sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Part 4

Horton in Ribblesdale 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 YNDPA, March 2022, Search for potential housing sites: Landscape sensitivity assessment.

[2] Sheils Flynn on behalf of YNDPA, 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



View to Horton Quarry from the Pennine Way and Ribble Way (PRoW 05.65/12)

Review of landscape sensitivity assessment for Horton in Ribblesdale sites

Horton in Ribblesdale sites

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

HOR1	Land between Hillside and recreation ground	0.74 ha	Moderate
HOR3	Land east of Cragg Hill Road	0.35 ha	Moderate*
HOR5	Land to north, east and south of Chapel Lane terrace	0.37 ha	Moderate
HOR6	Land north of Hill Croft Cottage and east of B6479	0.62 ha	Moderate-high*

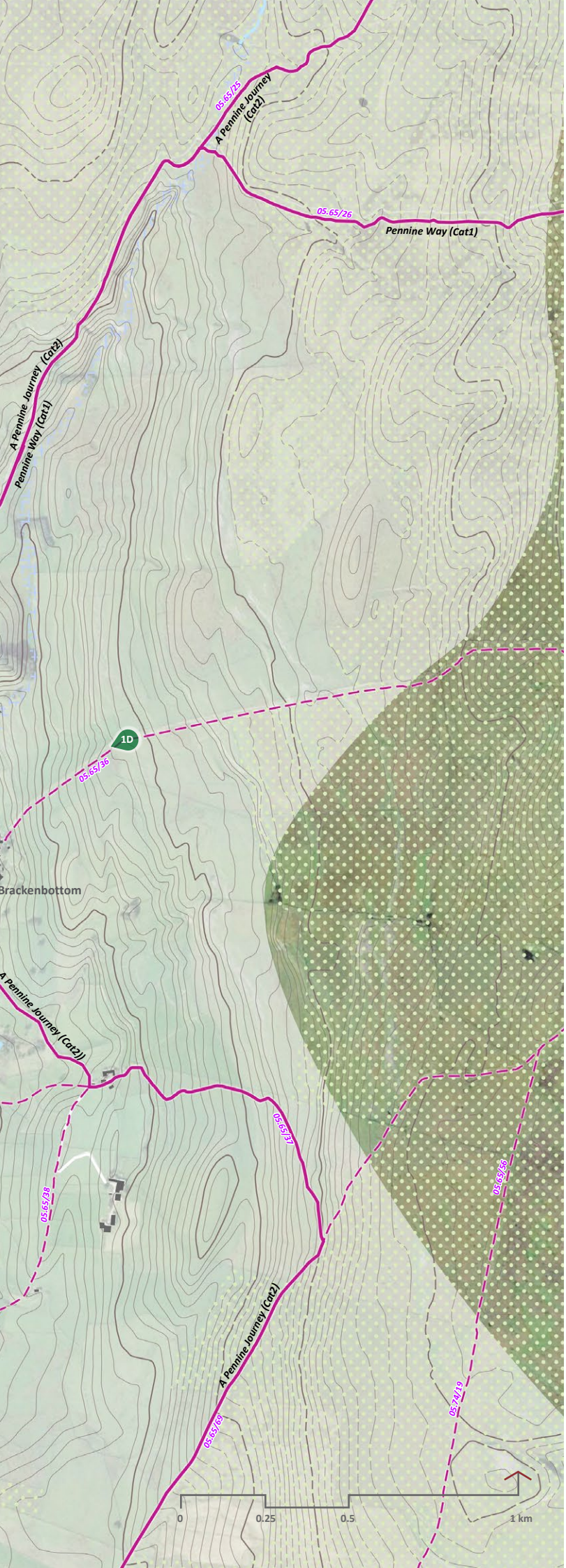
The site locations are shown on Figure 1 (pages 8 - 9) which is an updated version of Figure 12.1 in the Horton in Ribblesdale Settlement Analysis.[4] The principal gateway views likely to be relevant to the HOR sites identified on Figure 1 are shown in Figures 1.1 - 1.9 on pages 10 - 21. The full size 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 Horton in Ribblesdale

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 Horton in Ribblesdale

Church tower (upstanding landmarks)

Long distance routes

Public rights of way

Regional cycle route (not in viewport)

Conservation Area

Flood zone 2 & 3

Open Access Land

Principal recreational route gateway

Principal vehicular route gateway

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

Potential residential development - landscape sensitivity scores
(updated after review, reduction/mitigation process and cumulative impact assessment - hatch denotes previous extent from the 2022 report)

Sites scored as moderate sensitivity
(HOR6)

Sites scored as low-moderate sensitivity
(HOR1, HOR3 and HOR5)

Sites scored as low sensitivity
(Not in viewport)

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

Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024 (Not in viewport)

Figure 1

Horton in Ribblesdale - Settlement analysis (updated after review process)

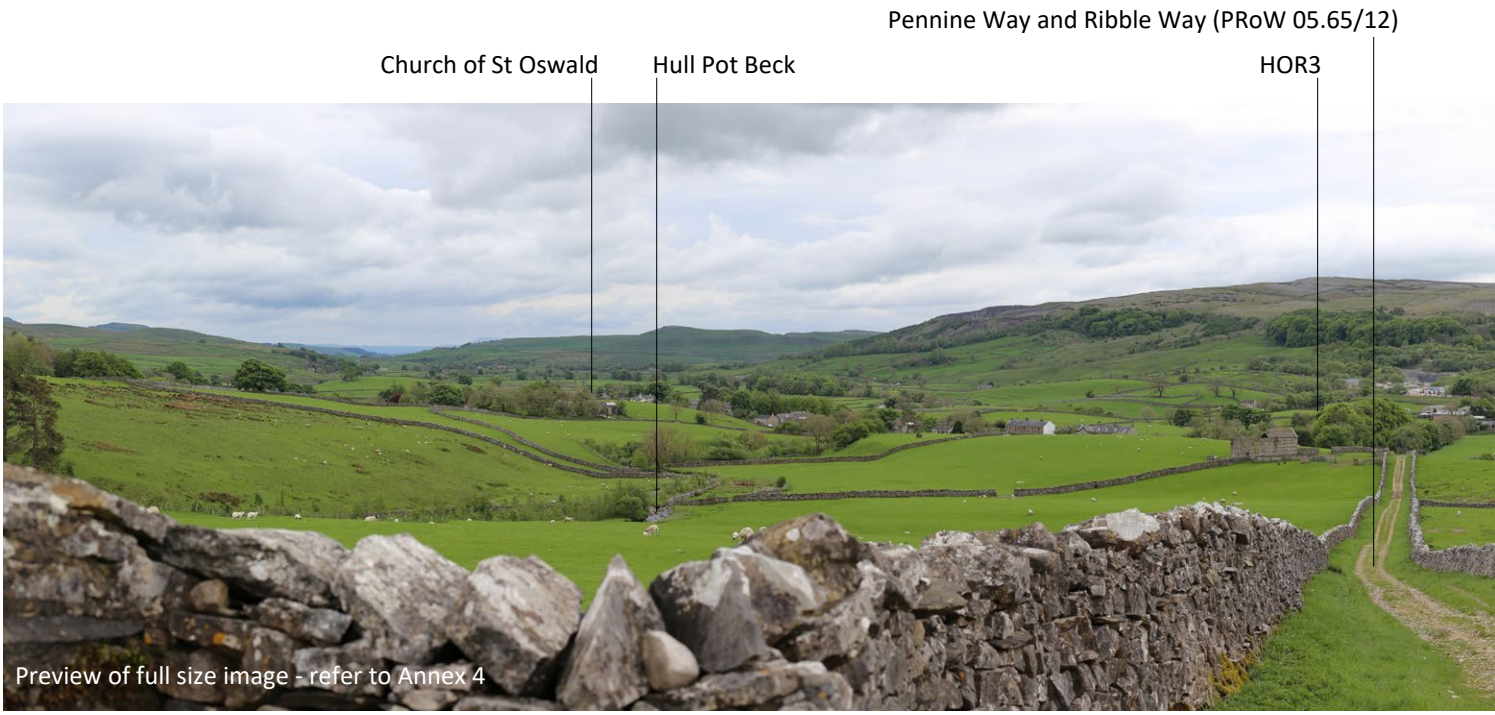
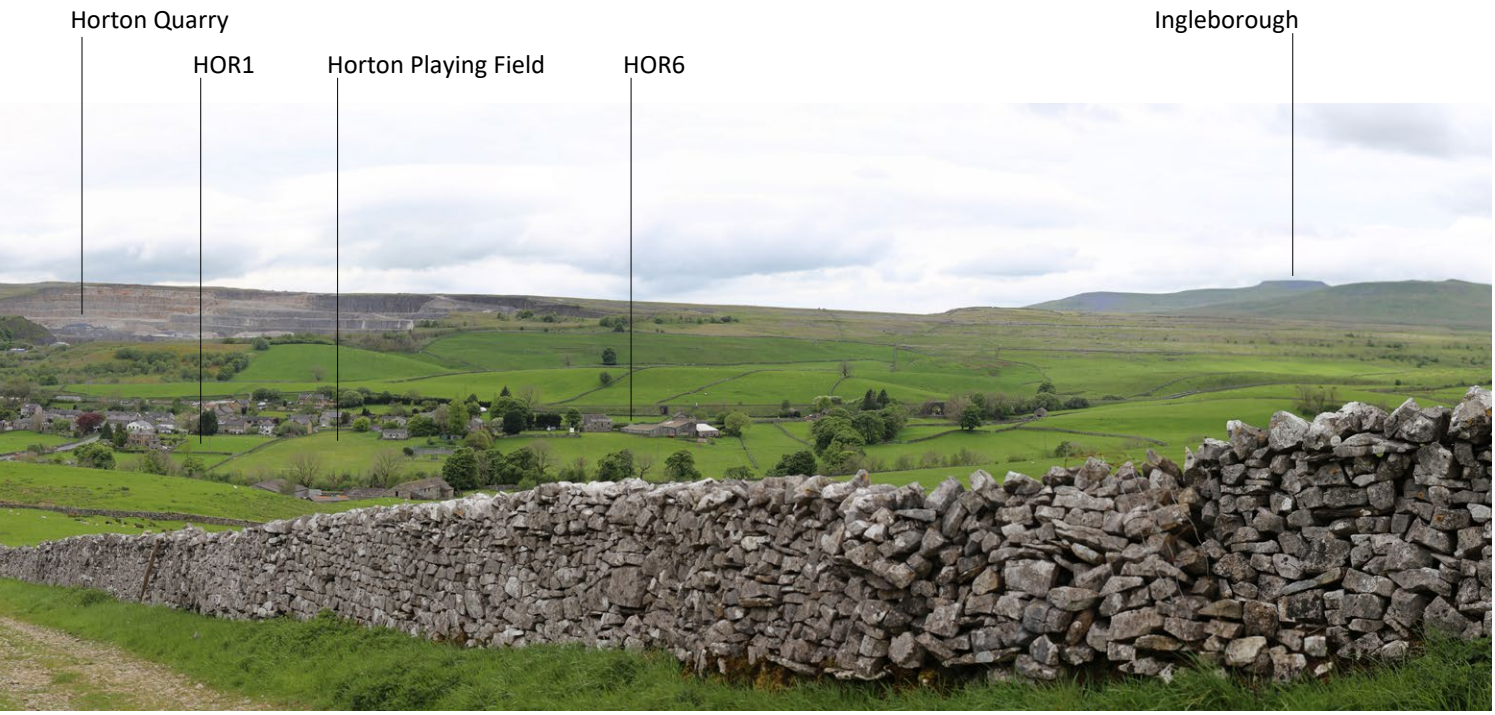


Figure 1.1a - Gateway view 1A (north) - View south west from the Pennine Way and Ribble Way (PRoW 05.65/12) north east



Figure 1.1b - Gateway view 1A (south) - View south west from the Pennine Way and Ribble Way (PRoW 05.65/12) north east



