sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Part 5

Long Preston sites

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YORKSHIRE DALES
National Park Authority

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Introduction

The Yorkshire Dales National Park Authority (YDNPA) commissioned a landscape sensitivity assessment of potential sites for residential development to inform its preliminary 'sift' of possible development sites. The National Park designation recognises that the scenic beauty of the Yorkshire Dales is nationally important and the YDNPA therefore places emphasis on a landscape-led approach to the process of identifying suitable development sites. Landscape sensitivity assessment enables landscape considerations to be a key component of the balance of factors to be taken into account in making decisions about where new housing should be sited.

The report[1] in three parts was completed in 2022 and present the results of the landscape sensitivity assessment. It was the first step in the sequential process of identifying possible sites for allocation in the Local Plan.

Further landscape analysis was then undertaken in the form of a 'whole settlement analysis'[2] of those settlements that could see the greatest development pressures. This considered the wider landscape setting and townscape of the settlements and took account of the potential housing development sites identified following the sifting process. It was presented as a separate report, but relied in part, upon the work undertaken during the first phase of landscape sensitivity assessments.

The National Park Authority used the conclusions to inform an initial sift of the 139 sites being considered. Once the sites had been sifted, the residual number were subjected to more rigorous assessment. This factored in a range of other development constraints that were beyond the scope of the initial landscape sensitivity assessment, such as highways/access, archaeology, wildlife, trees and flood risk.

Following the completion of the sifting process YDNPA consulted on a shortlist of 33 potential housing sites in Spring of 2023. This has resulted in receipt of representations from the public and landowners regarding the landscape sensitivity of sites that had been sifted in and out of the process. Many of these representations cited landscape considerations that disputed the original landscape sensitivity assessments and settlement analysis. As a result YDNPA has commissioned a review landscape sensitivity judgements for some of the sites being considered. In addition, two new sites have been put forward which require landscape sensitivity assessments.

Study scope and objectives

This study will review the findings of the landscape sensitivity study for potential housing sites within Yorkshire Dales National Park (YDNP). A total of 39 sites are to be reviewed. These include 24 sites that were among the 33 shortlisted for consultation in 2023 that attracted significant objections on landscape grounds and/or raised issues of cumulative landscape impacts in combination with other potential development sites nearby. In addition, there are 13 sites that were initially dismissed on landscape and other grounds, where landowners have sought to challenge the rejection of the site and/or they raise issues of cumulative landscape impacts in combination with other potential development sites nearby. Finally, two new sites have also been put forward which require a landscape sensitivity assessment using the same methodology as the 2022 report.

The objective of the study is to review the landscape sensitivity assessments for each site initially by means of a desk top study with a follow up appraisal on site. In addition, pertinent representations received during the consultation process will be studied and reviewed to see if new evidence is brought forward which might influence the review process. The sites will be considered in the context of the settlement in which they are located. There are eight settlements in total which are Embsay, Grassington, Hawes, Horton, Long Preston, Sedbergh/Millthrop, Threshfield and Barbon. The reports will be presented separately for each settlement with an updated summary sensitivity table which will indicate any differences in the LSA post review.

[1] Sheils Flynn on behalf of YDNPA, March 2022, Search for potential housing sites: Landscape sensitivity assessment.

[2] Sheils Flynn on behalf of YDNPA, August 2022, Landscape sensitivity study - settlement analysis.

Methodology

New sites (2 no.)	Prepare LSA for each site as methodology in the 2022 report.
Shortlisted sites (24 no.) and sites to be reviewed (13 no.) (39 no. in total)	**Part 1 – desk top review** • Review LSA for each site and check judgements. • Peer review judgments. • Review all representations applicable to each site. • The reports will reference the original sensitivity studies and settlement analysis in accompanying annexes. • Prepare table of previous judgements vs review judgements.
	Part 2 – site reviews • Preparation for site visits. • Site visit to each settlement area (eight in total). • Review judgements on site for each site. • Photograph the key gateway views for each settlement to LI Technical Guidance Note (TGN) 06/19[3]. • Photograph the key local views for each settlement to LI TGN 06/19. • Photographs of key views to be presented with viewpoints identified. • Update standalone reports as necessary
	Part 3 – cumulative impact • Review the cumulative impact for each site within the eight settlements. • Prepare short commentary. • Key viewpoint photographs to be reused or cross referenced as necessary • Add column to the table of judgements where cumulative impacts influence an individual site's landscape sensitivity

[3] Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposal, Landscape Institute, September 2019



View south over Long Preston from New Pasture Lane with Pendle Hill in the background

Review of landscape sensitivity assessment for Long Preston sites

Long Preston sites

In Long Preston eight sites were assessed in the 2022 landscape sensitivity assessment. Of the original sites, seven are to be reviewed and one site (LON9) is a new addition to this assessment. The sites, areas and LSA scores are as follows:

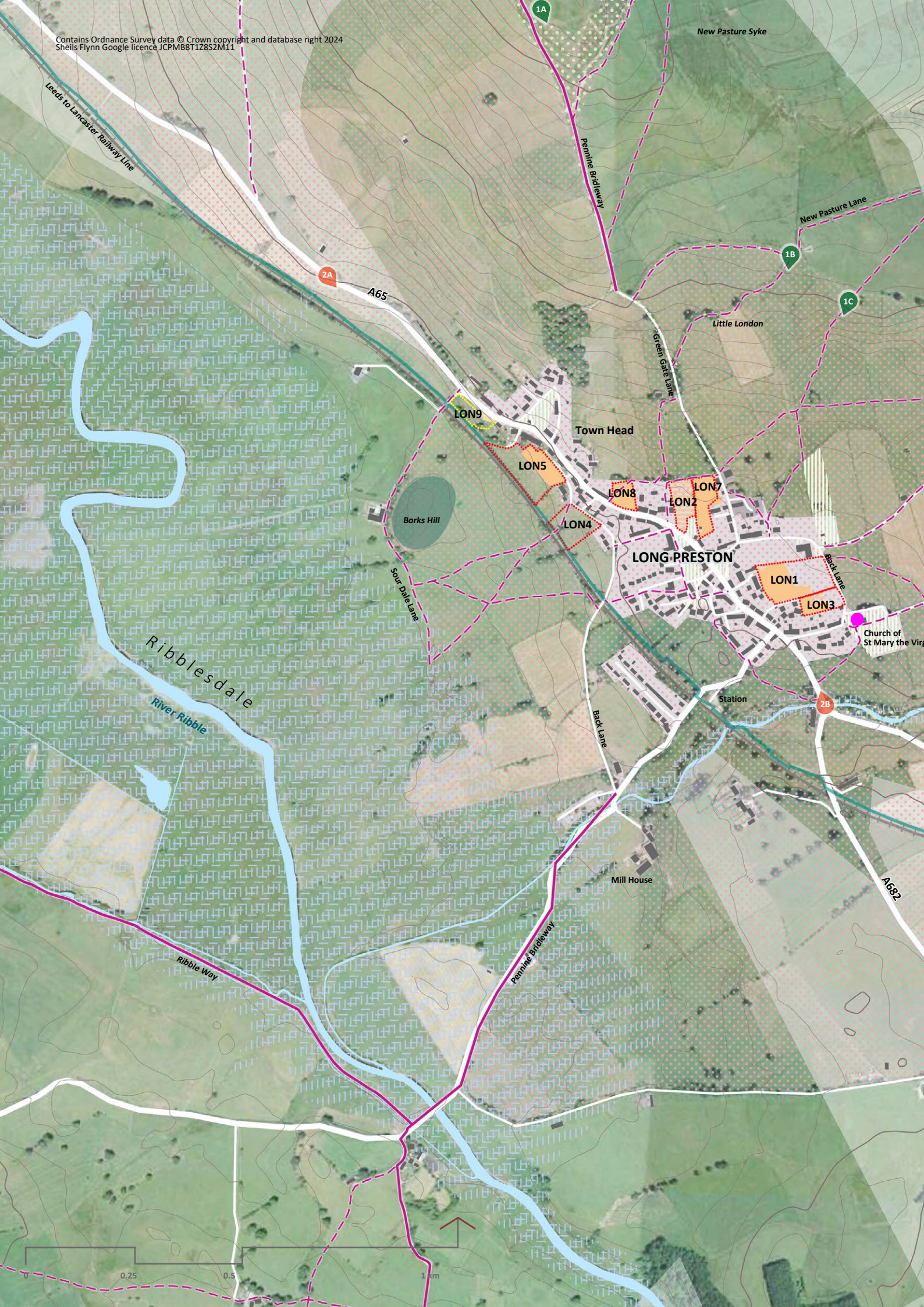
LON1	Land between Hartley Green and Back Lane	0.71 ha	Moderate-high*
LON2	Land adjacent to Burial Ground, Main Street	0.51 ha	Moderate-high
LON3	Land between Jubilee Croft and Back Lane	0.27 ha	Moderate-high*
LON4	Land south of Tranmere Cottage, Hoyle Hill	0.66 ha	Moderate-high
LON5	Land rear of Moorfields and Guy's Cottages	0.47 ha	Moderate-high*
LON7	Land between Burial Ground, Megs Croft and Megs Barn	0.58 ha	Moderate
LON8	Land between Mebo Cottage and Grosvernor Place, Main Street	0.31 ha	Moderate
LON9	Land north west of Long Meadow	0.30 ha	

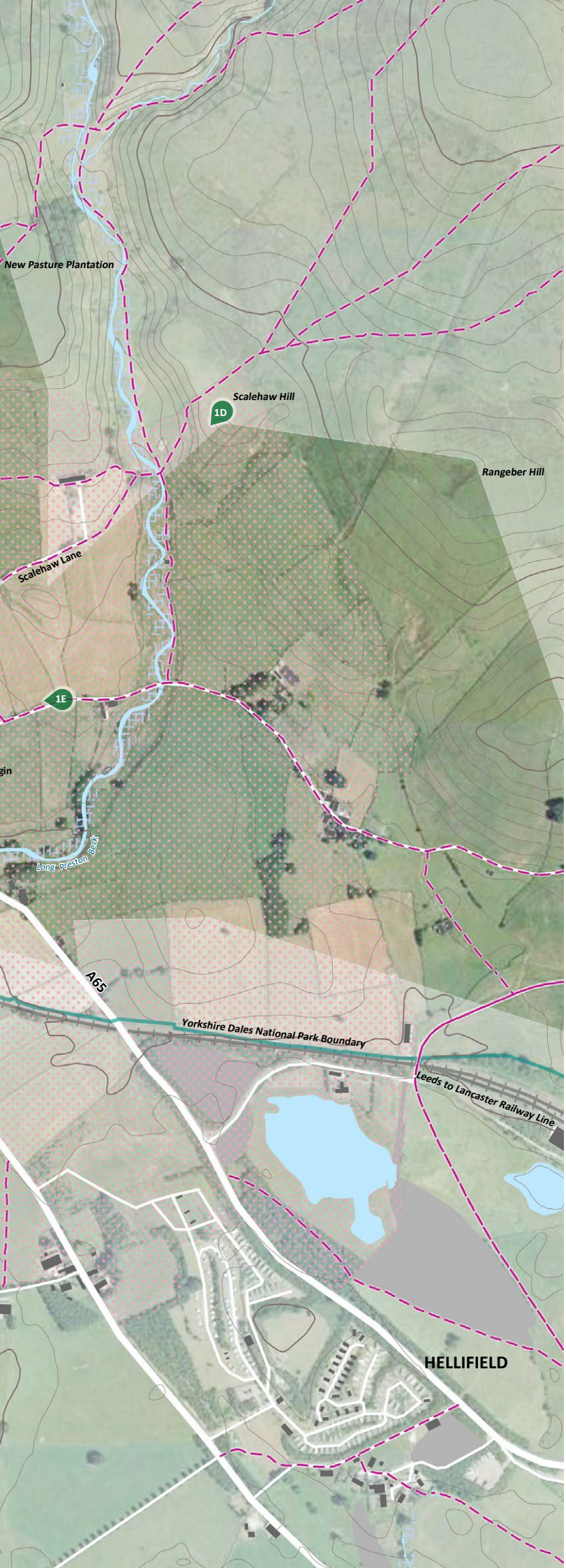
Of the Long Preston sites, LON5 and LON8 were shortlisted but LON1, 2, 3, 4 and 7 were previously dismissed but are to be reviewed again. The site locations are shown on Figure 1 (pages 8 - 9) which is an updated version of Figure 13.2 in the Long Preston Settlement Analysis.[4] The principal gateway views likely to be relevant to the LON sites identified on Figure 1 are shown in Figures 1.1 - 1.7 on pages 10 - 17. 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

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 landmark)

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
(LON1, LON3, LON5, LON7, LON8)

Sites scored as moderate-low sensitivity
(Not in viewport)

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

Sites that have been allocated for development that have planning approval for development or where development has taken/is taking place

Figure 1

Long Preston - Settlement analysis (updated after review process)



Figure 1.1 - Gateway view 1A - View south from the Pennine Bridleway north west of Long Preston

