sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 2

Landscape Sensitivity Assessment

Long Preston sites

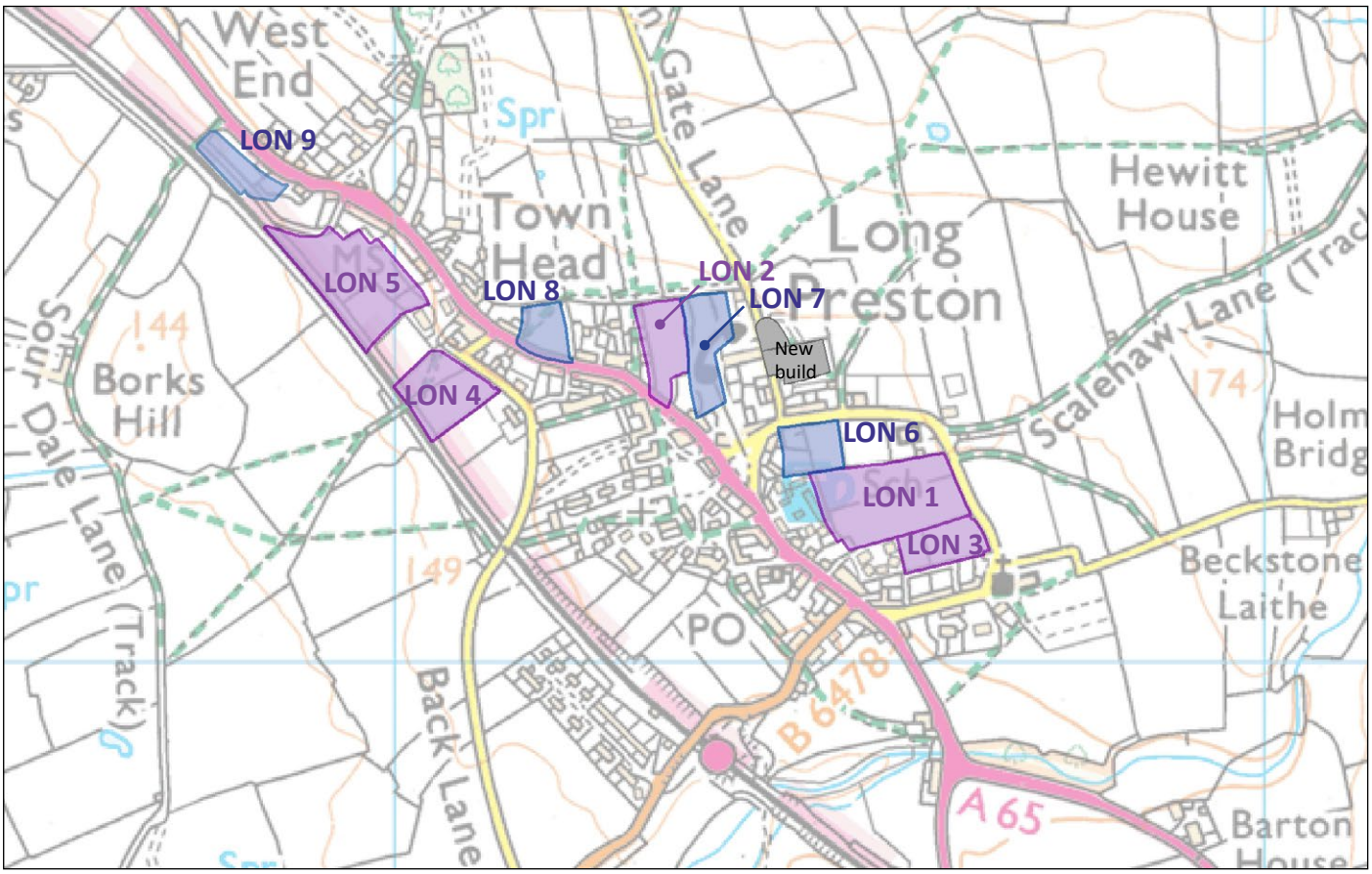
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Revision 2.0

YORKSHIRE DALES
National Park Authority

Long Preston

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
LON 1	Land between Hartley Green and Back Lane	LON 6	Land south of School Lane
LON 2	Land adjacent to Burial Ground, Main Street	LON 7	Land between Burial Ground, Megs Croft and Megs Barn
LON 3	Land between Jubilee Croft and Back Lane	LON 8	Land between Mebo Cottage and Grosvenor Place, Main Street
LON 4	Land south of Tranmere Cottage, Hoyle Hill	LON 9	Land north west of Long Meadow, Long Preston
LON 5	Land rear of Moorfields and Guy's Cottages		