of Horton in Ribblesdale



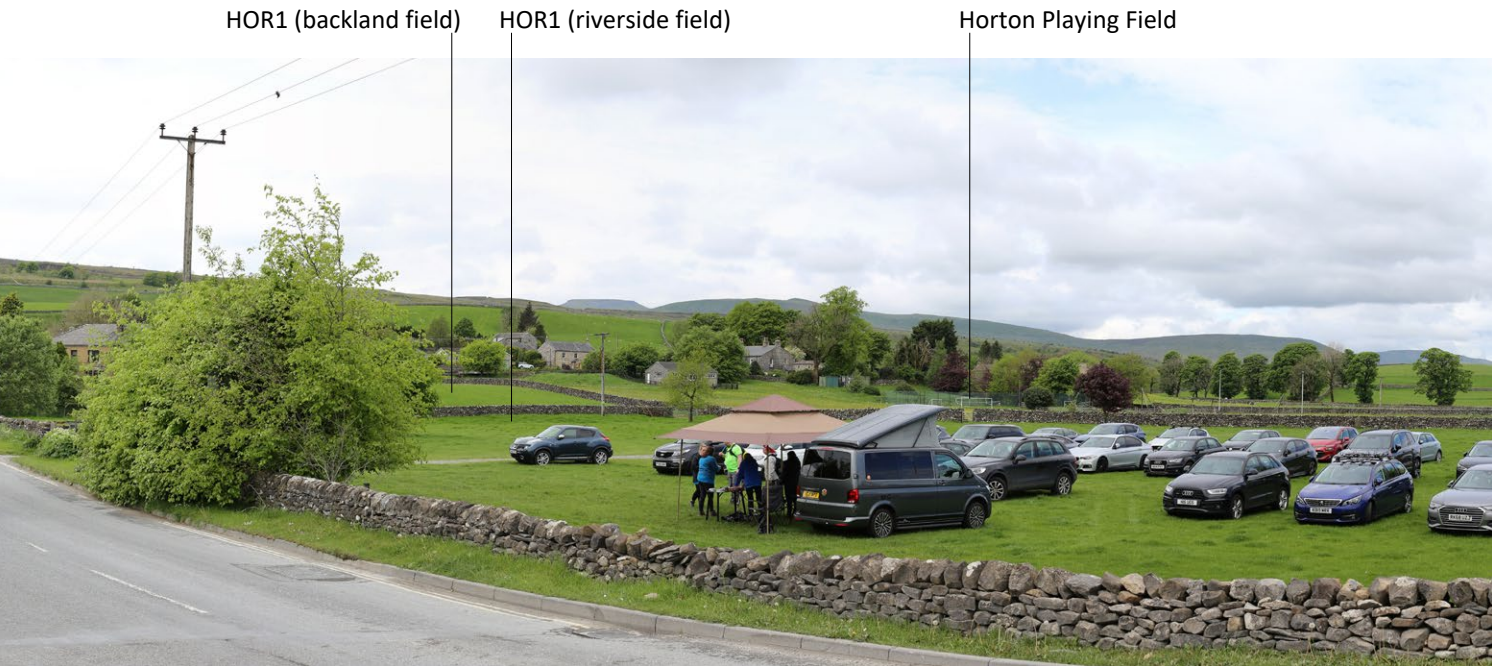
of Horton in Ribblesdale



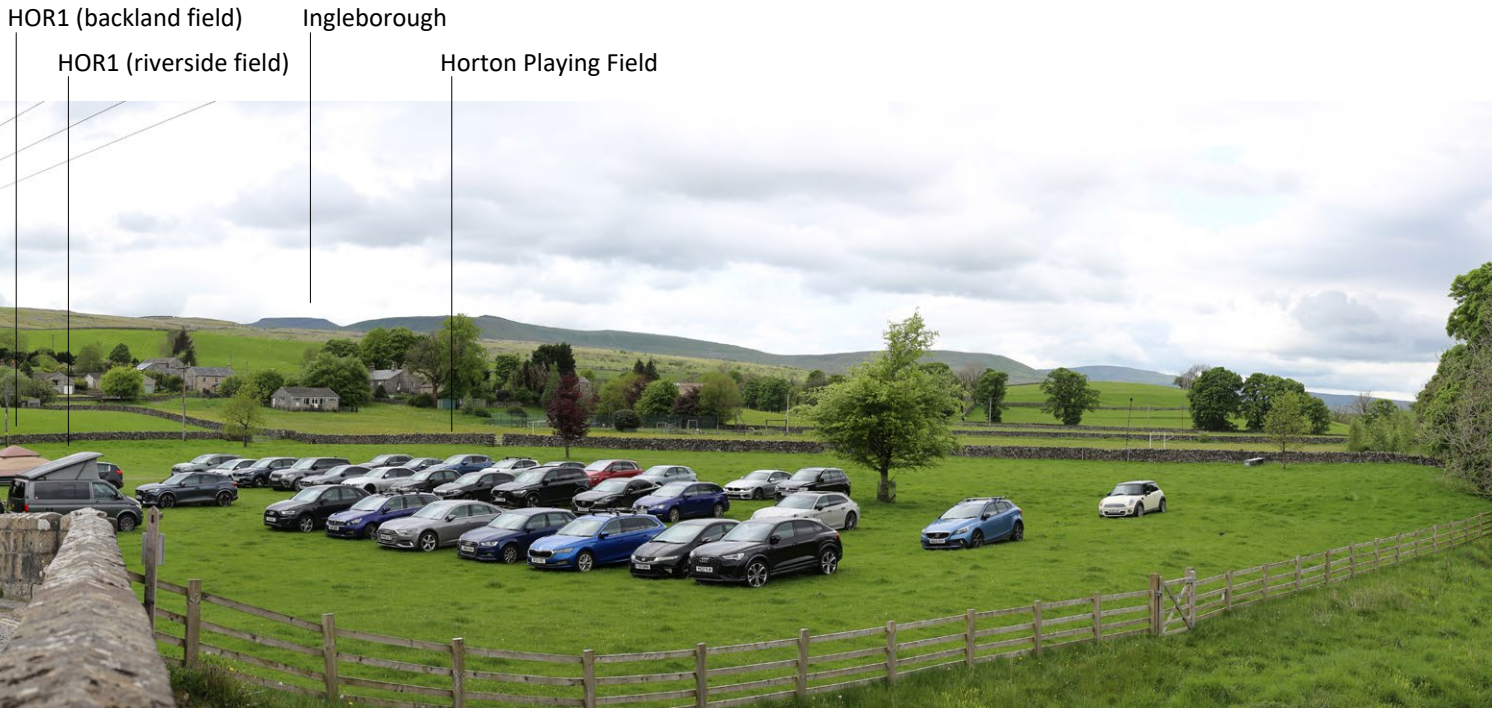
Figure 1.2a - Gateway view 1B (from pedestrian bridge) - View west from the historic New Inn Bridge over the River Ribble on



Figure 1.2b - Gateway view 1B (from vehicular bridge) - View west from the historic New Inn Bridge over the River Ribble on t



the B6479 (also Pennine Way and Ribble Way)



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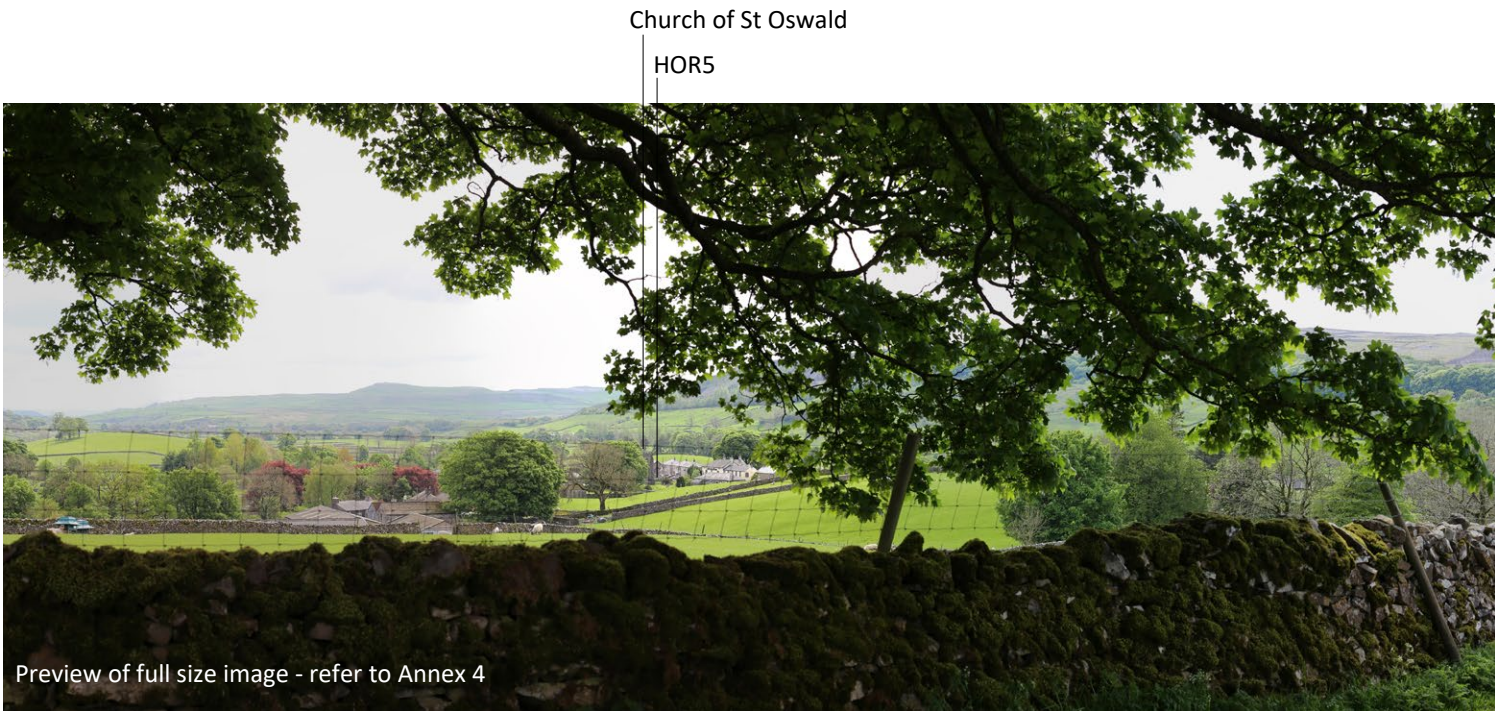
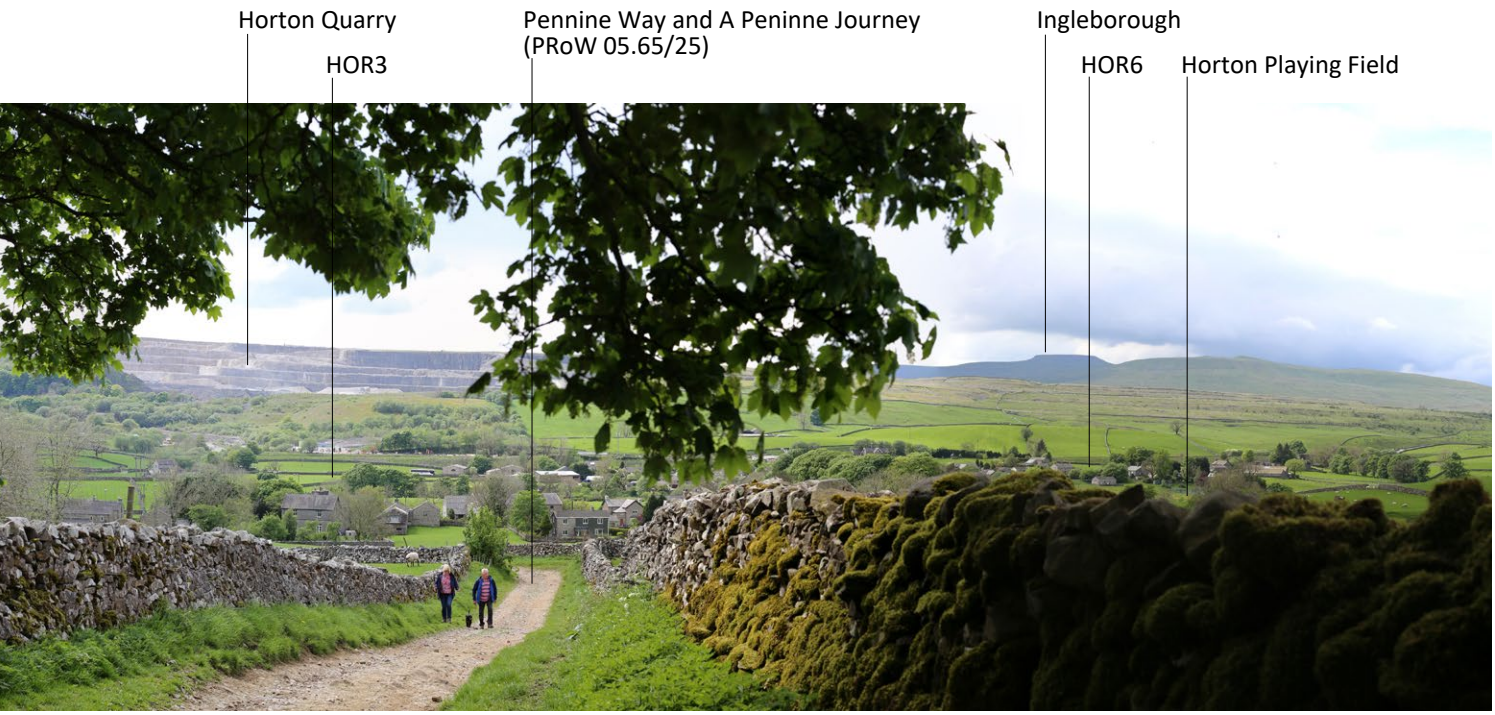


Figure 1.3 - Gateway view 1C - View west from the Pennine Way and A Peninne Journey (PRoW 05.65/25) at the junction with



Figure 1.4 - Gateway view 1D - View west from the elevated slopes west of Pen-y-ghent on PRoW 05.65/36



n PRoW 05.65/27





Figure 1.5 - Gateway view 1E - View west from the junction of A Pennine Journey and a minor lane leading to Brackenbottom



Figure 1.6 - Gateway view 1F - View north from the Ribble Way (PRoW 05.65/28) approaching Horton from the south