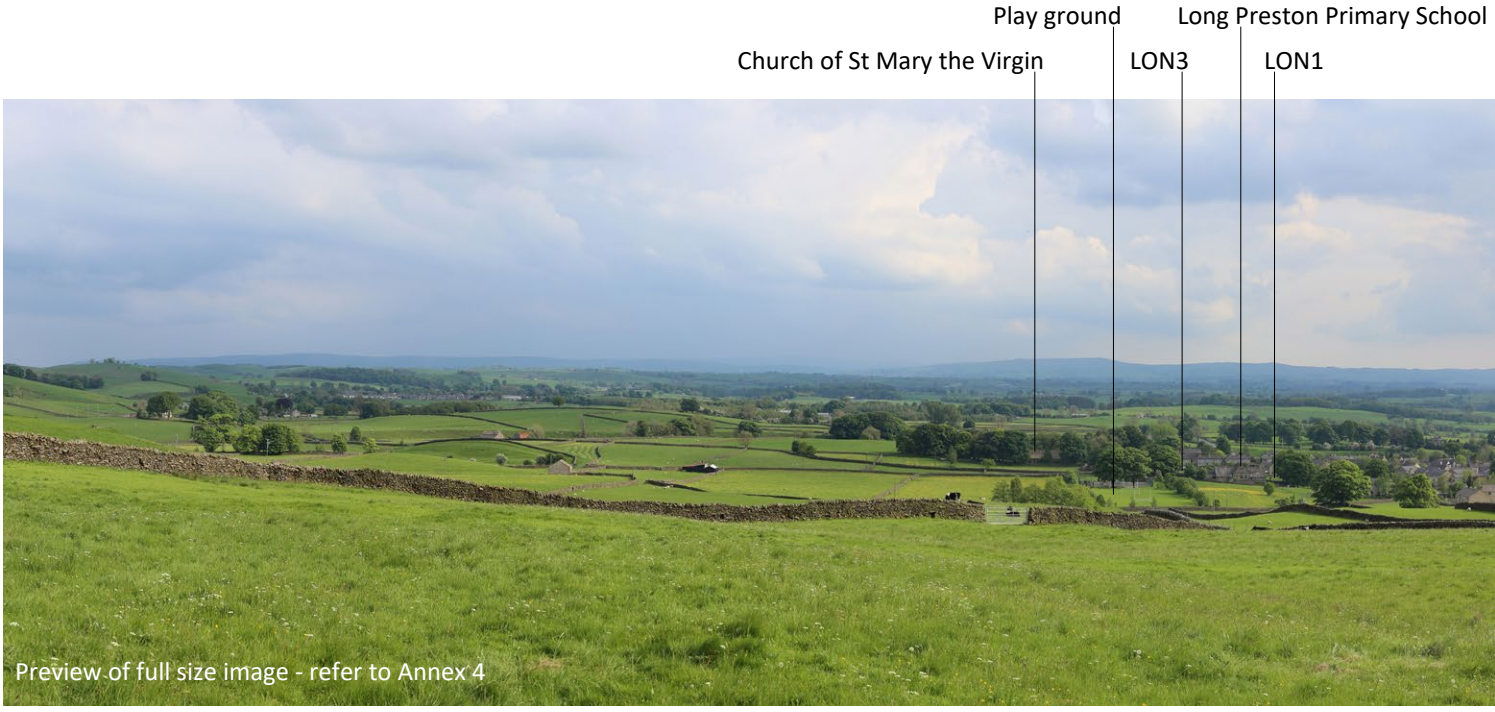


Figure 1.2 - Gateway view 1B - View south from New Pasture Lane at the junction of PRoWs 05.30/6 and 05.30/7 north of Lon


Pendle Hill
River Ribble
Wigglesworth Hall Farm


Pendle Hill
LON7
LON2 (not visible)

g Preston

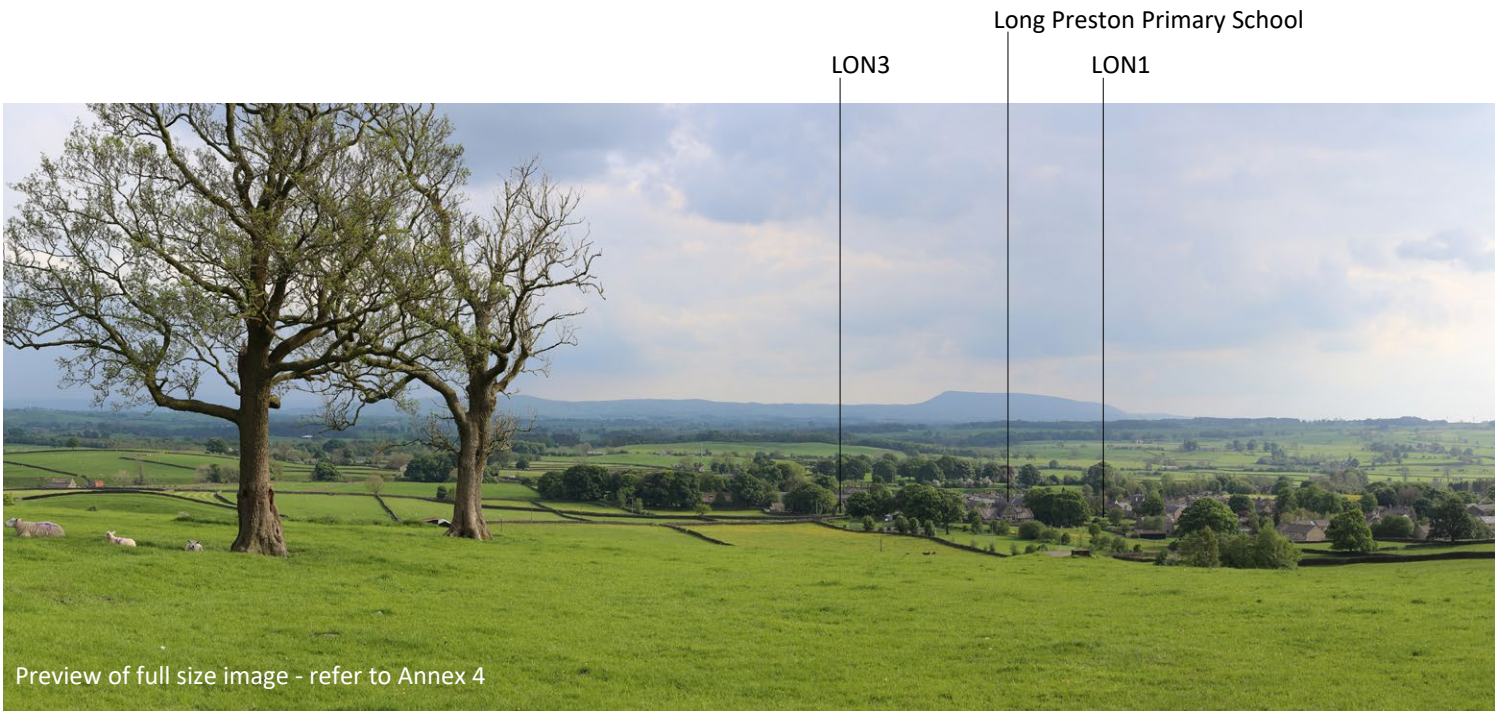


Figure 1.3 - Gateway view 1C - View south west from PRoW 05.30/12 north east of Long Preston