Land between Hartley Green and Back Lane, Long Preston
LON 1

Physical and natural character	Moderate-high
This sloping site comprises two open walled pastures on the lower slopes of Newton Moor and Scosthrop Moor and the northern fringes of Long Preston. The overall slope has a gently rolling landform, with a distinct increase in elevation towards the north west, adjacent to the school along Back Lane. The site is enclosed to the south by residential development (off Hartley Green) and in part to the west by Long Preston Primary School. The most sensitive part of the site is the northern, more elevated land and its boundary with Back Lane, which is a component of the network of historic narrow walled lanes that link the village centre with the Church of St Mary the Virgin to the east and the moors to the north. The field stone walls that enclose the two crofts are also a distinctive landscape element which connects to the wider pattern of walled fields on the moorland slopes. There are no relevant biodiversity designations and development could be integrated on the southern, lower part of the site, alongside the existing residential areas (with vehicular access via Hartley Green). However, development across the northern (elevated) part of the site would detract from the rural (narrow walled) character of Back Lane which, though clearly defining the edge of the settlement, is a distinctive landscape feature, with its own sensitive landscape setting.	
Settlement form and setting	Moderate
The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The site is on the northern side of this central spine and forms part of the upslope / moorland edge landscape setting of the village, which is characterised by open views across the moorlands and an attractive, historic pattern of walled crofts and walled lanes. Back Lane is part of the network of walled lanes that links the settlement to the moorland; it also serves to define the northern edge of the village and an historic connection to the Church of St Mary the Virgin. Over the past few decades, new development has occurred along some of the back lanes, extending the 'depth' of the settlement away from the main road. Development on this site would continue this pattern of settlement growth, but extending built form along the Back Lane frontage would degrade the distinctive landscape character of Back Lane and the inter-connections between the walled crofts, Back Lane and the pattern of walled fields to the north; it would be detrimental to the distinctive landscape setting of Long Preston.	
Views and recreational experience	Moderate-high
This site is prominent in scenic views south westwards from the walled lanes/public rights of way on the moorland immediately to the north of the site and contributes (in part) to the landscape setting of the Church of St Mary the Virgin in these views. There are also attractive views northwards to the moors, but these views are not exclusive to the site. The views along Back Lane, northwards upslope to the moors and south and south eastwards to the edge of the village, express the sweep of the slope and define the village edge. Development across all of the site and fronting Back Lane would detract from the rural character of this lane and would be prominent in views southwards from the two public rights of way on the slopes to the north. However, it would be seen within the context of the village and a high quality scheme may not be visually intrusive.	
Perceptual qualities	Moderate-high
Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. It defines the interface between village and moorland and there is some logic in development extending to this edge. However, built development along the Back Lane frontage would be damaging to the landscape setting of Long Preston at the point where several of the historic walled lanes meet. The landscape setting of this lane merits conservation, with built development confined to the central and lower slopes of the site, where high quality housing could enhance the existing settlement edge.	
Cultural and historical associations	Moderate-high
These two walled crofts are part of the designated Long Preston Conservation Area and, together with the historic pattern of crofts and walled lanes that lead to the pastures on the moorland slopes to the north of the village, have a relatively strong time depth. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets. In addition, Back Lane contributes to the historic landscape setting of the Church of St Mary the Virgin (grade I listed) as it is an historic approach to the church from the village centre.	
Overall landscape sensitivity - residential development	Moderate-high*
Development across the whole of this site would be consistent with the pattern of settlement growth in Long Preston but the sensitivity assessment recognises the distinctive historic character of Back Lane and there is a risk that a built frontage along Back Lane would damage Long Preston's rural character and sensitive moorland landscape setting. However, development that is set well back from Back Lane across the lower, southern and central part of the site (with vehicular access via Hartley Green) could be integrated successfully. This would provide an opportunity to conserve the special historic (narrow, walled) character of Back Lane, including its landscape setting, while providing an attractive frontage in views southwards from Back Lane.	