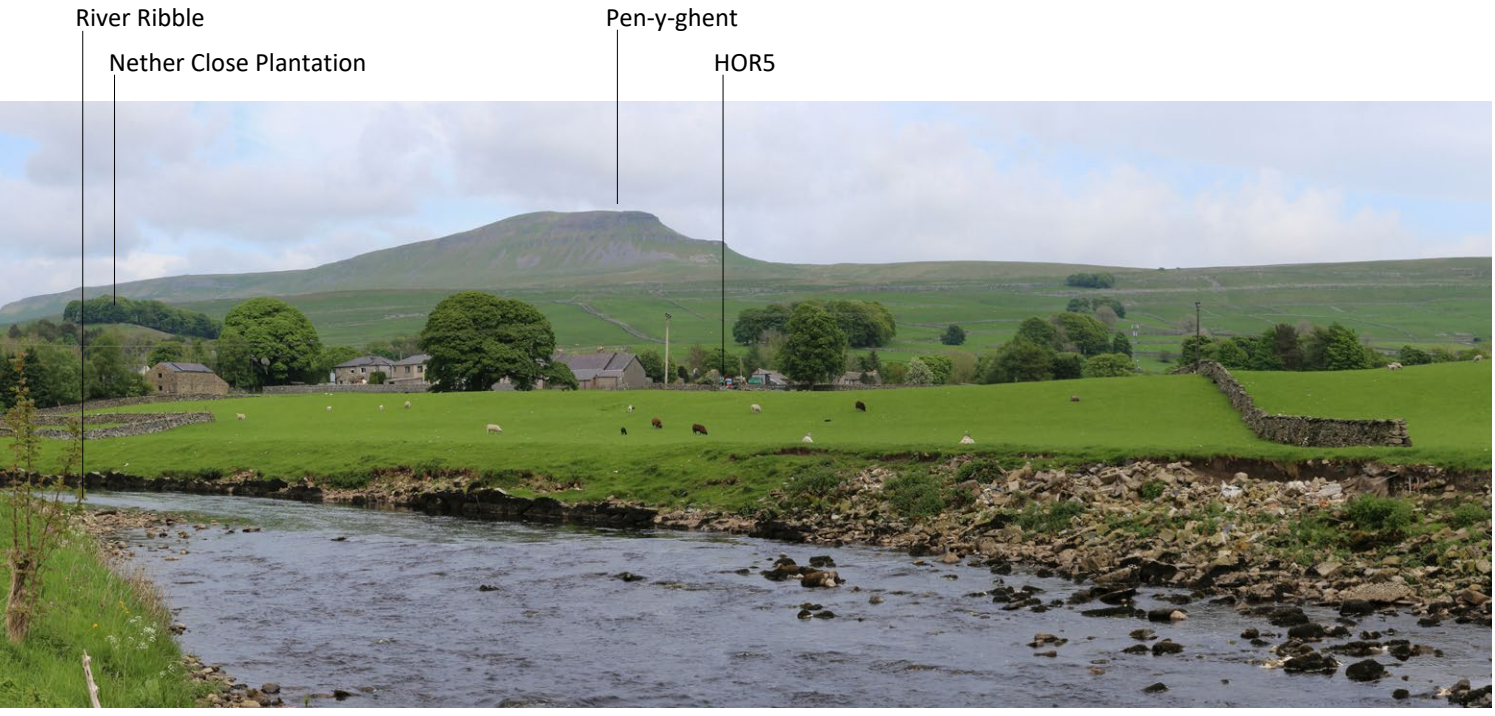

River Ribble
Nether Close Plantation
Pen-y-ghent
HOR5



Figure 1.7 - Gateway view 1G - View east from Horton in Ribblesdale Railway Station

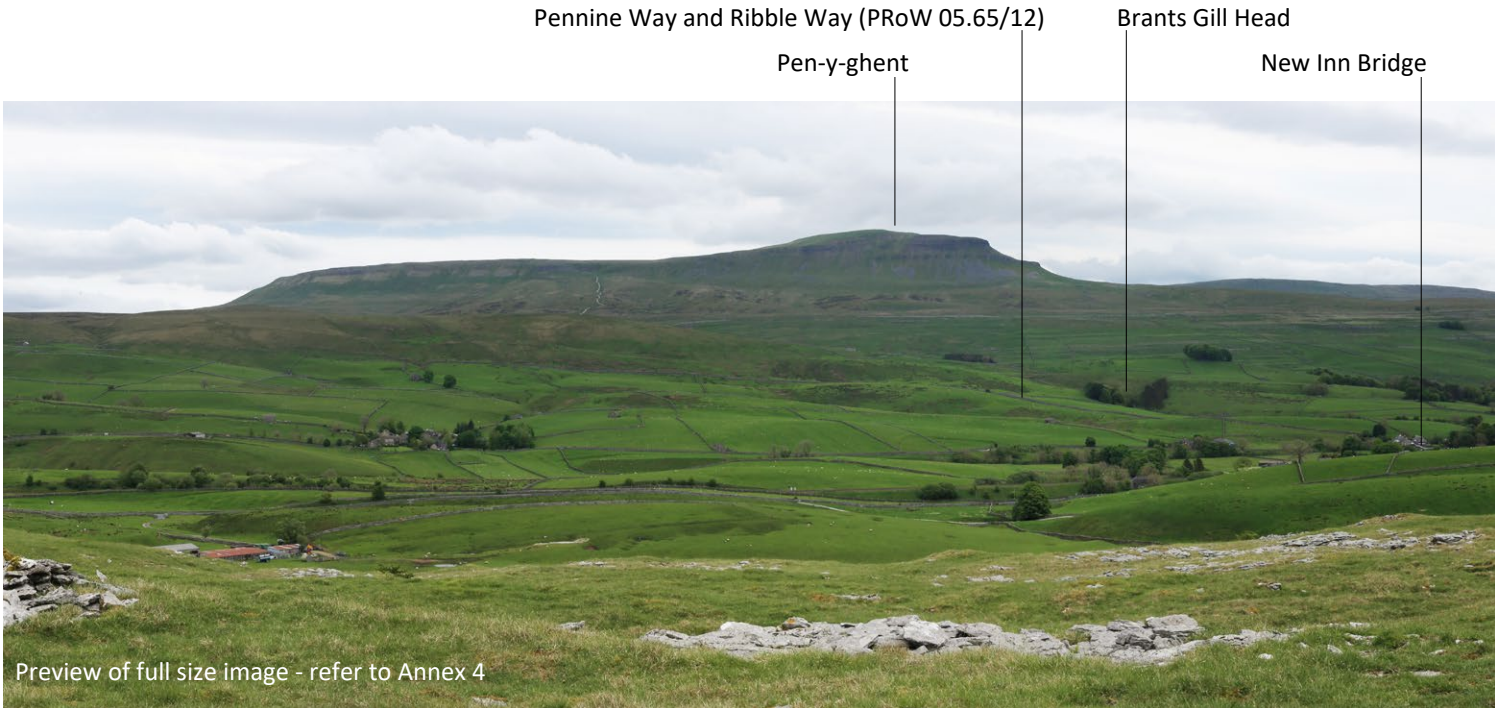


Figure 1.8 - Gateway view 1H - View east from the junction of PRoW's 05.65/29 and 05.65/58 on Ingleborough


ibble Way (PRoW 05.65/12)
Brants Gill Head
HOR1 (backland field)
Pen-y-ghent
Playing Field
HOR1 (riverside field)


Church of St Oswald
Horton in Ribblesdale Village Hall



Figure 1.9a - Gateway view 1I (south) - View south west from YDNP car park site

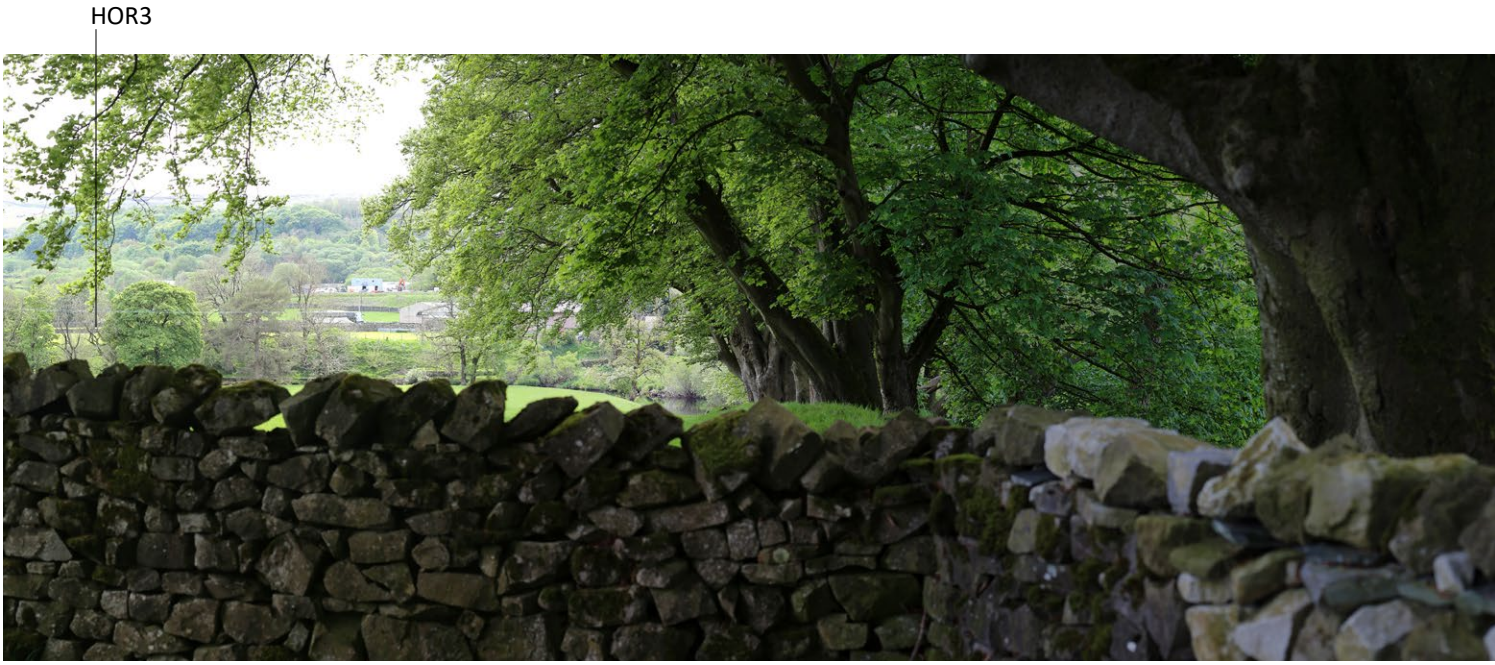
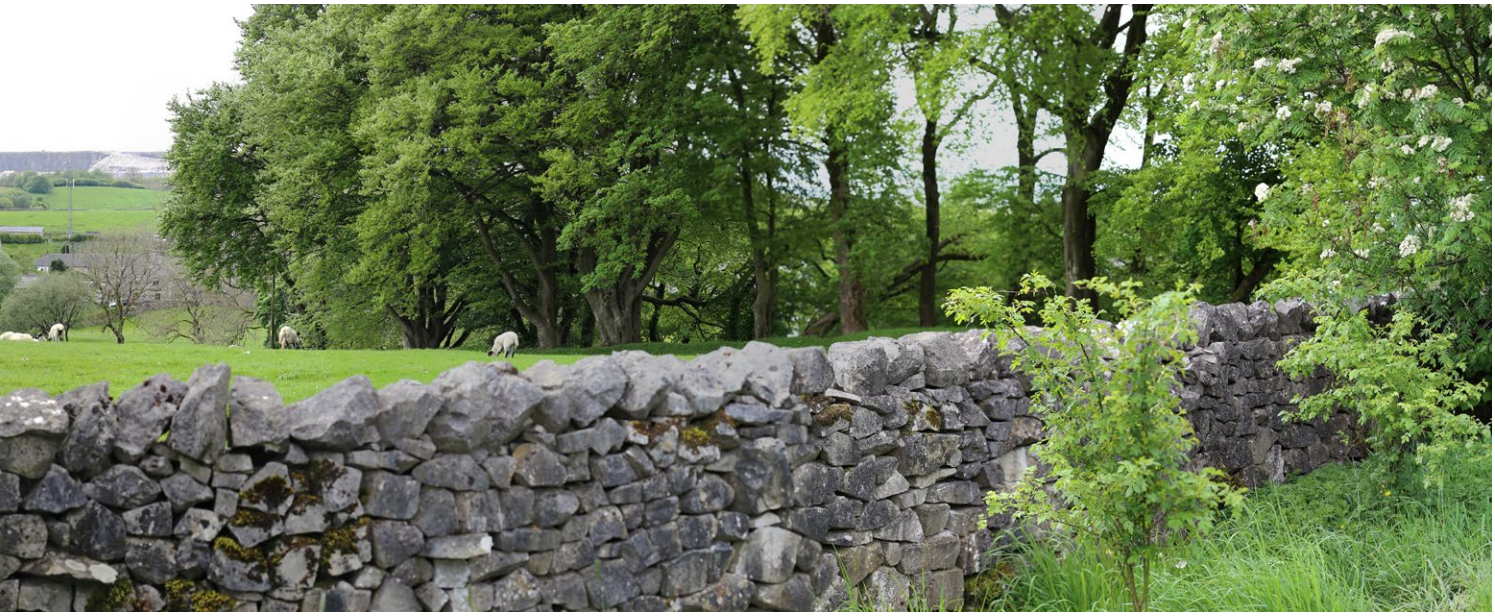


Figure 1.9b - Gateway view 1I (north) - View north west from YDNP car park site



HOR1 (backland field)

HOR1 (riverside field)





Figure 1.10 - Gateway view 2A - View south from the B6479 approaching Horton in Ribblesdale from the north



Figure 1.10 - Gateway view 2B - View north from the B6479 (also A Pennine Journey) approaching Horton in Ribblesdale from


B6479
HOR6
Settle-Carlisle Railway


Horton Bridge
B6479
Church of St Oswald

the south

HOR1 - Land between Hillside and recreation ground

Introduction

This 0.74 ha 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. Refer to Figure 2 (pages 28 - 29) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.6a (pages 30 - 35) 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	Low-moderate
Settlement form and setting	Moderate
Views and recreational experiences	Moderate-high
Perceptual qualities	Low-moderate
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Moderate**

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

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.

Review

Generally, it is considered that the **overall landscape sensitivity rating for the site of moderate is correct**. However, it is considered that risk of adverse landscape and visual effects could be reduced by careful consideration of the extent and layout of development and hence an asterisk* designation has been and/or visual effects. The review process has explored the potential reduction of the proposed area of development to check this would reduce the risk of adverse landscape and/or visual effects.

The review process for HOR1 has considered the relevant gateway views identified in the Horton Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 28 - 29). Additional gateway views have also been identified during the review process.

The relevant views with commentary are listed in the following sections.

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

Gateway views

The strategic gateway views relevant to the site are located on Figure 1 (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 21). The key gateway views include:

View 1A (north) View 1A north is from the Pennine Way and Ribble Way (PRoW 05.65/12) approaching Horton in Ribblesdale from the north east. This is an elevated view to most of the site which 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). At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked to the west by the Horton Quarry. 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.