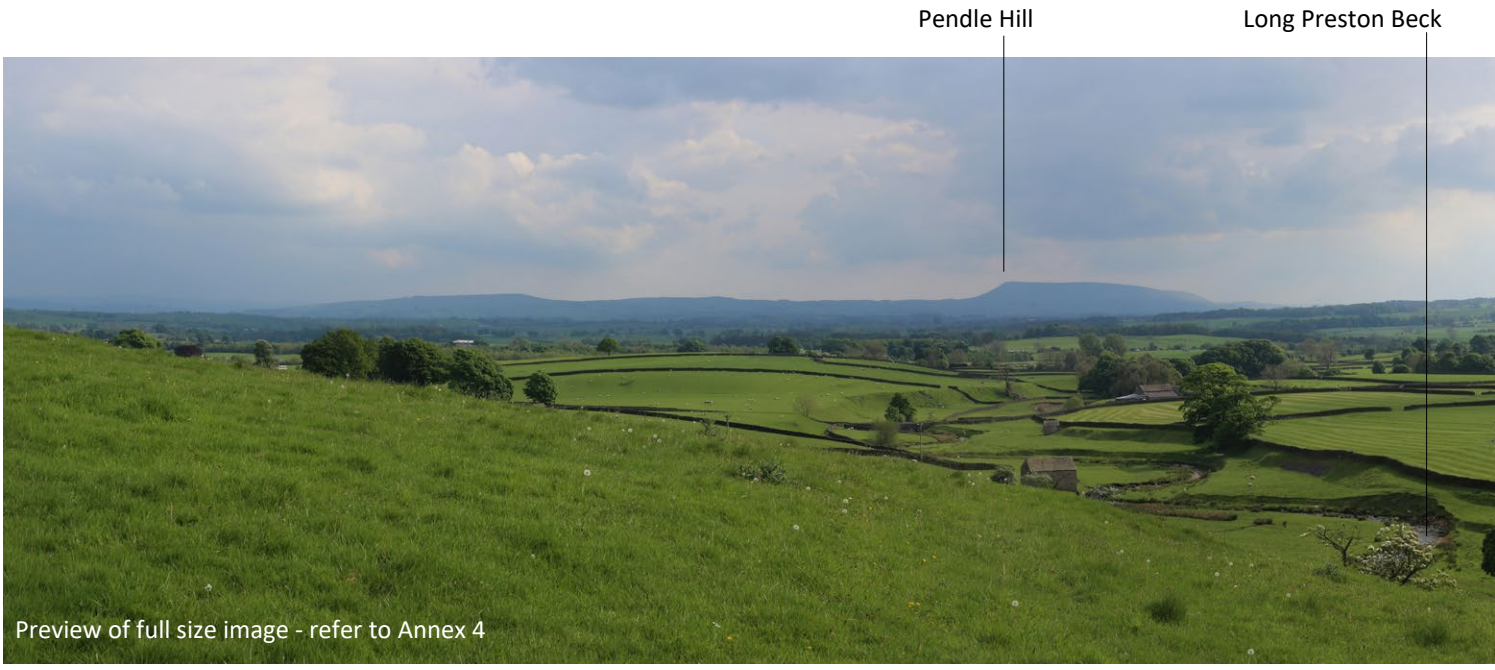


Figure 1.4 - Gateway view 1D - View south west from PRoW 05.30/10 north east of Long Preston


LON7
LON2
LON8 (not visible)
LON4 (not visible)

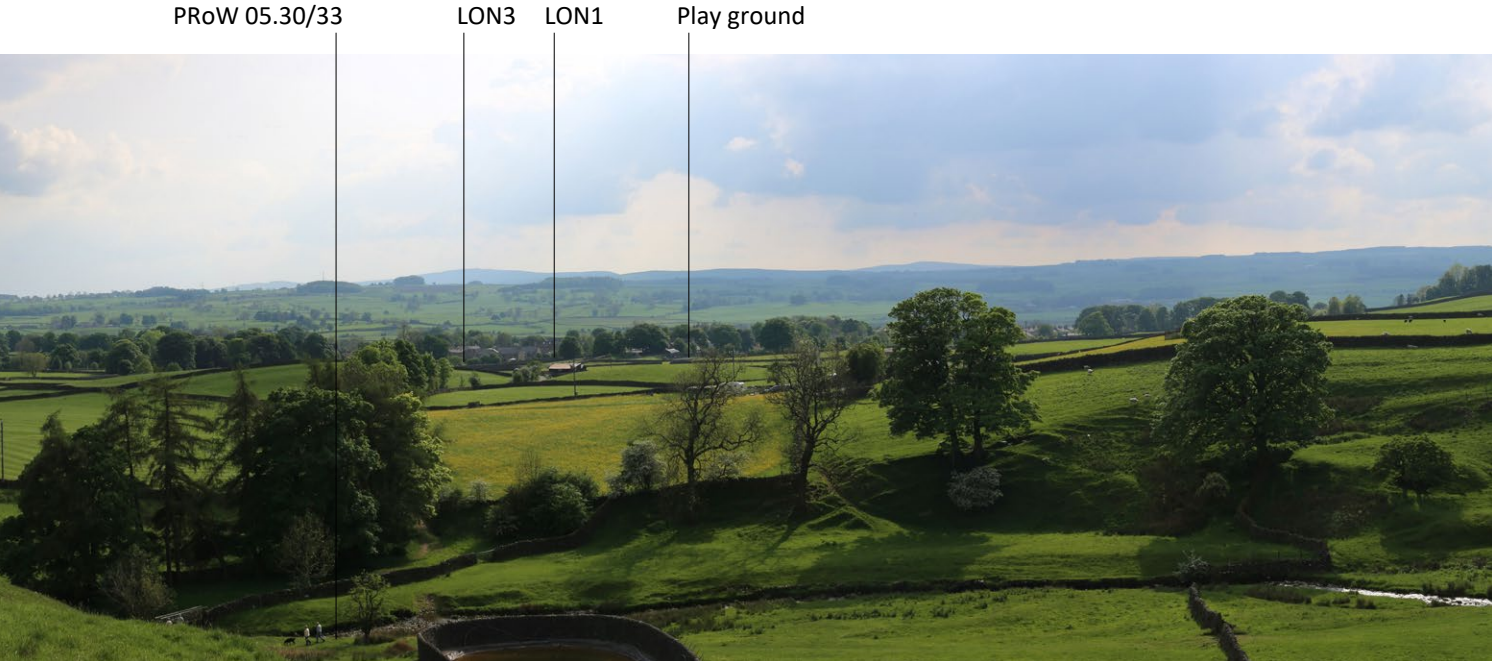

PRoW 05.30/33
LON3
LON1
Play ground



Figure 1.5 - Gateway view 1E - View west from New House Lane (PRoW 05.30/16) east of Long Preston