Land adjacent to Burial Ground, Main Street, Long Preston
LON 2

Physical and natural character	Moderate
The site is a walled pasture with a gently rolling landform on the lower slopes of the moors to the north of Long Preston. The field is adjacent to the buildings and properties along Long Preston's Main Street, including the historic Burial Ground. This intact, inter-connected network of walled pastures, the gentle slope of the fell, which continues unbroken northwards, and the small groups of trees that shelter parts of the site boundary are its most sensitive landscape elements. There are no relevant biodiversity designations and no specific constraints to development on this site. However, the development across this field would result in significant and prominent disruption to the intact and continuous pattern of walled pastures, which extends northwards from Main Street upslope to the fells north of Long Preston.	
Settlement form and setting	Moderate-high
The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The village green is traversed by the A65, so that there is a sequence of green spaces along the curving road through the village centre. The scale and shape of the field reflects that of the elongated pattern of properties and crofts to the west and development here would continue this settlement form and pattern of growth. However, this site makes a significant contribution to Long Preston's landscape setting because its alignment, directly upslope from The Green in the village centre, enables a visual connection between the Main Street, the village centre greens and the moorland slopes to the north of the village. Development here would screen the north-south visual connection at one of the few places where there is not only a substantial gap in the 'wall' of buildings that line the road, but also continuity with The Green.	
Views and recreational experience	Moderate-high
The regular, linear/rectangular pattern of field stone walls is an attractive backdrop to the village which leads the eye upslope, forging a strong connection between the settlement core and Long Preston's moorland landscape setting. The motorists' view from the A65/Main Street is a fleeting incident, but one that nevertheless is appreciated by very large numbers of people. However, this same view northwards from The Green and Main Street is also experienced by pedestrians walking along the streets, visiting the Burial Ground and crossing The Green in the village centre. The site is also the focus for views northwards and southwards from the public right of way that connects Green Gate Lane and Main Street across the pastures to the north of the site. In addition, Green Gate Lane is part of the promoted 'Pennine Bridleway' long distance recreational route. Development here would be intrusive within this view, degrading the rural character of Long Preston's landscape setting and, more significantly, it would screen the valued visual connection between The Green and the moorlands to the north of the village.	
Perceptual qualities	Moderate-high
There are no striking landmarks and/or features of interest but the way the field stone walls connect with the stone walls of the village crofts, houses and Burial Ground integrates the village with its landscape setting. This is a gentle landscape which is simply a remnant piece of Long Preston's walled pastoral landscape setting which penetrates the village centre. Development that 'fills in' this gap could be integrated with the existing village street scene, but a valuable visual connection between village and moorland would be lost, along with degradation of Long Preston's rural character and distinctive sense of place	
Cultural and historical associations	Moderate-high
The site is part of the designated Long Preston Conservation Area and, together with the historic pattern of crofts and walled lanes that lead to the pastures on the moorland slopes to the north of the village, has a relatively strong time depth. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets.	

Overall landscape sensitivity - residential development	Moderate-high
This field is not remarkable in the wider context of the historic pattern of village crofts, walled pastures and lanes which form Long Preston's northern moorland landscape setting; there are plenty of others like it. However there are no other circumstances where a finger of this historic landscape pattern of walled pastures extends from the upland slopes right to The Green and Main Street, enabling long views back and forth between moorland and the greens, paths and roads in the heart of Long Preston. It is also the focus of views from public rights of way around the village which are likely to be used as circular recreational routes, as well as routes used by YDNP visitors. It merits conservation.	



Land between Jubilee Croft and Back Lane, Long Preston
LON 3

Physical and natural character	Moderate-high

This sloping site comprises a walled pasture on the lower slopes of Newton Moor and Scosthrop Moor and the north eastern fringes of Long Preston. It has a gentle slope northwards from the village edge to the northern boundary along Back Lane. The site is enclosed to the south and east by residential development (off Jubilee Croft and Church Street). The most sensitive part of the site is its boundary with Back Lane, which is a component of the network of historic narrow walled lanes which link the village centre with the Church of St Mary the Virgin (only 40m to the north east of the site) and the upland moors to the north. The field stone walls that enclose this croft are also a distinctive landscape element, which connects to the wider pattern of walled fields on the moorland slopes to the north of the village. There are no relevant biodiversity designations and development could be integrated on the southern, lower part of the site, alongside the existing residential areas (with vehicular access via Jubilee Croft). However, development across the northern (elevated) part of the site would detract from the rural (narrow walled) character of Back Lane which, though clearly defining the edge of the settlement, is a distinctive landscape feature, with its own sensitive landscape setting.

Settlement form and setting	Moderate

The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The site is on the northern side of this central spine and forms part of the upslope / moorland edge landscape setting of the village, which is characterised by open views across the moorlands and an attractive, historic pattern of remnant walled crofts and walled lanes. Back Lane is part of the network of walled lanes that links the settlement to the moorland; it also serves to define the northern edge of the village and an historic connection to the Church of St Mary the Virgin. Over the past few decades, new development has occurred along some of the back lanes, extending the 'depth' of the settlement away from the main road. Development on this site would continue this pattern of settlement growth, but extending built form along the Back Lane frontage would degrade the distinctive landscape character of Back Lane and the inter-connections between the walled crofts, Back Lane and the pattern of walled fields to the north; it would be detrimental to the distinctive landscape setting of Long Preston.