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. 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. It is likely access will be from Station Road across the western edge of the riverside field. From this viewpoint, housing should be contained to the backland field with the riverside field remaining undisturbed other than the access which would require a sensitive landscape scheme building on the existing remnant trees.

View 1A (south) View 1A south is very similar to view 1A (north) but is closer to the site and at a lower elevation. The design considerations of relevance to HOR1 match view 1A north.

View 1B View 1B is from the historic New Inn Bridge over the River Ribble on the B6479 (also the Pennine Way and Ribble Way). The view also represents the view from the pedestrian bridge over the River Ribble which links to the Yorkshire Dales National Park Car Park in Horton in Ribblesdale. Development would be prominent in views north westwards from the historic bridge crossing. 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. Therefore it is considered that housing development should be limited to the backland field only with the western edge of the riverside field only utilised for access. 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 edge of the village. The landscape treatment of the access would require a sensitive landscape scheme building on the existing remnant trees. Vehicular movements could be largely screened by establishment of a new eastern boundary with stone walling, hedging and some native tree planting in groups.

View 1C View 1C is from the Pennine Way and A Pennine Journey (PRoW 05.65/25) at the junction with PRoW 05.65/27. The site is screened from this viewpoint by high stone walling but there are likely to be some elevated views elsewhere along this popular route.

View 1D This view is from the elevated slopes west of Pen-y-ghent on PRoW 05/65/36 which is a popular route to Pen-y-ghent. The site is visible from this elevated viewpoint to the south east. In this view, development of the backland field of HOR1 would be a logical extension of the Rowe End settlement.

View 1G View 1G is from Horton in Ribblesdale Railway Station. Part of the backland field is visible from this viewpoint as is the riverside field. The riverside field reads as the valley bottom and visually connects across the River Ribble to the slopes leading to Pen-y-ghent. This is a stunning view from an important gateway to Horton. Housing development should be limited to the backland field.

View 1H View 1H is from the junction of PRoW's 05.65/29 and 05.65/58 on Ingleborough. The site is not visible from this viewpoint but there may be locations on Ingleborough where there are views to HOR1.

View 1I View north from the YDNP car park. There are limited views through the trees to the riverside and backland fields of HOR1.

View 2A The site is not visible from this viewpoint on the B6479 approaching Horton in Ribblesdale from the north. However, the site does become visible from the B6479 at the entrance to the recreation ground as local view 1 as shown on Figure 2.1 on pages 30 - 31.

Local views

Local views relevant to HOR1 are located on Figure 2 (pages 28 - 29) with the views shown on Figures 2.1 - 2.6a (pages 30 - 35). The local views include:

View 1 View 1 is at the entrance to the Recreation Ground on the B6479. It is also the point where PRoW

05.65/62 connects with the road. This is an important path which links the clusters at Rowe End (to the west) and New Inn (to the east). Most of the development would be visible in views south eastwards from this viewpoint. There are stunning views to Pen-y-ghent from this part of the village but development of the backland field would not impact these views. There would be an opportunity to enhance the sensitive interface between the village edge and recreation ground. Development should be set back from the northern boundary stone wall to allow space for tree planting. In the riverside field, development should be limited to the access road. Development even if just the backland field is likely to result in an increased sense of coalescence between Rowe End and New Inn but this sense will dissipate to the east.

View 2 View 2 is from PRoW 05.65/62 which links the Recreation Ground and Rowe End to New Inn. This viewpoint is also representative of views from the Recreation Ground in general. The development would be prominent in views from the Recreation Ground and the public right of way. Although views would generally be seen against a backdrop of existing buildings and trees, there is the risk of an increase in the perceived coalescence between the settlements of New Inn and Rowe End. This impact could be partly mitigated by setting back development from the north east corner of the backland field (and no housing development on the riverside field) to maintain distance between the footpath and the housing. In addition, the northern development edge should also be set back to allow space for planting of groups of native trees to soften the built forms.

View 3 Part of the site is the walled riverside 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). View 3 looks over the site at this gateway position with the existing relatively open settlement edge to the west and the walled field adjoining the River Ribble to the east. It should be noted there are stunning views to the east to Pen-y-ghent from this part of the village. The existing village edge has an informal, relatively nondescript character and there would be an opportunity to create a positive frontage composed of native trees with an access, which enhances the riverside edge of the village. However, no housing development should be permitted in the riverside field to avoid an increase in the perceived coalescence between the settlements of New Inn and Rowe End.

View 4 View 4 is from the minor lane leading to New Houses on the east side of the river north east of the site. There are filtered views to HOR1 from this viewpoint through the trees lining the river. Housing on the backland field would be backdropped by the existing buildings of Rowe End so development on the site is unlikely to be noticeable from this viewpoint.

View 5 View 5 is from PRoW 05.65/29 west of the railway station. There are elevated views to the east of Rowe End over the broad flat terraces adjacent the river and then dramatic views to Pen-y-ghent. The site is not visible but the lower portion of the riverside field is visible.

View 6a View 6a is from Ribble Way (PRoW 05.65/28) at the right hand bend in the river south of the site. Housing on the field fronting onto Station Road would be visible from this view point and would increase the sense of coalescence between the settlements of Rowe End and New Inn. Therefore housing should be limited to the backland field only with the use of the west edge of the riverside field for access only**.**

Design considerations

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

- Housing development to be limited to the backland field.
- Development of the western portion of the riverside field to be limited to access only.
- The sensitive north east portion of the backland site is not be developed.
- Development to be set back behind the northern boundary stone wall.
- Native tree planting should be integrated to soften the built forms on the northern and eastern boundaries.

Summary

A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for HOR1. 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. If housing is restricted to the HOR1 backland site only with appropriate mitigation as outlined in the section on design considerations, it is considered that the risk of adverse landscape and

visual effects could be reduced. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. The views and recreational experiences reduces to moderate and settlement form and setting reduces to low-moderate given housing is limited to the backland field and the only development on the western portion of the riverside field is the access road. As a result of the mitigation **the overall landscape sensitivity assessment would also reduce from moderate* to low-moderate.**

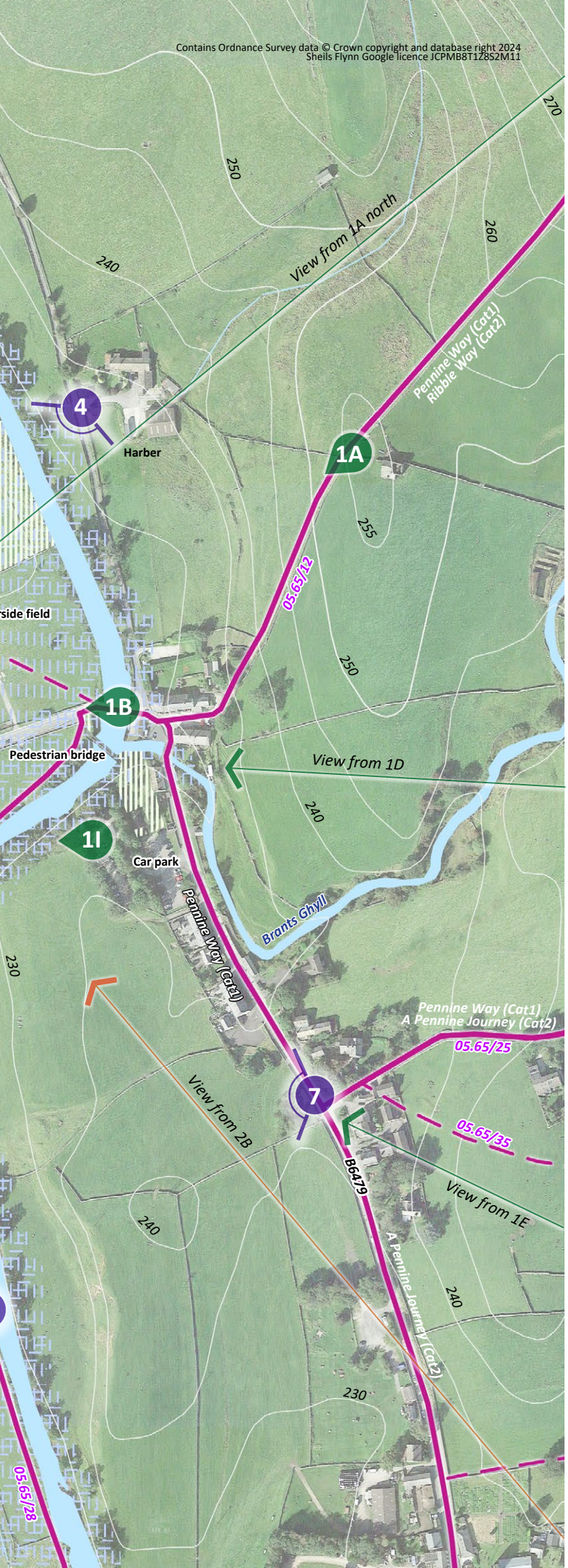
Summary of results of LSA review process for a reduced site with mitigation

Physical and natural characteristics	Low-moderate
Settlement form and setting	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 of HOR1 would be seen with development on HOR3 and HOR6 when viewed from the Pennine Way approaching Horton from the north east as identified in Figures 1.1a - 1.1b gateway view 1A on pages 10 - 11. In addition, in some local views, HOR1 is likely to be viewed together with other sites. However, it is considered that this would not alter the landscape sensitivity assessment for HOR1 given the sites are spaced apart. Development of all three sites would increase the extent of the settlement of Rowe End when viewed in these cross valley views but given HOR1 is perceived as central to Rowe End from this view the issue of elongation of settlement is considered in more detail in HOR3 and HOR6.


2A
B6479
Blind Beck
240
230
250
260
270
View from 1H
12
HOR6
11
Playing fields
1
05.65/62
2
River
HOR1
Backland field
3
1G
Railway Station
5
Beecroft Hall
05.65/29
Station Road
05.65/28
Cragg Hill Road
6
River Ribble
8
HOR3
9
Ribble Way (Cat2)
10
View from 1F
Horton Quarry
280
290
0
75
150
300
M



- Yorkshire Dales National Park Boundary (not in viewport)
- Contour lines (5m interval)
- Water courses
- Conservation Area
- Promoted / long distance routes
- Public rights of way
- Regional cycle route
- View from principal recreational route gateway
- View from principal vehicular route gateway
- Local views specific to the site
- Important open spaces
  Yorkshire Dales Local Plan 2015-2030, Adopted 2016
- Potential residential development
  (hatch denotes previous extent which has been adjusted following the review, reduction/mitigation process and cumulative impact asssessment)
- Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2022
- Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024
  (not in viewport)

Figure 2

HOR1, HOR3 and HOR6 Detail Plan

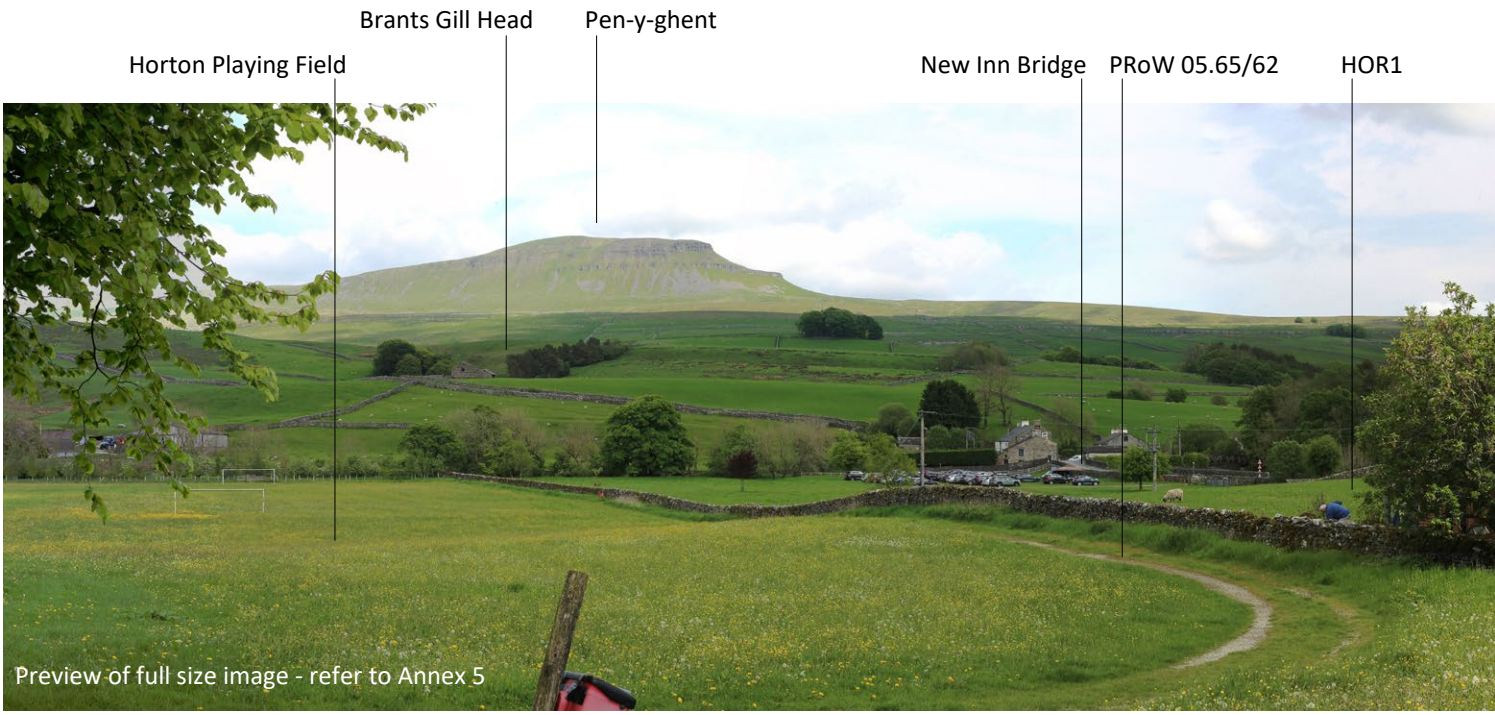


Figure 2.1 - Local view 1 from the entrance to Horton Playing Fields (junction of B6479 and PRoW 05.65/62)