Church of St Mary the Virgin
LON3
Play ground



Figure 1.6 - Gateway view 2A - View south east from the A65 north west of Long Preston

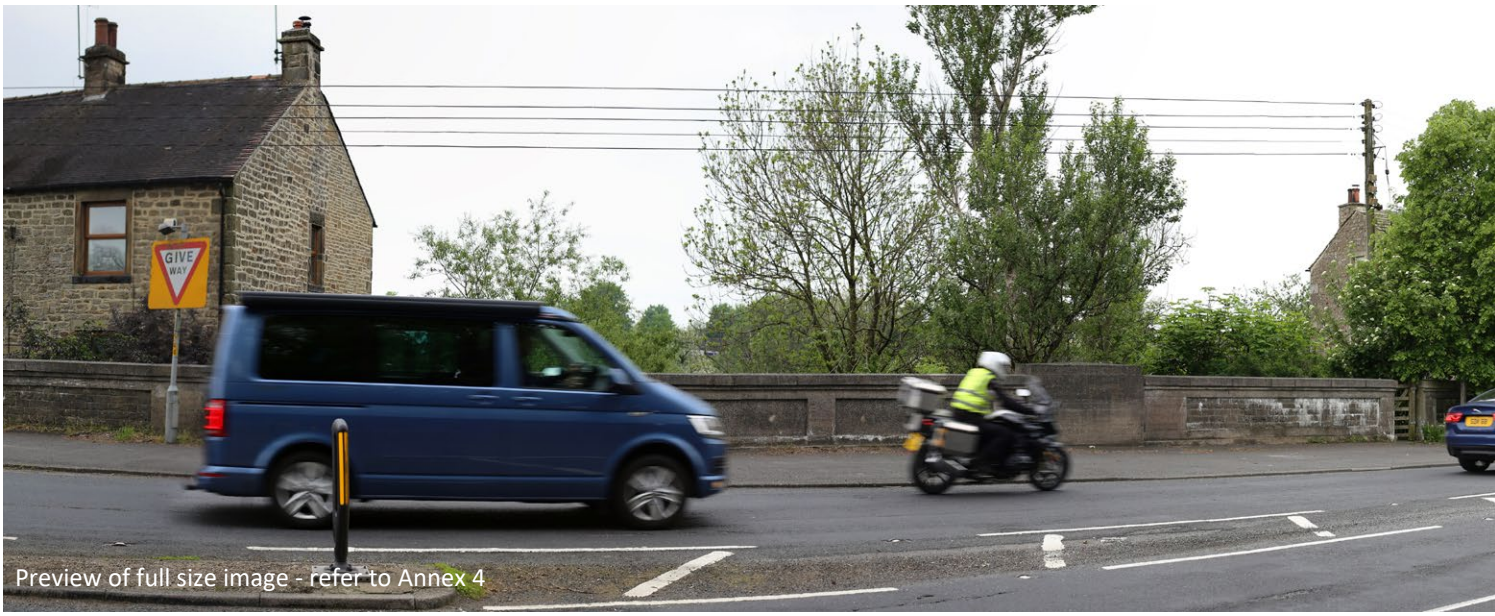
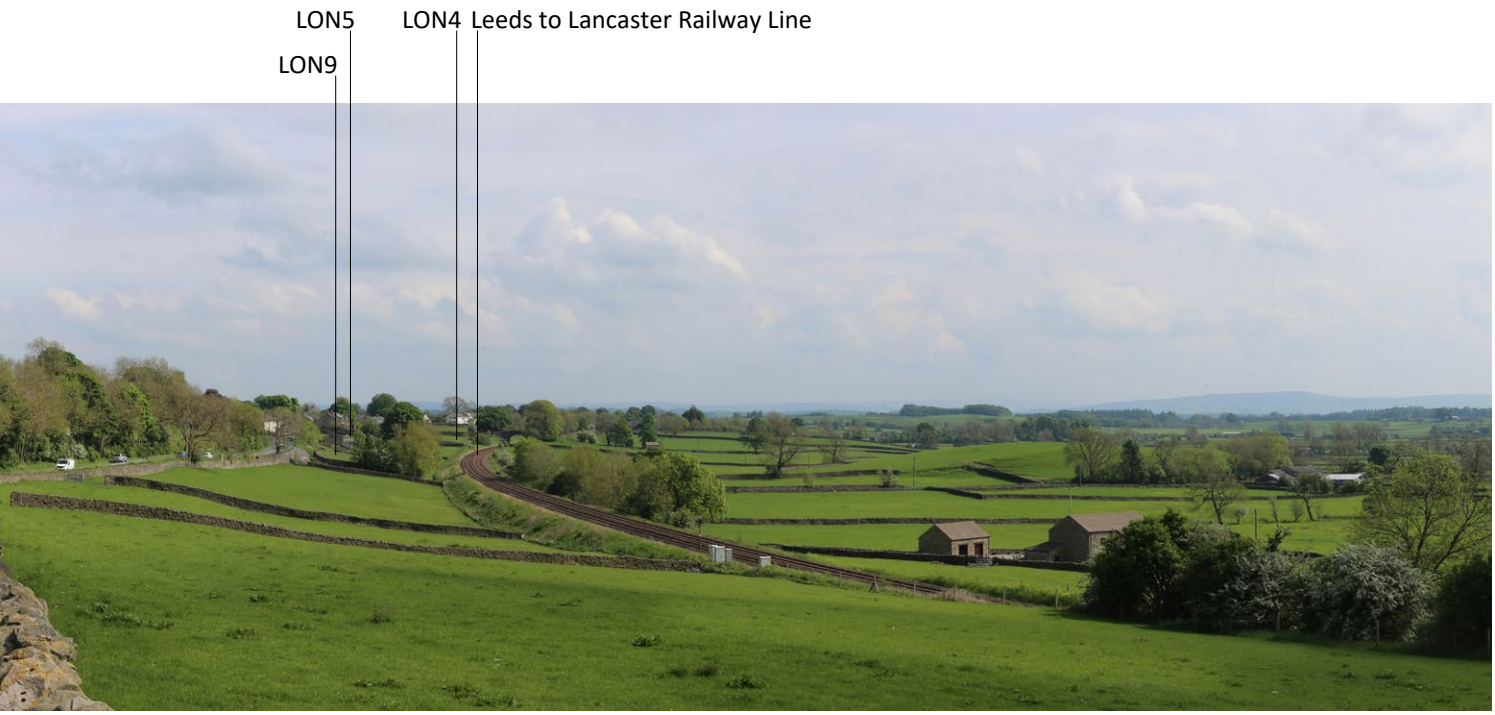


