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Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 3

Landscape sensitivity study: Settlement analysis for Long Preston

August 2024
Reference no. 497/3/05.3
Revision 2.0

YORKSHIRE DALES
National Park Authority

13 Long Preston

Landscape setting

Long Preston has developed with a broadly linear form along the A65/Main Street. The road and historic 'spine' of the village follows the contours on the undulating lower slopes of the Ribble Valley on the southern fringes of the National Park. The village has developed along a distinct terrace near the base of the valley slope although the topography is locally influenced by glacial drift, which often has a gently mounded landform at the foot of the fell slope. Long Preston is set against a backdrop of the moors to the north and the open marshes of the Ribble Valley to the south.

The Main Street curves as it follows the contours and there is a network of narrow, walled back lanes leading up onto the moors to the north (Newton Moor, Rangeber Hill, Hunter Bark) and to the site of the historic mill complex at Mill Bridge on the Ribble floodplain to the south. The village green is traversed by the A65, so that there are a series of green spaces in the village centre along and off to both sides of the curving road.

Occasional gaps in the lines of buildings allow views to the moors to the north and there are dramatic panoramic views across the Ribble Marshes to Pendle Hill (some 18km to the south) from the walled lanes to the south of the village.

Figure 13.1 shows that the landscape setting of Long Preston includes the moorland slopes that form a backdrop to views to the north and an extensive and unchecked area of the Ribble floodplain to the south. The views from the south show how the village is well integrated within its landscape setting; the Main Street and lines of buildings follow the contours and 'fit' comfortably on the slope. In views south westwards from the moorland edge lanes and public rights of way, the village buildings are typically only partially visible as they are nestled against the slopes and partially screened by the undulating landform and by groups of mature trees.

Parts of Long Preston's historic croft pattern are

Figure 13.1

Long Preston- landscape setting analysis







- Land within broad landscape setting of Long Preston (see Figure 13.2 for detail)
- Land outside the landscape setting
- Settlement
- Contour lines (5m interval)
- Water courses
- Church tower (upstanding landmarks)
- Key views which describe Long Preston's overall landscape setting
- Promoted long distance routes
- Public rights of way
- Yorkshire Dales National Park boundary
- Principal vehicular route gateway
- Principal recreational route gateway



View northwards from Back Lane to the south of Long Preston; the slopes of Rangeber Hill and Hunter Bark form a backdrop

conserved and the network of walled lanes, which connect the village centre to the church, the site of the former mill and the moorland pastures is a distinctive feature of the Long Preston landscape.

To the south west of Long Preston, the shallow rounded drumlin landform of Bourke's Hill is a local landscape feature, partially containing the long views south across the Ribble floodplain.

Analysis

Box 13 sets out the most important (and sensitive) landscape features and elements which contribute to the landscape setting and distinctive character of Long Preston.

Given its accessibility to major road and rail connections, Long Preston is under considerable pressure for development. Figure 13.2 provides a more detailed analysis of Long Preston's landscape setting and shows the possible development sites in the village which were included in the landscape sensitivity assessment and which were considered to merit further consideration. With reference to these possible development sites, there are opportunities to integrate carefully designed residential development in the following areas:

- The backland off School Lane to the west of the village school, where the remnant walled croft adjacent to the school playing field is visually contained and where development could be well integrated as part of the local townscape.
- The walled crofts to the south (to the rear of Hartley Green and Jubilee Croft) are more visible and these gently undulating walled pastures are of scenic and historic value as they contribute to the setting of the village in views from the moorland lanes and are part of the historic pattern of linear walled crofts on this moorland-edge part of the village. There would therefore only be an opportunity for a housing development on the part of these crofts that is adjacent to the existing housing, if it is designed to create a high quality frontage of traditional (local) stone buildings in views south westwards from Back Lane and the elevated public rights of way on the moorland edge.
- Farmland to the north and east of the Burial Ground, where development that is softened by native trees and contained within the existing linear pattern of walled crofts could form a positive village edge in important local views.
- Land on the northern edge of Long Preston, fronting Main Street, where a sensitively designed scheme could contribute positively to the historic townscape.
- The gently sloping river terrace land immediately south west of Tranmere Court, where development would continue Long Preston's traditional pattern of growth without damage to its wider landscape setting.