Figure 2.2 - Local view 2 from PRoW 05.65/62

B6479



Horton Quarry

HOR1 (backland field)

PRoW 05.65/62





Figure 2.3 - Local view 3 from Station Road

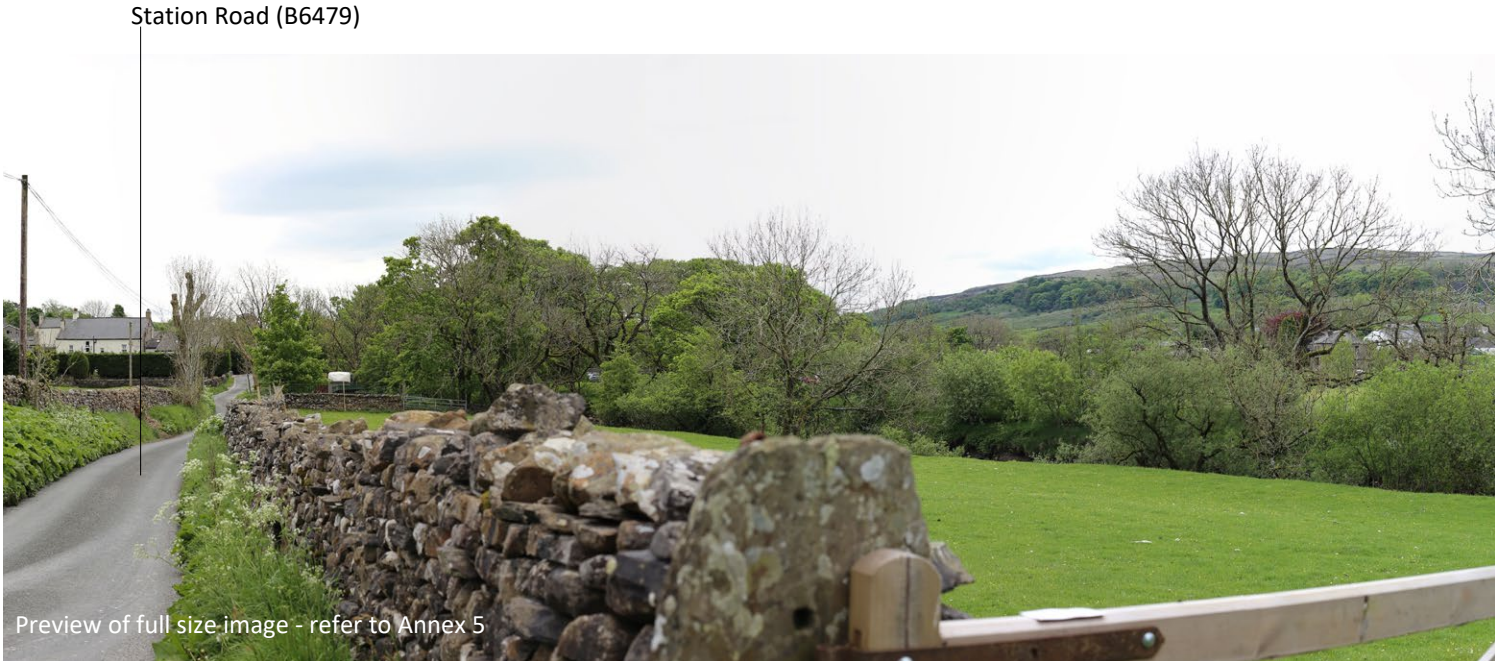


Figure 2.4 - Local view 4 from minor lane to New Houses

Station Road (B6479) New Inn Bridge Pen-y-ghent



HOR1 Horton Quarry





Figure 2.5 - Local view 5 from PRoW 05.65/29 across the railway station to Horton in Ribblesdale



Figure 2.6 - Local view 6 (north) from Ribble Way (PRoW 05.65/28)

Pen-y-ghent

St. Oswald's Church



HOR1

Pennine Way and Ribble Way (PRoW 05.62/12)

River Ribble



HOR3 - Land east of Cragg Hill Road

Introduction

This 0.35 ha 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. Refer to Figure 2 (pages 28 - 29) for a detailed plan of the site extent. Key local views are shown on Figures 2.6b - 2.10 (pages 40 - 45) 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
Settlement form and setting	Moderate
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate
Cultural and historical associations	Low-moderate
Overall landscape sensitivity assessment	**Moderate***

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

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.

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. The following section outlines the design principles which should be considered in any future development.

The review process for HOR3 has considered the relevant gateway views identified in the Horton Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 28 - 29). Additional gateway views have also been

[8] Refer to footnote no. 3

[9] Refer to footnote no. 1

identified during the review process. The relevant views with commentary are listed in the following sections.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1 (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 21). The key gateway views include:

View 1A (north) View 1A north is from the Pennine Way and Ribble Way (PRoW 05.65/12) approaching Horton in Ribblesdale from the north east. This is an elevated view to parts of the site which 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. 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. Most of the northern end of the site is screened by existing trees so it is only the southern part of the site which would be visible. Development of the site would add to the sense of the separation from and elongation of Rowe End. This impact could be partly mitigated by tree planting along the south eastern boundary of the site.

View 1A (south) View 1A south is at a lower elevation than the northern view so most of HOR3 is screened by the line of mature trees along the river west of the pedestrian bridge. Some of the housing development may be visible near the agricultural buildings on the north boundary of the site but this is unlikely to be very noticeable.

View 1C View 1C is from the Pennine Way and A Pennine Journey (PRoW 05.65/25) at the junction with PRoW 05.65/27. Most of the site is visible from this popular route and reads as part of a series of terraces extending from valley bottom to the quarry. Development on the site would read as an extension of Rowe End to coalesce with the property at the end of Cragg Hill Road. As with view 1A this impact could be partly mitigated by tree planting along the south eastern boundary of the site.

View 1D This view is from the elevated slopes west of Pen-y-ghent on PRoW 05.65/36. The view is similar to view 1C. The site is part of the terraced walled pastures which extend along both sides of the valley until Rowe End which is defined by a series of large scale agricultural/industrial buildings on the south side of the settlement. As is the case with view 1A, 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. Development of the site would add to the elongation of Rowe End and coalescence with the property at the end of Cragg Hill Road. This impact could be partly mitigated by tree planting along the eastern boundary of the site. The steeper slopes of the south east corner of the site should remain undeveloped so there is visual continuity of pasture along the west bank of the River Ribble.

View 1I In filtered views west from the YDNP car park, the site is partly screened by mature trees. In summer most of the site is likely to be screened but in winter the larger agricultural/industrial buildings north of the site are visible. As with other views, residential development on this site would appear slightly disconnected from the rest of the village.

Local views

Local views relevant to HOR3 are located on Figure 2 (pages 28 - 29) with the views shown on Figures 2.6b - 2.10 (pages 40 - 45). The local views include:

View 5 View 5 is from PRoW 05.65/29 west of the railway station. There are elevated views to parts of Horton which is spread out along the broad flat terraces adjacent the river and then dramatic views to Pen-y-ghent. However, HOR3 is not visible from this viewpoint given the fold of landform but there might be some views as one descends into Horton from Ingleborough.

View 6b View 6b is from the Ribble Way (PRoW 05.65/28) at the right hand bend in the river north east of the site. The site is not visible from this viewpoint given the steep slopes narrowing the terraces along the river at this point on the Ribble Way.

View 7 View 7 is from the other side of the river on the B6479 (also Pennine Way) just north of the junction with A Pennine Journey (PRoW 05.65/25). This is a glimpsed view through trees to HOR3. Development on the site is unlikely to be discernible.

View 8 View 8 is from Cragg Hill Road at the north west corner of the site looking over the site to the south east. This is an expansive view over the site to the south to Ribblesdale but also with views to Pen-y-ghent. However,

Cragg Hill Road is the access road to the quarry and is frequently in use by heavy goods vehicles (HGV's) which limits recreational use. 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. The site is located south of larger scale agricultural/industrial buildings so feels disconnected from the residential part of Rowe End. To mitigate this, the residential area across this site should be of sufficient scale to define its own sense of place.

View 9 View 9 is from Cragg Hill Road at the south west corner of the site looking over the site to the north east. This view point is at the entrance to the quarry so there are frequent HGV movements. As with view 8 development on this site when viewed from Cragg Hill Road could feel like an extension into open countryside.

View 10 View from Ribble Way (PRoW 05.65/28) approaching Horton from the south east of the site. This view is the first point at which users of Ribble Way begin to sense the approach to the Rowe End part of Horton. The agricultural/industrial buildings north of the site are visible with the residential properties beyond. The area is influenced by the activity and noise of the quarry and truck movements. Development on the site would feel disconnected from the residential part of Rowe End so needs to have sufficient scale to have its own sense of space. Tree planting in groups on the southern and eastern boundaries would assist to break up the mass of any new housing and also separate the river corridor and recreational use from the quarry activity.

Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been established to reduce adverse landscape and visual effects of development on HOR3. These include:

- Development should be of sufficient scale to define its own sense of place
- Integration of 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 south eastern part of the site should be conserved as farmland or planted with trees
- Development should taper to the south to protect the small beck on the southern boundary.

Summary

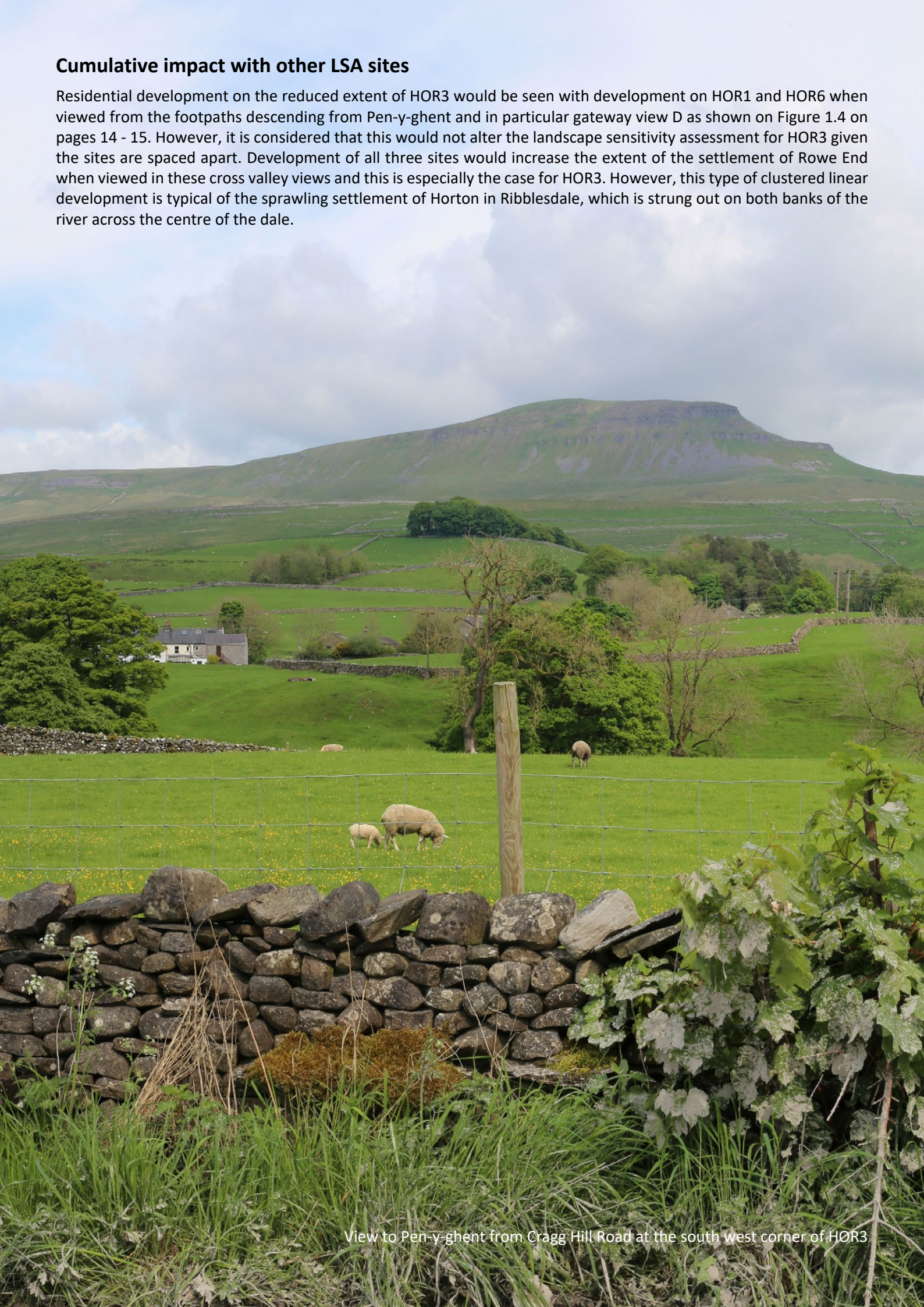
A carefully designed layout that focuses built development on the less sensitive parts of the site would reduce some of the adverse landscape and visual effects for HOR3. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. The views and recreational experiences reduces to moderate and settlement form and setting and perceptual qualities reduces to low-moderate. This reflects Integration of 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 and conservation of the south eastern part of the site as farmland or planted with trees. As a result of the mitigation **the overall landscape sensitivity assessment would also reduce from moderate* to low-moderate.**

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

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

Cumulative impact with other LSA sites

Residential development on the reduced extent of HOR3 would be seen with development on HOR1 and HOR6 when viewed from the footpaths descending from Pen-y-ghent and in particular gateway view D as shown on Figure 1.4 on pages 14 - 15. However, it is considered that this would not alter the landscape sensitivity assessment for HOR3 given the sites are spaced apart. Development of all three sites would increase the extent of the settlement of Rowe End when viewed in these cross valley views and this is especially the case for HOR3. 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.