Views and recreational experience	Moderate-high

This site is visible in the scenic views south westwards from the walled lanes and public rights of way on the moorland to the north and contributes to the setting of the Church of St Mary the Virgin in these views. The attractive views along Back Lane, northwards upslope to the moors and south and south eastwards to the edge of the village, express the sweep of the slope and define the village edge. Development across all of the site and fronting Back Lane would detract from the rural character of this lane and would be prominent in views southwards from the two public rights of way on the slopes to the north. However, it would be seen within the context of the village in these views and a high quality scheme may not be visually intrusive.

Perceptual qualities	Moderate-high

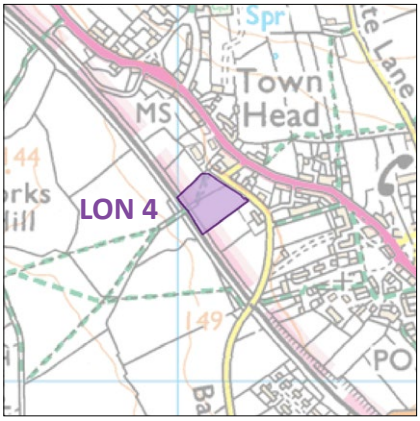
Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. It defines the northern edge of the village and there is some logic in development extending to this edge. However, built development along the Back Lane frontage, in the more elevated part of the site, would be damaging to the landscape setting of Long Preston on important approaches to the historic Church of St Virgin. The landscape setting of this lane merits conservation, with built development set well back from the lane and confined to the central and southern parts of the site.

Cultural and historical associations	Moderate-high

This walled croft is part of the designated Long Preston Conservation Area and, together with the historic pattern of crofts and walled lanes that lead to the pastures on the moorland slopes to the north of the village, has a relatively strong time depth. The majority of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets. In addition, Back Lane contributes to the historic landscape setting of the Church of St Mary the Virgin (grade I listed) as it is an historic approach to the church from the village centre. A grade II listed former chapel (now a garage) is adjacent to the site and its setting could be damaged by development.

Overall landscape sensitivity - residential development	Moderate-high*

Development across the whole of this site would be consistent with the pattern of settlement growth in Long Preston but the sensitivity assessment recognises the distinctive historic character of Back Lane and there is a risk that a built frontage along Back Lane would damage Long Preston's rural character and moorland landscape setting. However, development that is set well back from Back Lane in the southern/central part of the site (with vehicular access via Jubilee Croft) could be integrated successfully. This would provide an opportunity to conserve the special historic (narrow, walled) character of Back Lane, including its landscape setting, while providing an attractive frontage in views southwards from Back Lane. It would also protect the setting of the Church of St Mary the Virgin and the adjacent listed former chapel, which fronts onto Back Lane.



Land south of Tranmere Cottage, Hoyle Hill, Long Preston
LON 4

Physical and natural character	Moderate-high
The site comprises two walled pastures on a flat, relatively elevated terrace of land on the edge of the Ribble floodplain. The floodplain edge is accentuated by the line, which is within a cutting aligned along the south west boundary of the site. The regular pattern of walled crofts delineates the historic relationship between settlement and land at the margins of the marsh and contrasts with the sweeping, open views across the natural marshlands to the south. The site is enclosed by stone walls, with a narrow walled lane (Back Lane) which curves along the village edge to the north east and which is a particularly sensitive and distinctive local landscape feature. Groups of trees along the railway cutting frame the views across the marshes. The regular pattern of walled crofts, well defined settlement edge, scenic views and striking contrasts in landscape character combine in a distinctive landscape on this site. There are other similar fields along the south western edge of Long Preston, but development here would cause severe disruption to the distinctive pattern of walled pastures, eroding the special rural landscape setting of Back Lane and the relationship between village and its landscape setting.	
Settlement form and setting	Moderate-high
The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The site forms a central part of Long Preston's valley landscape setting; there are long views across the Ribble Marshes to Pendle Hill (in the distance) and Bork's Hill (a shallow drumlin landform nearby) from the walled lanes to the south west of the village and from a public right of way that crosses the site to connect these lanes with footpaths across the marshes. Development on this site would screen these views and disconnect the settlement from its scenic and distinctive landscape setting at a point where it is particularly accessible, both physically and in views south westwards, north westwards and northwards from Back Lane	
Views and recreational experience	Moderate-high
Development on this site would damage several views which make a valuable contribution to Long Preston's landscape setting. For instance it would disrupt the regular pattern of 'layered' croft walls in the views westwards and north westwards from Back Lane north of the railway bridge; and would partially screen the sweeping views southwards from Back Lane across the Ribble Marshes. The dense network of public rights of way, including the curving narrow walled back lanes, is a special feature of Long Preston's landscape setting which offers multiple options for recreational circular walks. Back Lane runs along the north eastern boundary of the site and an important public right of way (that crosses the railway at one of only two bridging points) is aligned diagonally across the site, connecting the village with the floodplain to the south. These are important views which define Long Preston's distinctive landscape setting and they should be conserved.	
Perceptual qualities	High
These walled pastures have a domestic 'cottage' landscape character, which relates to the adjacent crofts, walled Back Lane and village and contrasts with the expansive scale and natural landscape pattern of the Ribble Marshes. They provide a valuable space between the village and floodplain edge which is a foreground to views (southwards across the marshes and northwards to the moors) and which articulates the relationship between Long Preston and its landscape setting. The two pastures on the site cannot be considered in isolation because they are a component of the group of similar walled crofts, which are enclosed by the curve of Back Lane. Development on one of them would damage the set.	
Cultural and historical associations	Moderate-high
The site is part of the designated Long Preston Conservation Area. It has a strong time-depth and is part of the historic pattern of walled crofts and lanes that contribute to the distinctive character of the village. The alignment of Back Lane and the public footpath across the site reflects the historic relationship between Long Preston and the riverside mills (for corn grinding and cotton spinning) on the wetlands to the south.	