The key landscape sensitivity constraints for



View southwards from Back Lane across the Ribble floodplain to the south of Long Preston

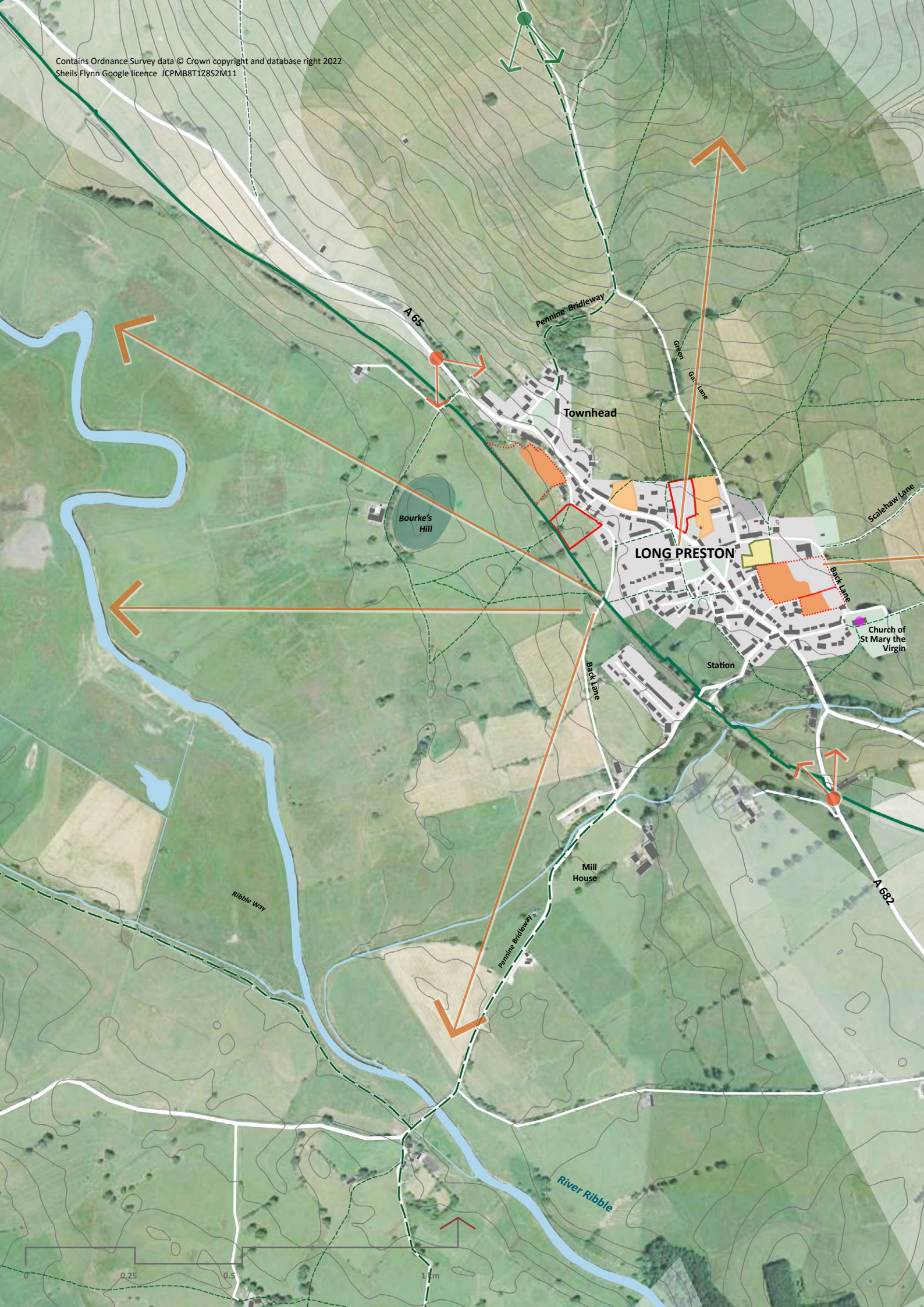


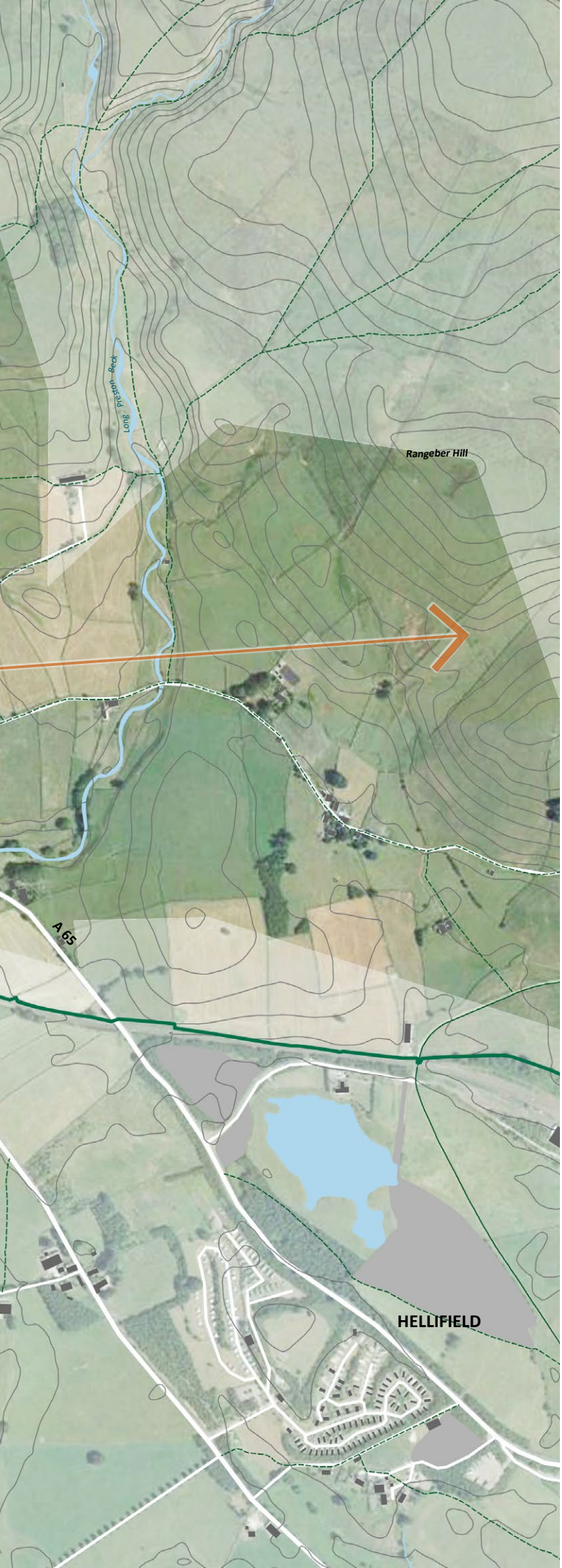
Village centre green, off Main Street (A65)

BOX 13

Valued landscape features and elements within Long Preston are:

- The panoramic open views across the Ribble floodplain to the south of the village (outside the YDNP boundary) and the views northward to Long Preston from the Ribble Way and Pennine Bridleway promoted routes, in which the landscape setting of the village, aligned along the contours on the lower slopes of the fells, can be appreciated.
- The historic network of narrow walled lanes that connect Long Preston to the moors to the north (Green Gate Lane, Scalehaw Lane and Cross Lane) and to the site of the former mill on the marshes to the south (Back Lane).
- The sequence of village greens at the heart of the village and the occasional views out from these greens to the moors to the north, which connect the village to its landscape setting.
- The remnant croft pattern on the fringes of the village and its close relationship to the historic pattern of narrow walled lanes.
- The rural setting of the parish church of St Mary the Virgin which is surrounded on three sides by open farmland, with pedestrian access via a network of attractive historic walled lanes, including Back Lane.


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A 65
Pennine Bridleway
Green Gate Lane
Townhead
Bourke's Hill
LONG PRESTON
Scalehaw Lane
Back Lane
Church of St Mary the Virgin
Station
Back Lane
Mill House
A 682
Ribble Way
Pennine Bridleway
River Ribble
0
0.25
0.5
1 km



Land within broad landscape setting of Long Preston

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Structuring drumlin landform which contributes to the character and quality of Long Preston's landscape setting

Church tower (upstanding landmarks)

Key views which describe Long Preston's overall landscape setting

Promoted long distance routes

Public rights of way

Yorkshire Dales National Park Boundary

Principal vehicular route gateway

Principal recreational route gateway

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