View to Pen-y-ghent from Cragg Hill Road at the south west corner of HOR3



Figure 2.6b - Local view 6 (south) from Ribble Way (PRoW 05.65/28)



Figure 2.7 - Local view 7 from the B6479 (also Pennine Way) just north of the junction with A Pennine Journey (PRoW 05.65/2



Horton in Ribblesdale

Pennine Way (B6479)



25) looking west to HOR3



Figure 2.8 - Local view 8 from Cragg Hill Road at the north west corner of HOR3 looking to the south east.



Figure 2.9 - Local view 9 is from Cragg Hill Road at the south west corner of HOR3 looking to the north east.

Craig Hill Road



Brants Gill Head

Pen-y-ghent

River Ribble

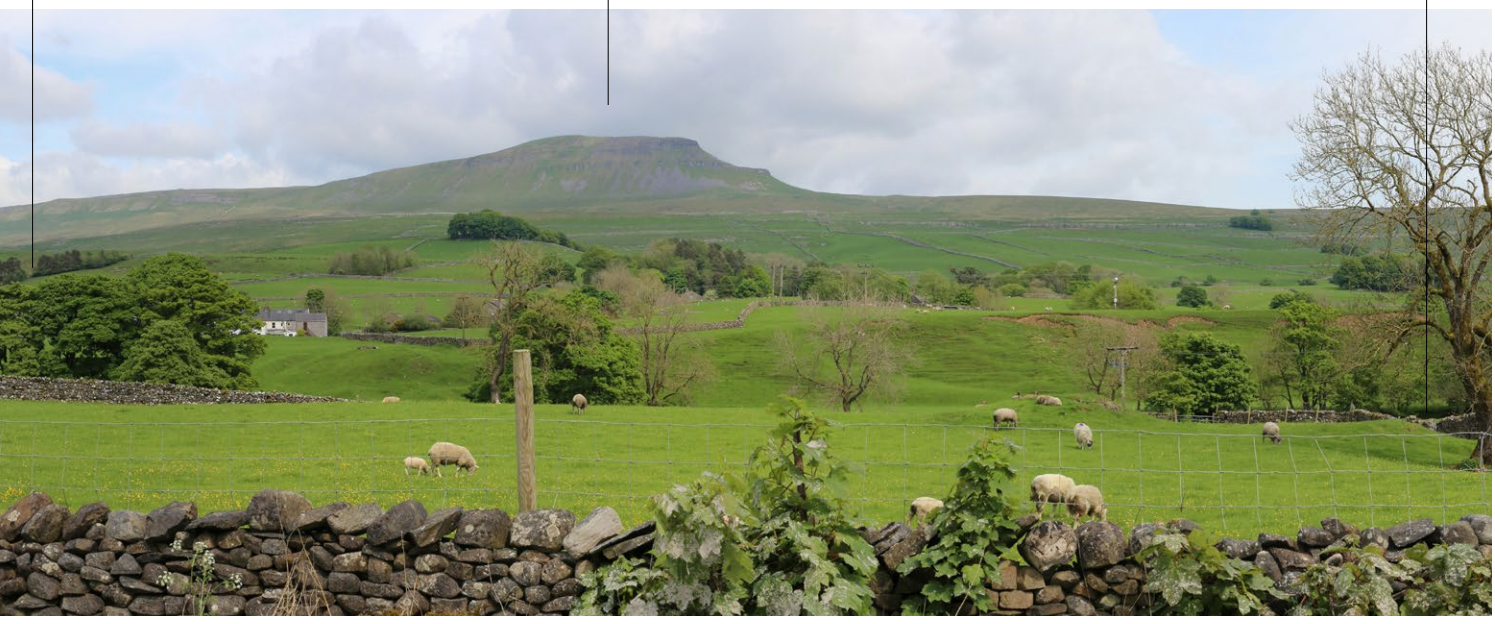




Figure 2.10 - Local view 10 from Ribble Way (PRoW 05.65/28) east of HOR1


Ribble Way (PRoW 05.65/28)
River Ribble

HOR5 - Land to north, east and south of Chapel Lane terrace

Introduction

This 0.37 ha 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. Refer to Figure 3 (pages 50 - 51) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.7 (pages 52 - 57) 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	Low
Settlement form and setting	Low
Views and recreational experiences	Low-moderate
Perceptual qualities	Low
Cultural and historical associations	Moderate
Overall landscape sensitivity assessment	**Low-moderate**

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

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.

Review

Generally, it is considered that the **overall landscape sensitivity rating for the site of low-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. The review process for HOR5 has considered the relevant gateway views identified in the Horton Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 3 on pages 50 - 51). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1 (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 21). The key gateway views include:

[10] Refer to footnote no. 3

[11] Refer to footnote no. 3

View 1C View 1C is from the Pennine Way and A Pennine Journey (PRoW 05.65/25) at the junction with PRoW 05.65/27. There are some filtered views through trees to a small proportion of the site but development of the site is unlikely to be discernible.

View 1D This view is from the elevated slopes west of Pen-y-ghent on PRoW 05/65/36 which is a popular route to Pen-y-ghent. The site is clearly visible as a green space in front of the Church of St Oswald in the historic core of Horton. Loss of this green space at the heart of Horton would alter the view slightly but a more complete built centre may also better identify the core of the settlement.

View 1E There is a glimpsed view of the Church Of St Oswald from this viewpoint at the junction of A Pennine Journey and a minor lane leading to Brackenbottom. However, the site itself is screened by intervening tree cover.

View 1F View 1F is a very attractive view from the Ribble Way (PRoW 05.65/28) approaching Horton from the south. The view is from the west bank of the river to the historic core of Horton with Pen-y-ghent in the background. Development is only likely to be visible on the southern portion of the site. The northern section opposite the church is screened by buildings lining Chapel Lane. The southern section of the site has single storey farm buildings so development will not significantly alter the existing view. There are number of existing significant mature trees which break down the massing of the existing buildings and will also visually contain the extension to the south. Additional tree planting to the south would reinforce this containment.

View 1H View 1H is from the junction of PRoW's 05.65/29 and 05.65/58 on Ingleborough. This is a distant and elevated view to the historic core of Horton. The spire of the church is visible but development on the site is unlikely to be noticeable given the intervening tree cover and other buildings.

View 2B This view is at the southern gateway to Horton in Ribblesdale on the B6479 (also A Pennine Journey) approaching from the south. There are views to the Church of St Oswald but the HOR5 site is mostly screened by trees and other buildings. There may be some filtered winter views of housing between other buildings but the change in the view is unlikely to be noticed.

Local views

Local views relevant to HOR5 are located on Figure 3 (pages 50 - 51) with the views shown on Figures 3.1 - 3.7 (pages 52 - 57). The local views include:

View 13 View 13 is from the B6479 (also A Pennine Journey) at the junction with PRoW 05.65/33. This view is adjacent the northern boundary of the graveyard of the Church of St Oswald. Housing development would be visible from this viewpoint but the current view is to the terraced properties facing Chapel Lane. Only a small proportion of the pasture in front of the terrace is perceptible from this viewpoint. The site would require a carefully designed built development, which reflects the architectural form, character and local materials of the Ribblesdale area.

View 14 View 14 is from the B6479 (also A Pennine Journey) immediately south of the Church of St Oswald looking directly into the site which is a flat walled pasture that surrounds a terrace of houses. It also includes a small area of backland, with hardstanding/agricultural storage, to the south of the existing buildings. 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. Horton Beck, a fast-flowing tributary to the River Ribble, is to the east of the site and adjacent existing houses.

The layout and detailed design of new proposals should respect the historic landscape setting of the Grade I Listed church. The 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.

View 15 The views to HOR5 from the B6479 (also A Pennine Journey) south east of the site are mostly screened by mature trees. There may be some filtered winter views through gaps in the tree line.

View 16 View from PRoW 05.65/32 east of Horton Beck south east of the site. This is a reasonably close view to the centre of the site which is generally framed by existing buildings on all sides. Development of the site is unlikely to be very noticeable given the containment of the site.

View 17 View from Chapel Lane at the junction of PRoW's 05.65/31 and 05.65/32 south of the site. The historic core of Horton is visible with farm buildings on the outer edge and there are views to the tower of the Church of St Oswald. The existing views to the south part of the site from this public right of way/track that leads southwards from the village (to connect with the Ribble Way riverside walk) could be enhanced by a new compact and relatively urban housing development.

View 18 View from Chapel Lane (PRoW 05.65/31) at the south west corner of the site. This view is similar to view 5 but closer to the site. The south portion of the site is currently used for storage of materials and parking of farm



View to the HOR5 site PRoW 05.65/32 east of Horton Beck

equipment and vehicles. In the background there are views to Pen-y-ghent. A well designed and attractive housing scheme on the site could enhance this edge of the village

View 19 View from Ribble Way (PRoW 05.65/28) on the west bank of the River Ribble west of the site. This view is very similar to gateway view 1F. Development of the site is likely to be mostly screened by existing buildings although a small proportion of the south end might be visible. The existing mature trees are significant in containing the site.

Design considerations

A number of design principles have been identified to mitigate the risk of adverse impacts of the development of HOR5 including:

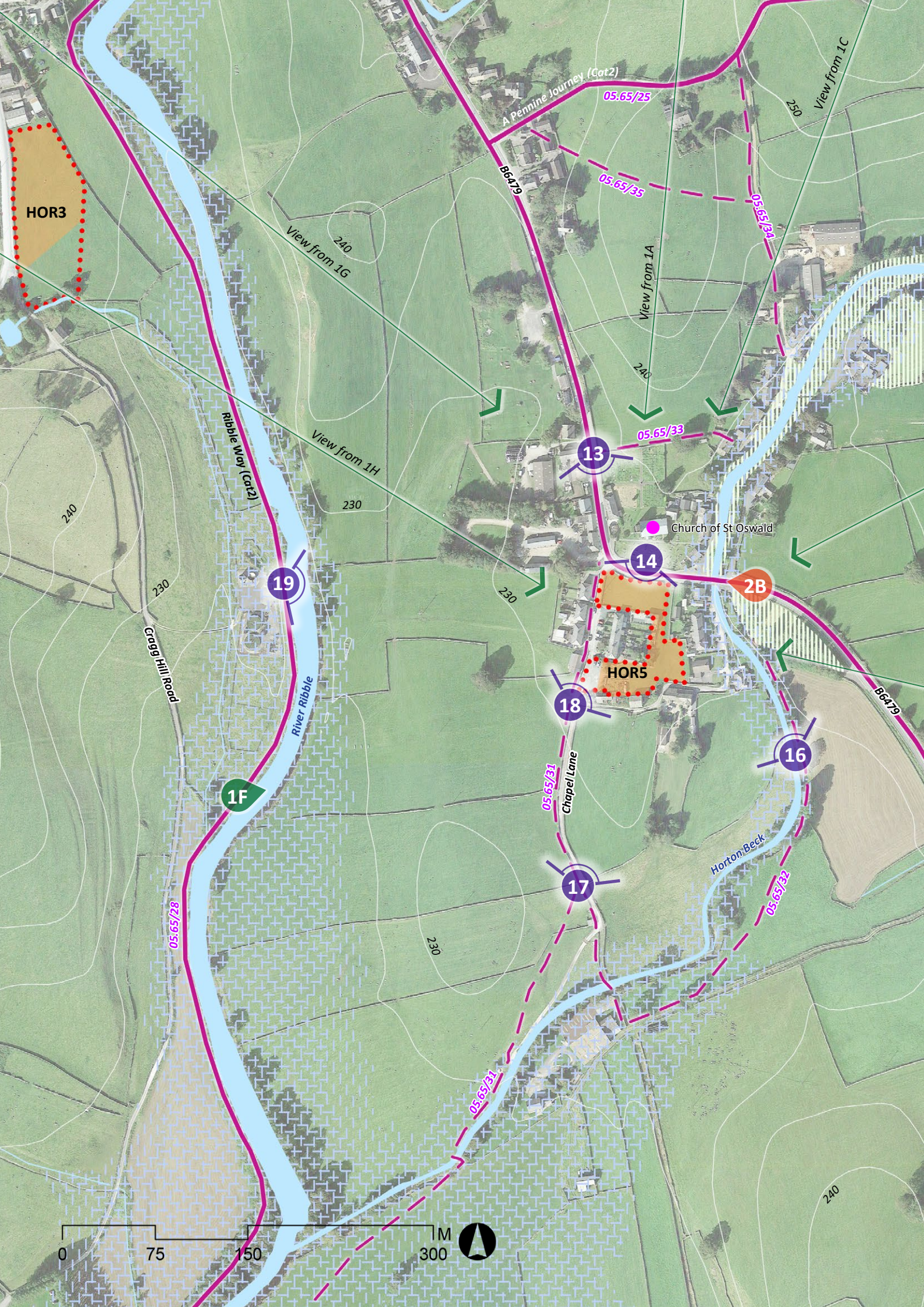
- Attractive frontage to the B6479
- Tree planting along access roads and in small groups, would help to integrate the scheme
- Native tree planting should be integrated to soften the built forms on the northern and eastern boundaries.
- Development to be setback on the south west corner where the public right of way interfaces with the built edge.
- Retention of all boundary stone walls
- Tree planting on the southern boundary to supplement the existing trees which visually contain the site in cross river views from the west.