Figure 1.7 - Gateway view 2B - View north from A65 south of Long Preston


LON5
LON4
Leeds to Lancaster Railway Line
LON9


A65

LON1 - Land between Hartley Green and Back Lane

Introduction

This 0.71 ha 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.9 (pages 24 - 33) with full size images as LI Guidance note TGN 06/19[6] in Annex 5.

Summary of results of LSA process

Physical and natural characteristics	Moderate-high
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[7] is as follows:

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.

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high* 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 review process for LON1 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[8] (which has been updated in Figure 1 pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). 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 - 1.7 (pages 10 - 17). The key gateway views include:

View 1A In this view south east from the Pennine Bridleway north west of Long Preston, the eastern end of the south field is visible back dropped by recently built housing on Jubilee Croft. The visible part of the site appears as retained pasture within the settlement area of Long Preston. Development of the site would result in the loss of this small area of pasture but it is not likely to be very noticeable relative to the scale and expansiveness of the overall panorama of Long Preston.

View 1B View south on New Pasture Lane at the junction of PRoW's 05.30/6 and 05/30/7. A small part of LON1 is visible on the west side of Long Preston Primary School. Development of the site would be seen in the context of the back drop of the settlement of Long Preston. Housing on the site is unlikely to be distinguishable from the existing settlement.

View 1C View south on PRoW 05.30/12 north east of Long Preston. The westernmost extent of the south and north fields are visible south of the school. The site appears as an extension of the landscape of the lower fell slopes which reach into the centre of Long Preston at LON 1. Development of the site would alter this view with the pastures stopping on School Lane.

View 1D View south west from PRoW 05.30/10 towards Long Preston. Back Lane is visible in this view on the eastern edge of Long Preston. The pastures are not visible but the back drop of development on Jubilee Croft is noticeable. Development on the southern field would be seen but given the existing settlement edge back drops the site, the view would be largely unchanged.

View 1E In this view west from New House Lane (PRoW 05.30/16) east of Long Preston, the LON1 site is screened by trees. There maybe some filtered views in winter.

Local views

Local views relevant to LON1 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.1 - 2.9 (pages 24 - 33). The local views are:

View 1 This is a close view from the junction of Back Lane east of Long Preston Primary School near the north east corner of the site. The site comprises two open walled pastures on the lower slopes of Newton Moor and Scosthrop Moor and the northern fringes of Long Preston. The site 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.

Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. 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, and so built development should be confined to the central and lower slopes of the site (western side), where high quality housing could enhance the existing settlement edge.

View 2 View 2 is from Scalehaw Lane (PRoW 05.30/15). The network of field stone walls on the edge of Long Preston is a striking feature of this view towards the eastern edge of LON1. The site is bounded by Back Lane and back dropped by the eastern settlement edge which comprises housing softened by mature trees. Development of

[8] Refer to footnote no. 2

the site could be integrated with a similar pattern to the existing housing with groups of native trees to break up the massing. However, the housing should be set well back from Back Lane to avoid the higher eastern parts of the fields and to allow Back Lane to remain in its landscape setting with pastures either side.

View 3 The view from Cross Lane (PRoW 05.30/31) is similar to view 2 but is further to the south so more of both fields of LON1 are visible. The rise in elevation to the north of Back Lane is apparent. Development of the site should avoid the higher land closer to Back Lane and in particular the north east corner of the northern field. The housing edge should be indented to allow for the integration of trees to soften the housing forms and extent in keeping with the pattern of the existing settlement edge.

View 4 View 4 is from Back Lane north of the Church of St. Mary the Virgin. View 4 is similar to view 1 but is at the southern end of Back Lane looking over the site from south of the south east corner of the LON1 site. This viewpoint is the first opportunity to see the site travelling from the south. The view is over the stone walling of Back Lane with the LON3 site in the foreground. Beyond the stone walled northern boundary of LON 3 are the two pastures of LON1. The south west corner of the southern field is screened. The site is bounded by trees and buildings on the western and northern boundaries so development would be back dropped. 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. Therefore development should be limited to the western part of both fields.

View 5 There is a glimpsed view from Church Street along an access drive between properties. The view is over LON 3 which if developed could be designed with a framed view in the layout to retain this view. The view would also be over the easternmost retained pastures of LON1 to Long Preston Primary School and beyond to the network of walled pastures on the fell slopes.

View 6 There is a glimpsed view from Main Street (A65) at the junction with Hartley Green. There is a limited view into the north west corner of the site, with the school playground and landscape beyond. Consideration should be given to not developing the north west corner of the site to retain this view corridor which is also the point at which access is likely to be gained for LON1.

View 7 View 7 is from School Lane at the junction with PRoW's 05.30/29 and 05.30/21. This view is over the stone walling defining the southern boundary of School Lane with the school playground and adjacent pasture in the foreground. Beyond are the two walled pastures of LON 1.The site is bounded by trees and buildings on the eastern and southern boundaries so development would be back dropped.

View 8 View 8 is from PRoW 05.30/29 north of the playground. The site is mostly screened by the Long Preston Primary School building and associated trees but there may be some filtered views to development in the north western corner of the site.

View 9 View 9 is from the junction of PRoW's 05.30/29 and 05.30/10 and is similar to view 8 but it is more distant and at a slightly higher elevation. As with view 8 most of the site is screened but there are likely to be filtered views to the north west corner.

Design considerations

The following section outlines the design principles which should be considered in any future development in order to reduce the overall LSA to an acceptable level. The design principles identified to mitigate adverse impacts include:

- Development to be set back from Back Lane and the higher land fronting the lane to be retained as open space or pasture.
- Access to the site from Hartley Lane with retention of the view to the walled pastures to the east.
- Housing edge to be indented to allow for tree planting to break up the massing of the new settlement edge.