Potential residential development - landscape sensitivity scores

Search for potential housing sites: landscape sensitivity assessment, Sheils Flynn/YDNPA, March 2022

Sites scored as moderate-high* sensitivity

Sites scored as moderate sensitivity

Sites scored as moderate-low sensitivity

Sites scored as low sensitivity

Sites scored as high or moderate-high sensitivity which have subsequently been excluded from the search for potential housing sites

Former extent of those housing sites scored as moderate-high* in the Landscape Sensitivity Assessment which have been reduced to reflect their partial suitability for development

Sites which have planning approval for development or where development has recently been implemented

Figure 13.2

Long Preston - Settlement analysis

residential development in Long Preston are:

- The landscape setting and historic character of Back Lane and the Church of St Mary the Virgin. Development should be set well back to the south of Back Lane, leaving a broad swathe of land, including the more elevated ‘knoll’ adjacent to the school undeveloped so that the setting of the lane and the foreground of views from moorland to village edge is conserved. There should also be no development to the north of Back Lane.
- The historic linear pattern of walled crofts on the slopes of the fells to the north of Main Street, which should be conserved and integrated within the layout of any built development off Green Gate Lane.
- The framed views between terraced houses north and north eastwards to the moors and south and south westwards to the Ribble floodplain. The most important views are those where there is a direct visual connection between village greens and/or central walled crofts and Long Preston’s wider landscape setting.





Long view south westwards from New House Lane, on the moorland edge to Back Lane and the Church of St Mary the Virgin (on the left)





Visual connection between village centre greens and the fells to the north



View eastwards along Back Lane to the Church of St Mary the Virgin (on the left) and across the walled linear crofts on the north eastern edge of Long Preston

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