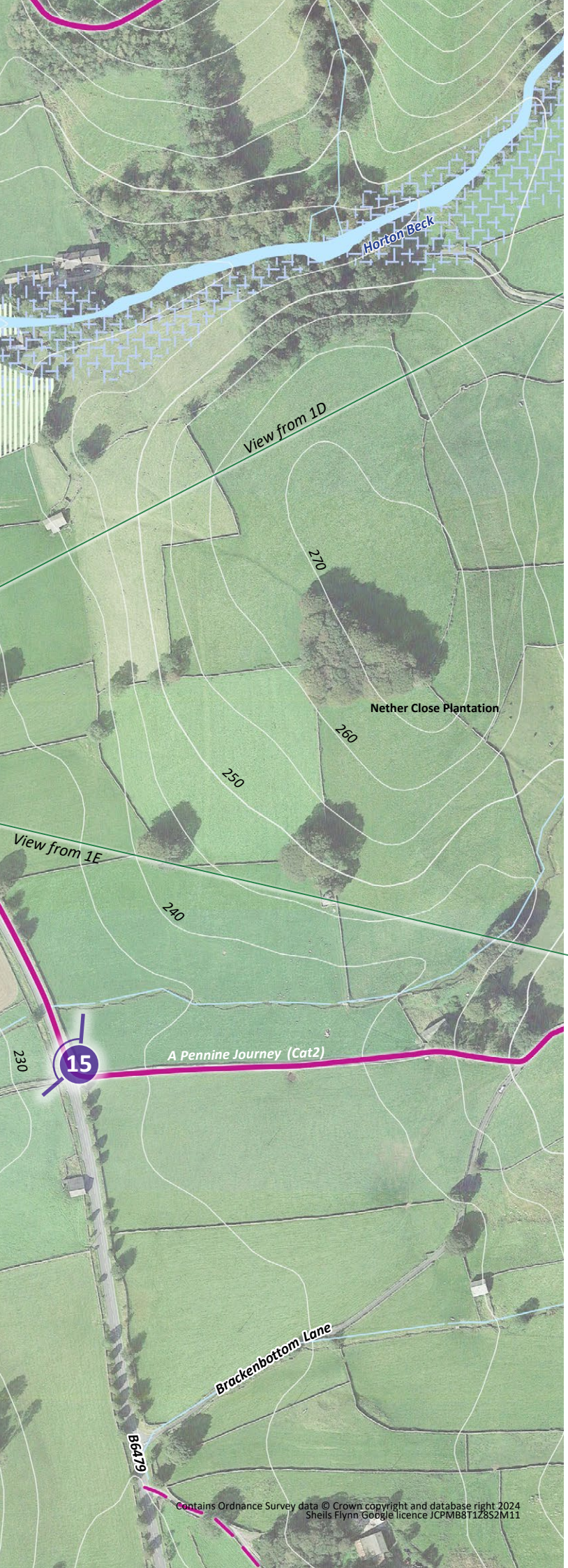
Summary

With a **low-moderate overall landscape sensitivity assessment**, 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.

Cumulative impact with other LSA sites

Residential development on HOR5 would be seen with development on the other sites in Horton when viewed from the elevated gateway views to the east on the slopes of Pen-y-gent as identified in particular in gateway view D as shown on Figure 1.4 on pages 14 - 15. However, it is considered that this would not alter the landscape sensitivity assessment for HOR5 given the other sites are at Rowe End at the northern edge of the village. Overall, it is considered that there would be no cumulative impact with other Horton sites and the landscape sensitivity assessment for HOR5 would not alter.


HOR3
HOR5
A Pennine Journey (Cat2)
05.65/25
B6479
05.65/35
05.65/34
View from 1C
View from 1A
View from 1G
View from 1H
240
250
230
13
14
19
18
16
17
1F
2B
Church of St Oswald
Ribble Way (Cat2)
Cragg Hill Road
River Ribble
Chapel Lane
05.65/33
05.65/31
05.65/28
05.65/32
Horton Beck
0
75
150
300
M



Yorkshire Dales National Park Boundary
(not in viewport)

Contour lines (5m interval)

Water courses

Conservation Area (not in viewport)

Important local view to landscape setting

Church tower (upstanding landmarks)

Promoted / long distance routes

Public rights of way

Regional cycle route (not in viewport)

View from principal recreational route gateway

View from principal vehicular route gateway

1 Local views specific to the site

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

Potential residential development
(hatch denotes previous extent which has been adjusted following the review, reduction/mitigation process and cumulative impact assessment)

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

Figure 3

HOR5 Detail Plan

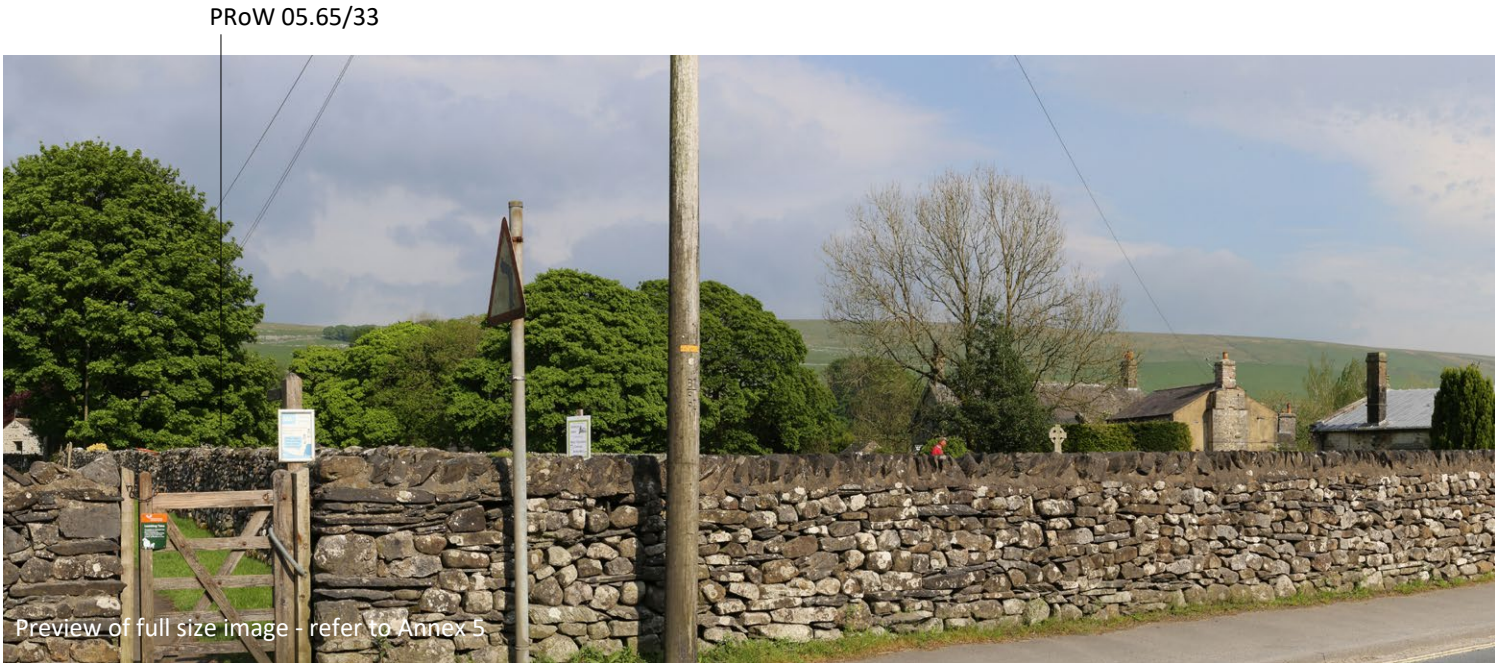


Figure 3.1 - Local view 13 from the B6479 (also A Pennine Journey) at the junction with PRoW 05.65/33 looking to the south



Figure 3.2 - Local view 14 from the B6479 (also A Pennine Journey) immediately south of the Church of St Oswald

Church of St Oswald

HOR5

B6479 (A Pennine Journey)



B6479 (A Pennine Journey)

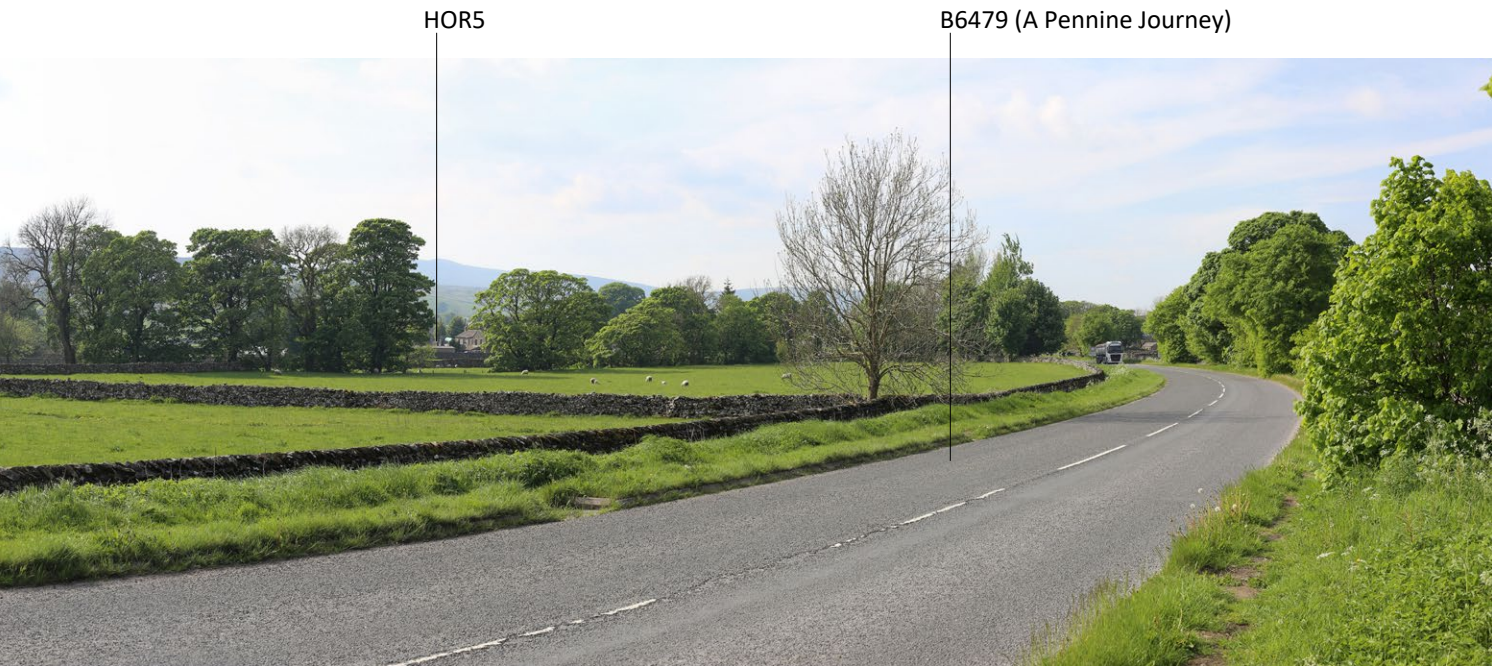


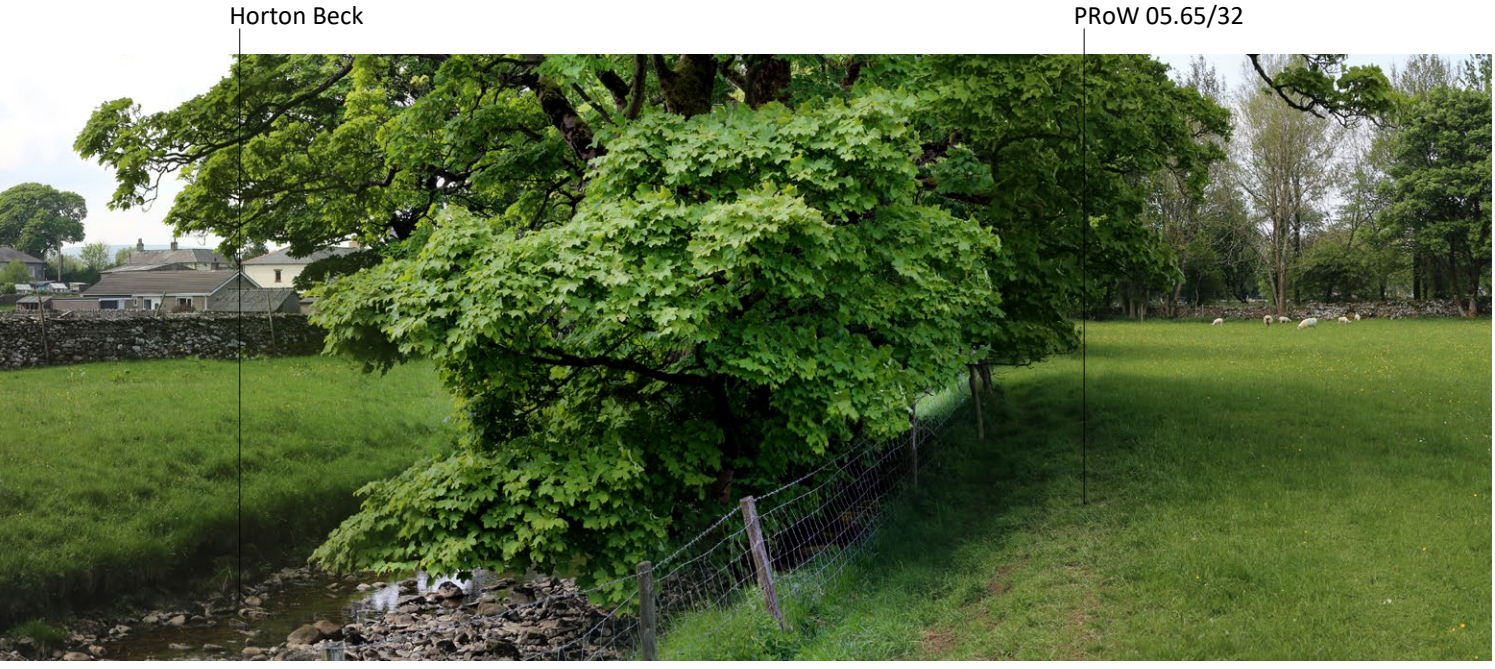


Figure 3.3 - Local view 15 from the B6479 (also A Pennine Journey) south east of HOR5