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 LON1. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. This reduces the sensitivity of the views and recreational experiences and perceptual qualities from moderate-high to moderate. This is due to the setback of development from Back Lane with vehicular access via Hartley Green and retention of over half of the site as open space 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. The cultural and historical associations criteria remain at moderate-high because 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 overall landscape sensitivity assessment reduces to moderate.**

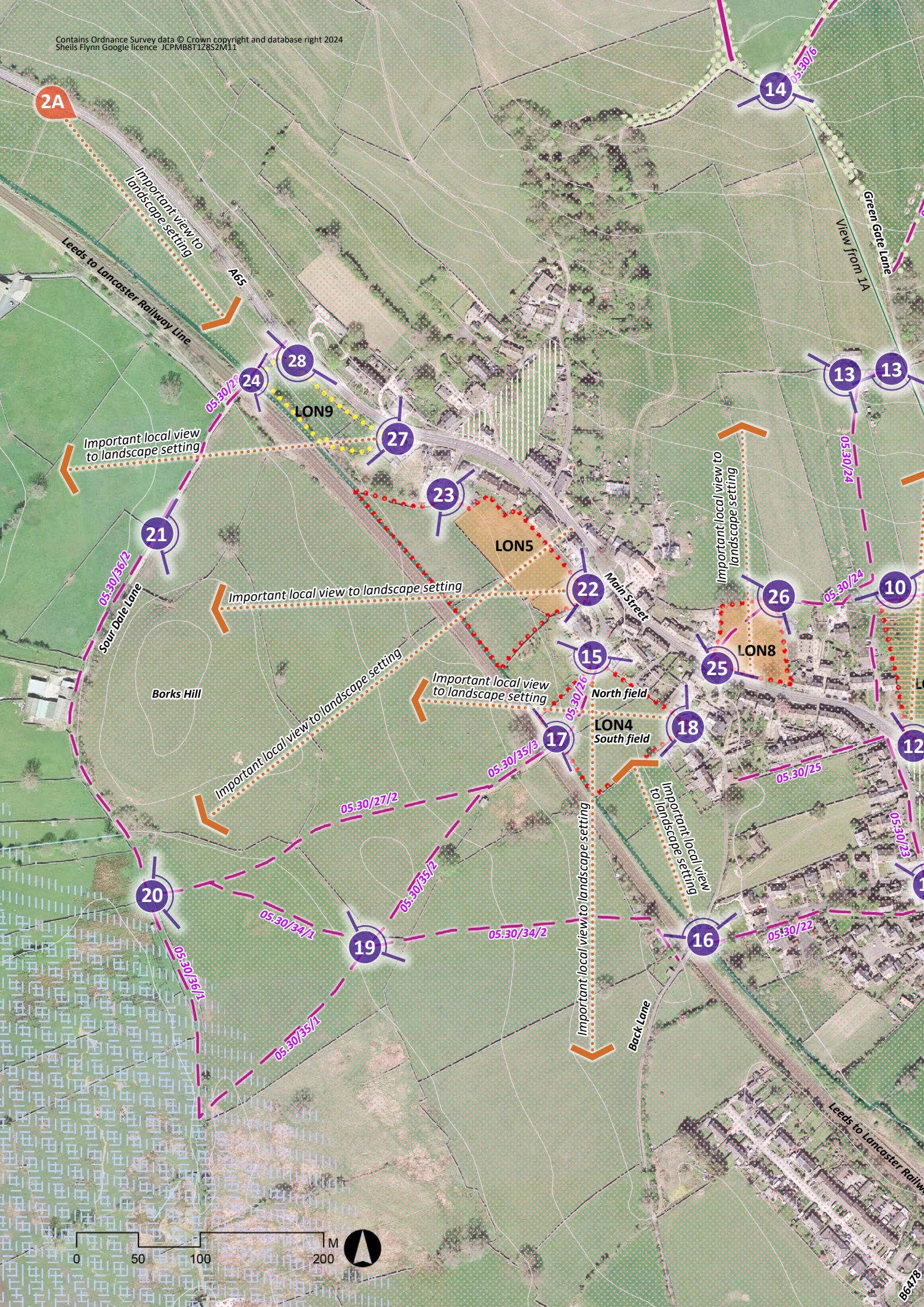
Summary of results of LSA review process for a reduced site with mitigation

Physical and natural characteristics	Moderate-high
Settlement form and setting	Moderate
Views and recreational experiences	Moderate
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 LON1 would be seen with development on LON3 when viewed from Back Lane, Scalehaw Lane, Cross Lane and School Lane as identified in local views 1, 2, 3, 4 and 7 in Figures 2.1 - 2.4 and 2.7 on pages 24 - 26 and 30 respectively. In addition both sites are visible from gateway views 1B, 1C and 1D which are on the fell slopes north and north west of Long Preston. However, it is considered that this would not alter the landscape sensitivity assessment for LON1 given LON1 and LON3 will be perceived as the same site. In addition, LON1 would be visible with LON7 in gateway views 1B and 1C and local view 9. However, there is only limited visibility and the sites are reasonably distant so there is no cumulative impact.

