is on the southern edge of Rowe End, the settlement cluster next to the railway station, and Horton Quarry on the west bank of the river. The central core of Rowe End is around the station and the junction between the B6479 and Cragg Hill Road and the site is separated from this central core by a commercial development and a farm with a series of large barns. The site is relatively isolated from the residential part of the settlement, but the alignment of road and railway mean that it feels part of the railway/industrial zone. A residential development on this site would seem slightly odd and separate from the village, although this 'linear-with-clusters' type of settlement form is characteristic of Horton in Ribblesdale as a whole. A layout that conserves the lower (eastern) part of the site and which tapers towards the south, would be more easily integrated.	
Views and recreational experience	Moderate-high
Development on this site is generally screened in local views from the B6479 by a combination of buildings, riverside trees and the slightly rolling local topography, which is influenced on these lower slopes by rounded drumlin-type landforms composed of glacial drift. However, a block of built development on this site would be prominent in elevated panoramas from the promoted long distance footpaths on the slopes of Pen-y-ghent (Pennine Way and A Pennine Journey) to the east, which are part of the popular Three Peaks Walk and so experienced by very large numbers of YDNP visitors.	
Perceptual qualities	Moderate
Residential development on this site would feel separate and 'out on a limb' to the south of Rowe End. This part of the village has a rather industrial character, with commercial buildings, the railway embankment and heavy traffic along Cragg End Road at the connection to Horton Quarry. However, the overall pattern of the landscape in this part of Ribblesdale has a slightly disconnected quality, with clusters of buildings at road junctions, bridge crossings and the railway station linked by a twisting road. The dramatic craggy uplands that flank both sides of Ribblesdale and the huge scar of Horton Quarry ensure that buildings are dwarfed by the scale of the dale landscape. This feels like a working landscape where a block of built development could be integrated, particularly if buildings are interlaced and/or edged by bands of trees that are aligned to fits with the slope contours.	
Cultural and historical associations	Low-moderate
The site is close to the Settle-Carlisle Railway Conservation Area and forms part of the wider landscape setting of this historic railway line. However, this is a settled section of the railway line (through the Rowe End part of the village of Horton in Ribblesdale) and development here would seem to fit within the overall landscape pattern. There are no other heritage features or designations	

Overall landscape sensitivity - residential development	Moderate*
A block of residential development on this relatively open terrace of land to the south of Rowe End could feel like an extension of settlement into the countryside. However, this type of clustered linear development is typical of the sprawling settlement of Horton in Ribblesdale, which is strung out on both banks of the river across the centre of the dale. It is also relevant to consider the overall scale of the landscape in this part of Ribblesdale, and its relatively industrial, working character. A residential area across the western part of this site would be of sufficient scale to define its own sense of place and there would be scope to integrate the built form with bands of trees that align with and emphasise the terraced slope landform, helping to soften the adverse impacts on the elevated long views from the slopes of Pen-y-ghent. The eastern part of the site should be conserved as farmland or planted with trees and development should taper to the south.	

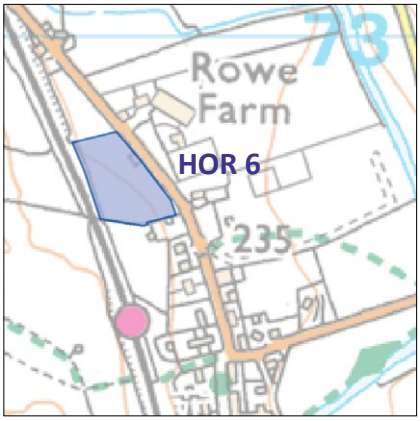


Land to north, east and south of Chapel Lane Terrace, Horton in Ribblesdale

HOR 5

Physical and natural character	Low
This site is the flat walled pasture that surrounds a terrace of houses in the centre of the historic village of Horton in Ribblesdale. It also includes a small area of backland, with hardstanding/agricultural storage, to the south of the existing buildings. It is in the historic core of the village, opposite the church and adjacent to the pub. At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked by the exceptionally steep rocky limestone fells of Pen-y-ghent and Ingleborough. The Horton Beck, a fast-flowing tributary to the River Ribble, is to the east of the site and adjacent existing houses. There are no relevant biodiversity designations and a relatively dense residential scheme would fit well within the existing townscape, potentially making a positive contribution.	
Settlement form and setting	Low
The site is in the historic core of the village of Horton in Ribblesdale - opposite the historic (Grade I) Church of St Oswald and adjacent to the Golden Lion pub/hotel. Historic OS maps (c. 1890) demonstrate that the plot of land opposite the church was open pasture until the 1950s, but even in the 1890s it was surrounded by tracks, with a house/barn (Townend House) and a Methodist Chapel on its southern and western edges respectively. This land has historically been a component of the settlement form and the pattern of built development since the 1950s seems incomplete. The walled pasture fronting the B6479 opposite the church is an excellent site for a scheme that creates a positive built frontage to the road and the land to the south is under-used and in a semi-derelict state. Development here would be an opportunity for enhancement.	
Views and recreational experience	Low-moderate
The existing pasture opposite the historic church in the village centre is a prominent site which is the focus of views to Pen-y-ghent. Horton in Ribblesdale is a popular YDNP visitor hub for walkers and so these central village views are experienced by very large numbers of YDNP visitors. However, the existing views across the site are relatively nondescript and the existing views to the south part of the site from the public right of way/track that leads southwards from the village (to connect with the Ribble Way riverside walk) would be enhanced by a new compact and relatively urban housing development.	
Perceptual qualities	Low
Residential development on this site would contribute positively to the local townscape in a popular and central visitor hub location. The site is perceived as a component of the village centre but it is not publicly accessible and feels 'incomplete'. A carefully designed built development, which reflects the architectural form, character and local materials of the Ribblesdale area, would be a positive addition, which allows this site to function as an attractive and permeable part of the village landscape.	
Cultural and historical associations	Moderate
The key constraint for development on this site is the historic St Oswald's Church, which is directly opposite the northern part of the site, which fronts the B6479. There is also likely to be below-ground archaeological potential. The layout and detailed design of new proposals should respect the historic landscape setting of this grade I listed building. However, the existing open walled pasture and views to the side elevation of a terrace of houses and a garage do not contribute positively to the local landscape setting of this nationally important building and there is scope for enhancement.	