Overall landscape sensitivity - residential development	Moderate-high
These two pastures make a critically important contribution to the distinctive landscape setting of Long Preston because they are part of the regular pattern of walled crofts across the river terrace which reflects the historic relationship between village and floodplain wetlands and which is prominent in multiple local views from Back Lane. Development on this site would screen these views and disconnect the settlement from its scenic and distinctive landscape setting at a point where it is particularly accessible. Both pastures should be conserved, together with the adjacent walled crofts and the curving walled lane (Back Lane) which defines the village edge on this lowland side of the settlement.	



Land rear of Moorfields and Guy's Cottages, Long Preston
LON 5

Physical and natural character	Moderate-high
The site comprises a group of four walled pastures on a gently sloping terrace on the edge of the Ribble Valley and at the foot of the fells to the north east of Long Preston. A shallow drumlin landform (Bork's Hill) lies just to the south west of the site, on the outer margins of the Ribble floodplain. The alignment of the site's field boundary walls reflects the contours; the fairly flat upper terrace area is enclosed by rectangular fields aligned parallel to the access road (to the north east) while the boundaries of the two lower, sloping pastures are aligned downslope. The regular pattern of walled crofts delineates the historic relationship between settlement and land at the transition between fell slope and marsh and contrasts with the larger scale pattern of the valley floor landscape. This is an open landscape where the sweeping slopes to Bork's Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. There are no relevant biodiversity designations and the settlement edge to the north east is an undistinguished contemporary access road. Development across this large site would disrupt the open marshland views and the natural 'flow' of the valley slope, which is accentuated by the pattern of field stone walls. However, development on the upper part of the terrace only would conserve the most sensitive components of natural landscape character.	
Settlement form and setting	Moderate-high
The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble. The site is on the western fringes of the village, at a point where the main road curves away from the valley and where recent development forms an undistinguished settlement edge. Development on the upper part of this site would fit well within the existing linear settlement form, continuing Long Preston's traditional pattern of growth along the terrace of the slope and conserving the sweep of the valley edge landform and distinctive walled pastures which contribute to the village's landscape setting. However, development on the lower slopes would extend beyond the ridge of the terrace landform, which is here clearly defined by the field stone wall boundaries and would have an adverse impact on the settlement's landscape setting. There is an opportunity for new development on the upper part of this site which integrates with the historic settlement form and setting and creates a positive interface with the countryside. However, the lower slopes of this site should be conserved.	
Views and recreational experience	Moderate
The superb panoramic views southwards across the Ribble Valley from the access road along the north east boundary of the site are from a local access road and not a public right of way and so are a minor consideration. There is a more limited framed view south westwards from the A65, which is of some relevance. More significant are views to Long Preston and the fells from the public rights of way on the Ribble floodplain, including from Sour Dale Lane and the routes across the railway line and from parts of the historic walled public right of way along Back Lane. It would be also be prominent in the close views from the public right of way that crosses the walled crofts to the south east. This and Back Lane are likely to be well used for recreational circular walks as they offers the only two railway bridging points.	
Perceptual qualities	Moderate
The views across this site from the local access road to the north east are stunning, but do not form part of Long Preston's network of walled lanes and public rights of way and the existing access road and modern housing here forms a nondescript settlement edge which does not make a positive contribution to the local townscape. Development proposals that enhance the village edge while conserving its scenic pastoral valley slope landscape setting would be positive.	
Cultural and historical associations	Moderate
The site is part of the designated Long Preston Conservation Area; it forms part of the historic pattern of walled crofts that contribute to the distinctive character of the village, but is not part of the sequence of greens and walled lanes that are characteristic of the historic village centre public realm.	