Figure 3.4 - Local view 16 from PRoW 05.65/32 east of Horton Beck south east of HOR5


HOR5
B6479 (A Pennine Journey)


Horton Beck
PRoW 05.65/32

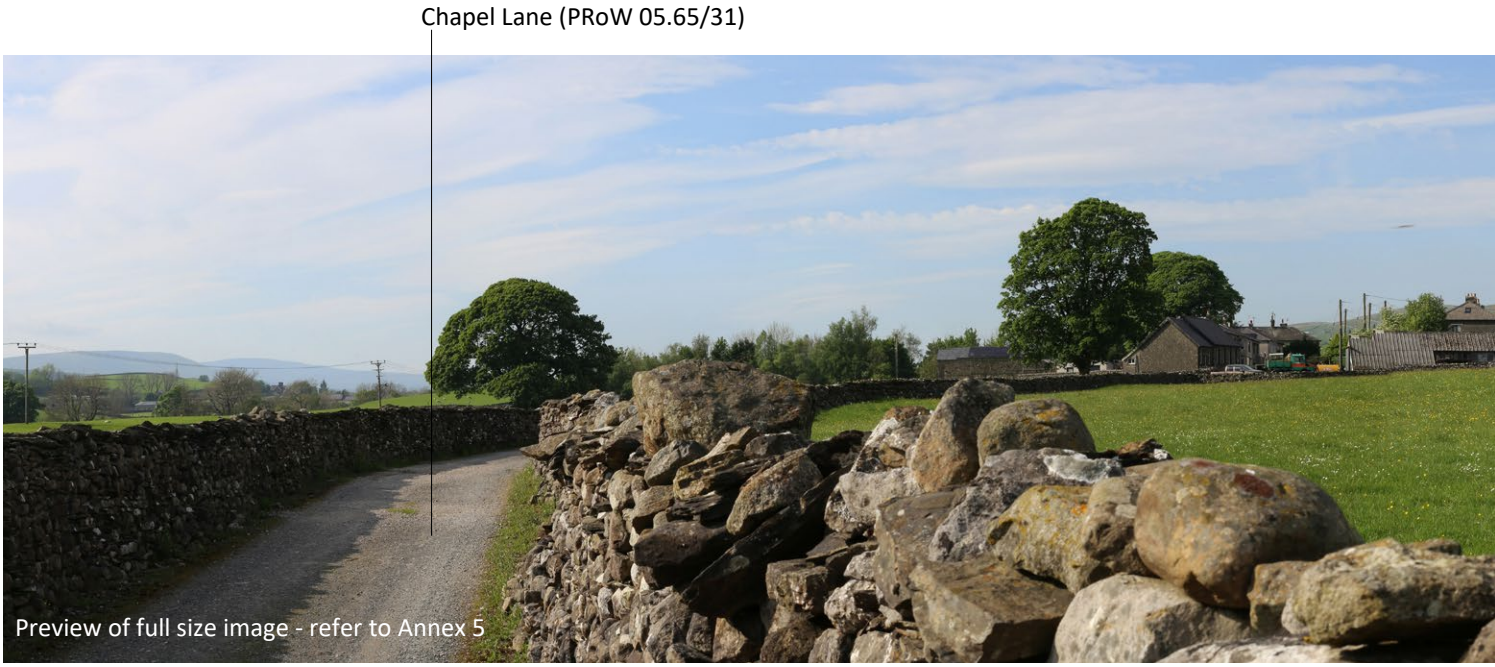


Figure 3.5 - Local view 17 from Chapel Lane at the junction of PRoW 05.65/31 and 05.65/32 south of HOR5



Figure 3.6 - Local view 18 from Chapel Lane (PRoW 05.65/31) at the south west corner of HOR5

Church of St Oswald



HOR5

Pen-y-ghent





Figure 3.7 - Local view 19 from Ribble Way (PRoW 05.65/28) on the west bank of the River Ribble west of HOR5



HOR6 - Land north of Hill Croft Cottage and east of B6479

Introduction

This 0.62 ha 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. Refer to Figure 2 (pages 28 - 29) for a detailed plan of the site extent. Key local views are shown on Figures 4.1 - 4.2 (pages 63 - 64) and Figures 4.1 and 4.2 (pages 64 - 65) 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	Moderate
Settlement form and setting	Moderate
Views and recreational experiences	Moderate-high
Perceptual qualities	Moderate-high
Cultural and historical associations	Moderate-high
Overall landscape sensitivity assessment	Moderate-high*

The summary of the overall LSA[13] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high* is correct**. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site could reduce the risk of adverse landscape and visual effects and could reduce the overall sensitivity score, hence the asterisk* marking.

[12] Refer to footnote no. 3

[13] Refer to footnote no. 3

The review process for HOR6 has considered the relevant gateway views identified in the Horton in Ribblesdale Settlement Analysis (Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 28 - 29). Additional gateway views have also been identified during the review process.

The review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. The relevant views with commentary are listed in the following sections. Of particular importance on this site is the cumulative impact of three of the Horton sites given they are all in the Rowe End part of Horton and in some views all sites are visible. This is considered in the section on cumulative impact.

Gateway views

The strategic gateway views relevant to the site are located on Figure 1 (pages 8 - 9) with the views shown on Figures 1.1 - 1.10 (pages 11 - 23) and Figures 4.1 and 4.2 (pages 64 - 65). The key gateway views include:

View 1A (north) View 1A is from the Pennine Way and Ribble Way (PRoW 05.65/12) approaching Horton in Ribblesdale from the north east. This is an elevated view to most of the site which comprises 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 the site. 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. This pasture is adjacent to groups of existing traditional farm buildings and cottages to the north of Rowe End, including a traditional roadside barn.

From this vantage point, the site is separated from the settlement of Rowe End by groups of mature trees around Rowe Farmhouse (grade II listed). Development on the site would elongate the settlement area of Rowe End and compromise the setting of the traditional farm buildings. This could be partly mitigated by tree planting to the northern boundary and north east corner to visually contain the development relative to the farm buildings.

View 1A (south) View 1A south is very similar to view 1A (north) but is closer to the site and at a lower elevation. The design considerations of relevance to HOR6 match view 1A north.

View 1B View 1B is from the historic New Inn Bridge over the River Ribble on the B6479 (also the Pennine Way and Ribble Way). The view also represents the view from the pedestrian bridge over the River Ribble which links to the Yorkshire Dales National Park Car Park in Horton in Ribblesdale. The site is not visible from this viewpoint because of screening by the mature trees of The Rowe House. However, the railway embankment is visible adjacent the south west corner of the site. Development would also be likely to be visible but this could be mitigated by not developing the higher land of the south west corner of the site as suggested in the LSA.

View 1C View 1C is from the Pennine Way and A Pennine Journey (PRoW 05.65/25) at the junction with PRoW 05.65/27. The elevated land of the southern end of the site is visible from this viewpoint although framed by the existing settlement edge to the south and the mature trees around Rowe Farmhouse (grade II listed). Development along the road would read as a small logical extension of Rowe End. The central and northern parts of the site are not visible. The elevated south west corner adjacent the railway line should remain undeveloped and could be part wooded to provide a back drop to the housing.

View 1D This view is from the elevated slopes west of Pen-y-ghent on PRoW 05/65/36. Only parts of the site are visible from this popular route to Pen-y-ghent. The view is similar to 1C. The elevated land of the southern end of the site is visible from this viewpoint although framed by the existing settlement edge to the south and the mature trees around The Rowe House (grade II listed). Development along the road would read as a small logical extension of Rowe End. The central portion of the site is not visible but small parts of the northern end are visible up to the underpass to the railway The elevated south west corner adjacent the railway line should remain undeveloped and could be part wooded to provide a back drop to the housing.

View 1G View 1G is from Horton in Ribblesdale Railway Station. The site is not visible in views from the elevated platform at the Railway Station.

View 1H View 1H is from the junction of PRoW's 05.65/29 and 05.65/58 on Ingleborough. The site is not visible from this vantage point but there may be places on the route where it is visible.

View 2A Development on this site would be prominent in the gateway views to and from the northern edge of Rowe End. 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 and thus the elevated south west end of

the site should not be developed and could be planted as woodland to back drop the housing elsewhere on the site. Development on the site would cause some damage to this sensitive scenic gateway view across a traditional pastoral landscape and would also compromise the setting of the clusters of farm buildings. In order to integrate development tree planting should be introduced to the northern boundary and to the bottom of the railway embankment

Local views

Local views relevant to HOR6 are located on Figure 2 (pages 28 - 29) with the views shown on Figures 4.1 - 4.2 (pages 64 - 65). The local views include:

View 1 View 1 is at the entrance to the Recreation Ground on the B6479. It is also the point where PRoW 05.65/62 connects with the road. This is an important path which links the clusters at Rowe End (to the west) and New Inn (to the east). Given the bend in the B6479 the site is not visible from view 1 but further to the north at view 11 all of the site is visible.

View 2 View 2 is from PRoW 05.65/62 which links the Recreation Ground and Rowe End to New Inn. This viewpoint is also representative of views from the Recreation Ground in general. This view is similar to gateway view 1B. HOR6 is not visible from this viewpoint.

View 4 View 4 is from the minor lane leading to New Houses on the east side of the river north east of the site. The view is similar to gateway view 1A. HOR6 is screened by trees but there maybe some glimpsed winter views.

View 5 View 5 is from PRoW 05.65/29 west of the railway station. There are elevated views to the east of Rowe End on the broad flat terraces adjacent the river and then dramatic views to Pen-y-ghent. There is likely to be views to roofs at the south end of the site and to the northern end, housing would be visible backdropped by the traditional farm buildings north of the B6479. Woodland planting along the elevated land of the western boundary would mitigate the impact of the development of the site.

View 11 View 11 is on the B6479 at the south east corner of the site just north of view 1. This view from the settlement edge of Rowe End is an attractive view over the gently undulating walled pasture of the site adjacent to groups of existing traditional farm buildings and cottages including a traditional roadside barn. The site is defined on its western boundary by the steep Settle-Carlisle Railway embankment. 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 view to the landscape setting of Rowe End. In order to mitigate this, the elevated land of the south west corner of the site should remain undeveloped and be wooded as should the western boundary along the bottom of the embankment of the railway. This would provide a wooded backdrop to housing in views from the B6479 travelling north.

View 12 View 12 is on the B6479 at the north east corner of the site just south of gateway view 2A. The view is similar to gateway view 2A - 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. This pasture is adjacent to groups of existing traditional farm buildings and cottages to the north of Rowe End, including and the roadside barn, which are distinctive local landmarks. A drumlin in the southern part of the site screens the buildings of Rowe End in this gateway view and is a subtle but valuable landscape feature. Given the settlement edge of Rowe End is largely screened in this view, development here would have an urbanising effect and erode the rural village edge landscape character. It could also damage the historic landscape setting of the traditional farmsteads and barns that flank the road. Although development here would continue the existing pattern of Rowe End's settlement form and growth, there is a risk that built development would dominate given the elevated landform of the adjacent historic buildings given the elevated landform. In order to mitigate this, the northern boundary of the site should be wooded as should the elevated western boundary at the base of the railway embankment. This woodland planting could then connect with tree planting in the elevated south west corner of the site. In time, this tree planting would backdrop views to the housing when approaching Horton from the north on the B6479.

Design considerations

A number of design principles have been identified to mitigate the risk of adverse impacts of the development of HOR6 including:

- Low density layout with an attractive frontage to the B6479
- Breaks in the layout, to allow an indented built edge, softened by trees, would help to conserve the rural village edge landscape character

- The existing traditional roadside barn (and its setting) to be incorporated into the scheme
- Retention of all boundary stone walls
- The elevated southern part of the site to remain undeveloped
- Native woodland planting to the south west corner, western boundary, northern boundary and the north east corner.
- Groups and bands of native trees should form part of the layout to shelter and integrate a relatively low density development.

Summary

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, housing here would continue the existing pattern of Rowe End's settlement form and growth and with appropriate mitigation as outlined in the section on design considerations it is considered that the risk of adverse landscape and visual effects could be reduced.

The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 5) with mitigation. The views and recreational experiences criteria remain at moderate-high because of the impact on the vehicular gateway when approaching from north. However, if the elevated southern part of the site is undeveloped and the western and northern boundaries are wooded with an attractive low density scheme to the centre addressing the B6479 it is considered that the perceptual qualities would reduce to moderate and thus **the overall landscape sensitivity assessment would also reduce from moderate-high* to moderate.**

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

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

Cumulative impact with other LSA sites

Residential development on the reduced extent of HOR6 would be seen with development on HOR1 and HOR3 when viewed from the footpaths descending from Pen-y-ghent and in particular gateway view D as shown on Figure 1.4 on pages 14 - 15. However, it is considered that this would not alter the landscape sensitivity assessment for HOR6 given the sites are spaced apart. Development of all three sites would increase the extent of the settlement of Rowe End when viewed in these cross valley views. 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.



Figure 4.1 - Local view 11 from B6479



Figure 4.2 - Local view 12 from B6479

HOR6

Settle to Carlisle Railway

B6479



B6479

HOR6



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 Horton.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Horton	HOR 1	Moderate	Moderate*	Low-moderate	Low-moderate
	HOR 3	Moderate*	Moderate*	Low-moderate	Low-moderate
	HOR 5	Low-moderate	Low-moderate	Low-moderate	Low-moderate
	HOR 6	Moderate-high*	Moderate-high*	Moderate	Moderate

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YORKSHIRE DALES
National Park Authority

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