Overall landscape sensitivity - residential development	Low-moderate
This site offers an excellent opportunity for a relatively dense residential scheme in the heart of the village which provides an attractive frontage to the B6479 and contributes to the landscape setting of the historic church. A carefully designed built development, which reflects the architectural form, character and local materials of the Ribblesdale area, would be a positive addition, which allows this site to function as an attractive and permeable part of the village landscape. Tree planting along access roads and in small groups, would help to integrate the scheme and would provide a backdrop to local views.	



Land north of Hill Croft Cottage and east of B6479, Horton in Ribblesdale

HOR 6

Physical and natural character	Moderate
This site is a gently undulating walled pasture between the steep Settle-Carlisle Railway embankment and the B6497 on the northern edge of Rowe End. The landscape context is the steep limestone fells (of Moughton and Ingleborough) however, it is the railway embankment along the eastern site boundary which forms a backdrop to local views. The site (together with the settlement of Rowe End) is part of a broad, relatively flat terrace of land to the west of the River Ribble. However, to the north of Rowe End, the floor of the dale is mounded into low rounded drumlins formed from glacial drift and the views across and out from the site are influenced and contained by this rolling topography. A drumlin in the southern part of the site screens the buildings of Rowe End in gateway views southwards from the B6479 and is a subtle but valuable landscape feature. This pasture is adjacent to groups of existing traditional farm buildings and cottages to the north of Rowe End, including a traditional roadside barn. There are no relevant biodiversity designations. There would be some local loss of an attractive rural patchwork of walled fields and farmland but this is already constrained and structured by the railway embankment.	
Settlement form and setting	Moderate
Horton in Ribblesdale has three separate clusters of buildings and the site is on the northern edge of Rowe End, the cluster next to the railway station. The landscape on the northern approach to the village is squeezed between the B6479 and the railway embankment. Indeed, the entrance to the village from the north is defined by a tunnel under the embankment, before the road turns south and there is a scenic gateway view across a landscape of farmsteads, cottages and walled pastures. Development here would detract from the rural character of this approach. However, it is also a landscape setting that is structured by the road and railway infrastructure and the alignment of these two routes ensures that there is a logical terminus to the village edge. Development on this site would continue the existing pattern of Rowe End's settlement form and growth and it could be integrated, provided the existing traditional roadside barn and its landscape setting is incorporated as part of the scheme and if the elevated part of the site avoided. Groups and bands of native trees should form part of the layout to shelter and integrate a relatively low density built development scheme within the existing village landscape.	
Views and recreational experience	Moderate-high
Development on this site would be prominent in the gateway views to and from the northern edge of Rowe End and would also be visible in views from the elevated platform at Horton in Ribblesdale Railway Station. The gateway view southwards to Rowe End from the B6479 is exceptionally scenic; it is backed by the steep embankment of the Settle-Carlisle Railway to the west and focuses on clusters of traditional farm buildings that are set back from the road, with framed views eastwards between the buildings to the summit of Pen-y-ghent across a network of walled pastures on the valley floor. Given the relatively elevated land in the southern part of the site, development here would be prominent and potentially dominant. It would damage a sensitive scenic gateway view across a traditional pastoral landscape.	
Perceptual qualities	Moderate-high
This is an attractive northern rural gateway to Rowe End, with scenic views eastwards between the farmsteads and barns across the rolling dale landscape to Pen-y-ghent. The sense that the farmland 'flows' across the road and right up to the railway embankment is accentuated by the presence of the traditional farmsteads and the roadside barn, which are distinctive local landmarks. Development here would have an urbanising effect and some breaks in the layout, to allow an indented built edge, softened by trees, would help to conserve the rural village edge landscape character	
Cultural and historical associations	Moderate-high
The site is adjacent to the Settle-Carlisle Railway Conservation Area and forms part of the landscape setting of this historic railway line; development here would be visible from the elevated station platform. However, this is a settled section of the railway line (through the Rowe End part of the village of Horton in Ribblesdale) and development here would seem to fit within the overall landscape pattern. The traditional field barn alongside the road is a prominent local heritage feature, which forms part of a historic complex of traditional farm buildings, including the grade II listed Rowe Farmhouse. Given the elevated landform of the site relative to the adjacent historic buildings, there is a risk that built development would dominate.	
Overall landscape sensitivity - residential development	Moderate-high*
This is a scenic village edge landscape which forms an attractive northern gateway to Rowe End. Given the relatively elevated drumlin landform on the site, there is a risk that built development would dominate and detract from the distinctive rural character of the gateway views and landscape setting of Rowe End. It could also damage the historic landscape setting of the traditional farmsteads and barns that flank the road. However, development here would continue the existing pattern of Rowe End's settlement form and growth and it could be integrated, provided the existing traditional roadside barn (and its setting) is incorporated as part of the scheme and if the elevated southern part of the site remains undeveloped. Groups and bands of native trees should form part of the layout to shelter and integrate a relatively low density development.	

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National Park Authority

August 2024