Overall landscape sensitivity - residential development	Moderate-high*
Development on the upper part of this site (the two fields parallel to the access road) would fit well within the existing linear settlement form, continuing Long Preston's traditional pattern of growth along the terrace of the slope and conserving the sweep of the valley edge landform and distinctive walled pastures which contribute to the village's landscape setting. It could potentially enhance the interface between village and countryside in this part of the village. However, development on the lower slopes would extend beyond the ridge of the terrace landform, which is here clearly defined by the field stone wall boundaries and would have an adverse impact on Long Preston's landscape setting.	

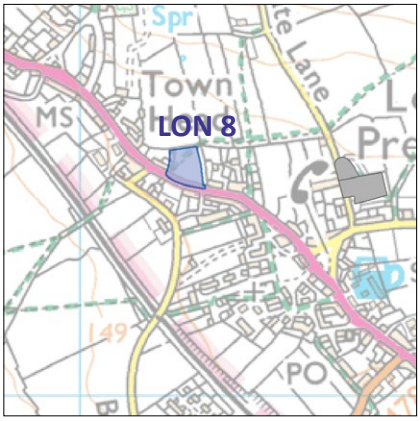


Land between Burial Ground, Megs Croft and Megs Barn, Long Preston

LON 7

Physical and natural character	Moderate
The site comprises two walled pastures with a gently rolling landform on the lower slopes of the moors to the north of Long Preston. One of the fields is adjacent to recent houses off Green Gate Lane and has an enclosed 'croft' character with buildings on two sides; the other is a long rectangular walled pasture which extends from the edge of the village centre (the Maypole Pub and Burial Ground) to the south to open farmland to the north. The intact, inter-connected network of walled pastures, the gentle slope of the fell, which continues unbroken northwards, and the small groups of trees that shelter parts of the site boundary are its most sensitive landscape elements. There are no relevant biodiversity designations and no specific constraints to development on this site. However, the development across these fields would result in significant disruption to the intact and continuous pattern of walled pastures, which extends northwards from Main Street upslope to the fells north of Long Preston.	
Settlement form and setting	Low-moderate
The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The village green is traversed by the A65, so that there is a sequence of green spaces along the curving road through the village centre. The scale and shape of the field reflects that of the linear properties and crofts to the north of Main Street, as well as the alignment of Green Gate Lane. New housing off Green Gate Lane creates a more developed local context. Residential development here would continue this settlement form and pattern of growth. It would cause some degradation of the rural character of the village, but would be relatively well contained and 'tucked' to the rear of existing properties.	
Views and recreational experience	Moderate
Development on this site would be visible from Green Gate Lane (between the existing houses here) and from the two public rights of way which are aligned east-west along the northern boundary of the site and north-south between Green Gate Lane and Main Street. It would detract from the characteristic and scenic linear/rectangular pattern of field stone walls, which is an attractive backdrop to views to and from the village on its northern slopes. However, this site is not the focus of these views and development here would be visible but not prominent as it would be partially screened by existing properties and trees. The character of the built frontages to the north and west would be particularly important as they would be visible in views from the public rights of way. A relatively soft village edge would be appropriate; the existing field stone walls along these sensitive western and northern boundaries should be conserved and the built edges softened and integrated with groups of native trees.	
Perceptual qualities	Moderate
Recent development along Green Gate Lane (including newly built housing nearby) has ensured that this route is perceived as part of the village rather than the countryside to the north of Long Preston. An additional vehicular access and views to built development off Green Gate Lane would therefore not detract from the rural character of the lane. Overall the site is perceived as an attractive backland, which contributes to the scenic and distinctive pattern of linear walled pastures to the north of Long Preston. This is a valued component of Long Preston's landscape setting but it is not widely visible and is not critically important. Development which offers positive built frontages, softened by trees, to the north and west could be integrated here without damaging the village's landscape setting.	
Cultural and historical associations	Moderate-high
The site is part of the designated Long Preston Conservation Area and, together with the historic pattern of crofts and walled lanes that lead to the pastures on the moorland slopes to the north of the village, has a relatively strong time depth. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets.	

Overall landscape sensitivity - residential development	Moderate
Development on this large backland site could be integrated within Long Preston without significant damage to the village's landscape setting if the sensitivity of the site boundaries to the north and west are addressed in the layout and design of the proposals. Development here would continue the recent pattern of settlement growth (including recent new housing off Green Gate Lane) and would form a new village edge which would be visible in the views from the public rights of way on the fell slopes alongside and to the north of the site. The existing field stone walls along these sensitive western and northern boundaries should be conserved and the built edges softened and integrated with groups of native trees.	

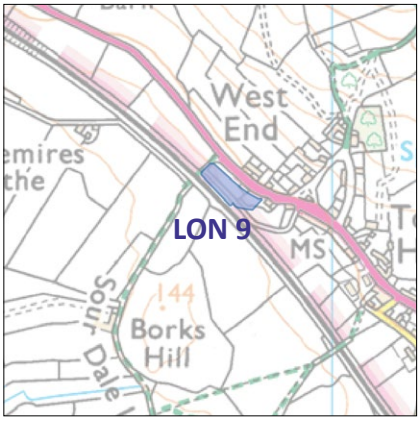


Land between Mebo Cottage and Grosvenor Place, Main Street Preston

LON 8

Physical and natural character	Low-moderate
The site is a walled field which is on the northern side of Long Preston's Main Street on the lower slopes of the moors to the north of the village. The field has a square shape and is ungrazed, with long grass and regenerating scrub/trees. It is adjacent to buildings and properties along Long Preston's Main Street, including the former (grade II listed) farm house and crofts associated with Grosvenor Farm. The field has a fairly flat landform and a sheltered character as it is flanked by adjacent properties, together with their gardens/outbuildings, and is partially enclosed by groups of mature trees and scattered immature trees. The most sensitive parts of this site are the stone wall boundaries to the north (with the open farmland on the slopes of the moors) and to the south (with Main Street), which reflect the historic pattern of crofts, farms and cottages within the village. The interface between the settlement and its hinterland at the northern site boundary is here emphasised by the alignment of a public right of way, which crosses the site diagonally to connect the moorland slope edge of the crofts with Main Street. There are no relevant biodiversity designations and development on this site could be integrated as a logical extension of the existing settlement pattern.	
Settlement form and setting	Moderate
The village of Long Preston has a linear form, with the historic 'spine' of the settlement and the alignment of Main Street/ A65 following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The site is to the west of the village centre greens and this field is the only 'gap' in the buildings that line the road; it enables long views (filtered by trees) to the moorland slopes to the north of Long Preston and thus contributes to the landscape setting of the village. Development on this site would screen these views and result in some damage to Long Preston's landscape setting. However, a layout with terraces of houses fronting onto Main Street would continue the existing form of the settlement and the overall shape of the plot 'fits' as part of the land use pattern of the existing settlement rather than the elongated pattern of the fell slope fields to the north.	
Views and recreational experience	Moderate-high
The existing public right of way that crosses the site connects Main Street with the network of public rights of way on the moorlands to the north of the village, including the promoted Pennine Bridleway. It is well used for recreational circular walks around the village. Development would require a minor realignment/diversion of this public right of way. However there are many examples in the village where such routes are 'channelled' between buildings on approaches to the village centre and this type of change could be well integrated. Of more significance would be the loss of the visual connection between Main Street and the moorland slopes, which provides an evocative and scenic contribution to the landscape setting of Long Preston. However these views are less important than those from Main Street in the village centre (adjacent to The Green and the Burial Ground) and the existing trees and shrubs ensure that they are partially screened by existing vegetation. Development here would disrupt local views, including those that contribute to Long Preston's landscape setting	
Perceptual qualities	Low-moderate
The site has an abandoned character. The land is ungrazed and the vegetation has been left to regenerate with long grass, scattered shrubs and immature trees. The stone wall that provides the boundary with Main Street is in a poor state of repair and Main Street/A65 is a relatively noisy road corridor. Development could enhance the perceived character of this site, bringing it into use as part of the local townscape, albeit with the loss of some rural character and evocative moorland views.	
Cultural and historical associations	Moderate-high
The site is part of the designated Long Preston Conservation Area and is part of the historic village core. It is adjacent to and opposite two grade II listed building (36 Main Street and Moorland View respectively) and forms part of the historic pattern of farms, cottages, crofts and walled lanes that contribute to the historic character and identity of Long Preston. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets.	

Overall landscape sensitivity - residential development	Moderate
This plot of land has an abandoned character and its development with terraces of houses fronting Main Street, (repaired) stone wall boundaries and a carefully realigned public right of way could be well integrated with the existing settlement form and could contribute positively to the local townscape. However, the loss of the views northwards from Main Street to the moorland slopes north of the village would damage Long Preston's landscape setting and a scheme that is laid out to retain a break in the built form, to conserve a long framed view northwards across the site would mitigate this adverse effect. A sensitively designed scheme would be required, with a layout, design and materials that reflect its historic village setting.	



Land north west of Long Meadow, Long Preston
LON 9

Physical and natural character	Moderate-high

The site comprises two walled pastures on a sloping terrace on the edge of the Ribble Valley and at the foot of the fells to the north west of Long Preston. A shallow drumlin landform (Bork's Hill) lies just to the south west of the site, on the outer margins of the Ribble floodplain. The alignment of the site's field boundary walls reflects the contours. The boundaries of the pastures are aligned downslope similar to the lower pastures of the adjacent LON5 site to the south east. Unlike the LON5 site which has a fairly flat upper terrace area enclosed by rectangular fields aligned parallel to the access road, LON9 is located at a more abrupt transition of fell slopes to floodplain. The gap between the reverse curves of the A65 and the Leeds to Lancaster Railway Line is tightest at the LON9 site. The regular pattern of walled crofts on this western edge of Long Preston delineates the historic relationship between settlement and land at the transition between fell slope and marsh and contrasts with the larger scale pattern of the valley floor landscape. This is an open landscape where the sweeping slopes to Bork's Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. There are no relevant biodiversity designations and the settlement edge to the north east is dominated by the busy A65. Development on this site would disrupt the open marshland views and the natural 'flow' of the valley slope, which is accentuated by the pattern of field stone walls.

Settlement form and setting	Moderate-high

The village of Long Preston has a linear form, with the historic 'spine' of the settlement following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble. The site is on the north western fringe of the village, at a point where the main road curves away from the valley and where the settlement edge begins to fragment. Development on the site would contine the existing linear settlement form, continuing Long Preston's traditional pattern of growth. However, this growth has been along the terrace of the slope and has conserved the sweep of the valley edge landform and distinctive walled pastures which contribute to the village's landscape setting. Development on the LON9 lower slopes would extend beyond the ridge of the terrace landform (which is here clearly defined by the field stone wall northern boundary and steep embankment between the site and the A65) and would have an adverse impact on the settlement's landscape setting.

Views and recreational experience	Moderate-high

The superb panoramic views southwards across the Ribble Valley from the A65 along the north east boundary of the site are a significant consideration. Although there are some glimpsed views through the housing edge to the south, at the LON9 site, the sweep of the A65 in combination with the edge of settlement is the first opportunity when travelling north to experience the stunning views to the marshes. From the north there are important views of the regular pattern of walled crofts on the north west edge of Long Preston which delineates the historic relationship between settlement and land at the transition between fell slope and marsh and contrasts with the larger scale pattern of the valley floor landscape. This pattern extends from Litter Lane to Back Lane and the pastures of LON9 are the northernmost of this set. Also significant are views to Long Preston and the fells from the public rights of way on the Ribble floodplain, including from Sour Dale Lane and the routes across the railway line.

Perceptual qualities	Moderate-high

The views across this site from the A65 to the Ribble valley are stunning but the site is squeezed between the curve of the railway and the busy A65 which is located above the site with a steep embankment down to the northern boundary. The broad terrace of land between fell slopes and flood plain upon which Long Preston is located diminishes at this pinch point and as a result development on the site is likely to be associated with the valley floor landscape resulting in adverse impacts at this important gateway to Long Preston.

Cultural and historical associations	Moderate

The site is part of the designated Long Preston Conservation Area; it forms part of the historic pattern of walled crofts that contribute to the distinctive character of the village, but is not part of the sequence of greens and walled lanes that are characteristic of the historic village centre public realm.

Overall landscape sensitivity - residential development	Moderate-high

LON9 marks an important gateway with stunning views over the Ribble valley at the end of the settlement area of Long Preston. Development of the site would adversely impact these views and the landscape setting of Long Preston on the edge of the floodplain. When approaching from the north on the A65, development on the lower slopes of the site would extend beyond the ridge of the terrace landform upon which Long Preston is located. The regular pattern of walled crofts on the north west edge of Long Preston of which LON9 is the most northern site, delineates the historic relationship between settlement and land at the transition between fell slope and marsh and contrasts with the larger scale pattern of the valley floor landscape. Development of the site would be beyond the sweep of the valley edge landscape and adversely impact this key northern gateway to Long Preston.

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sheilsflynn

YORKSHIRE DALES
National Park Authority

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