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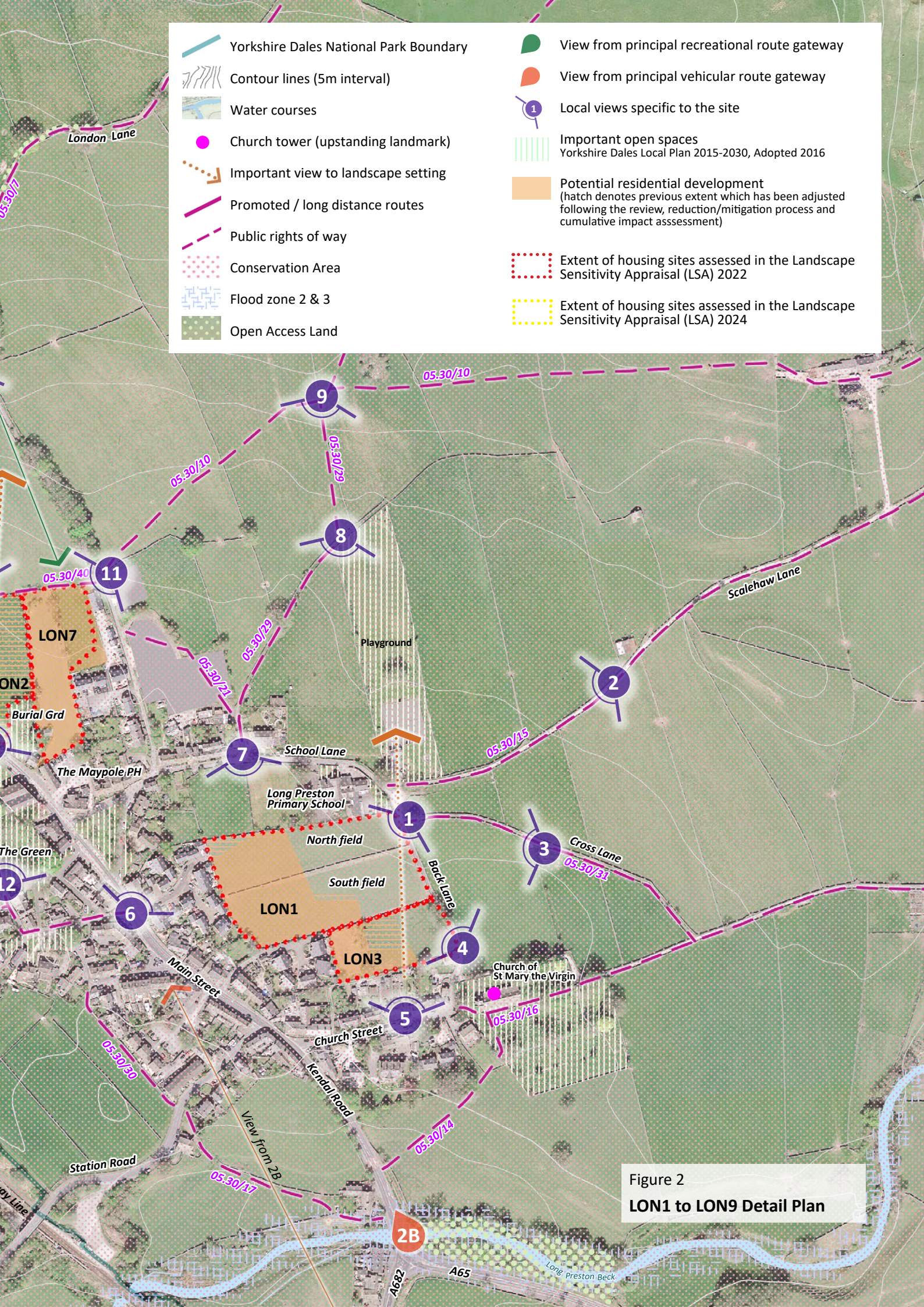


Figure 2

LON1 to LON9 Detail Plan



Figure 2.1 - Local view 1 from junction of Back Lane east of Long Preston School



Figure 2.2 - Local view 2 from Scalehaw Lane (PRoW 05.30/15)

LON1 (south field)

LON1 (north field)

Long Preston Primary School



Housing along Jubilee Croft

LON1

Scalehaw Lane (PRoW 05.30/15)

Playground





Figure 2.3 - Local view 3 from Cross Lane (PRoW 05.30/31)



Figure 2.4 - Local view 4 from Back Lane north of Church of St. Mary the Virgin

LON1 (south field)

LON1 (north field)

Cross Lane (PRoW 05.30/31)



LON1 (north field)

Back Lane

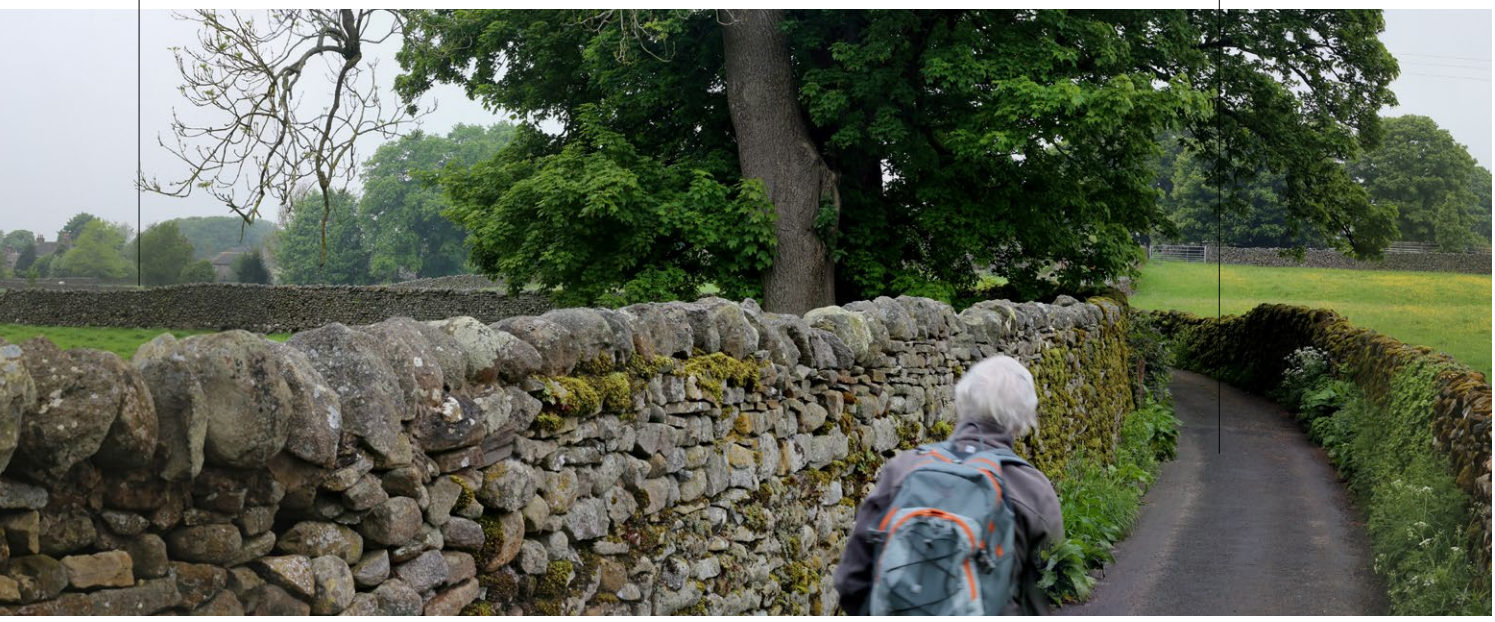




Figure 2.5 - Local view 5 from Church Street



Figure 2.6 - Local view 6 from junction between Main Street (A65) and Hartley Green

LON1 (south field)

LON3



LON1 (north field)





Figure 2.7 - Local view 7 from junction between School Lane and PRoW's 05.30/21 and 05.30/29



Figure 2.8 - Local view 8 from PRoW 05.30/29 north of playground

LON1 (south field)

LON1 (north field)



LON2 (not visible)

PRoW 05.30/29

LON7 (not visible)



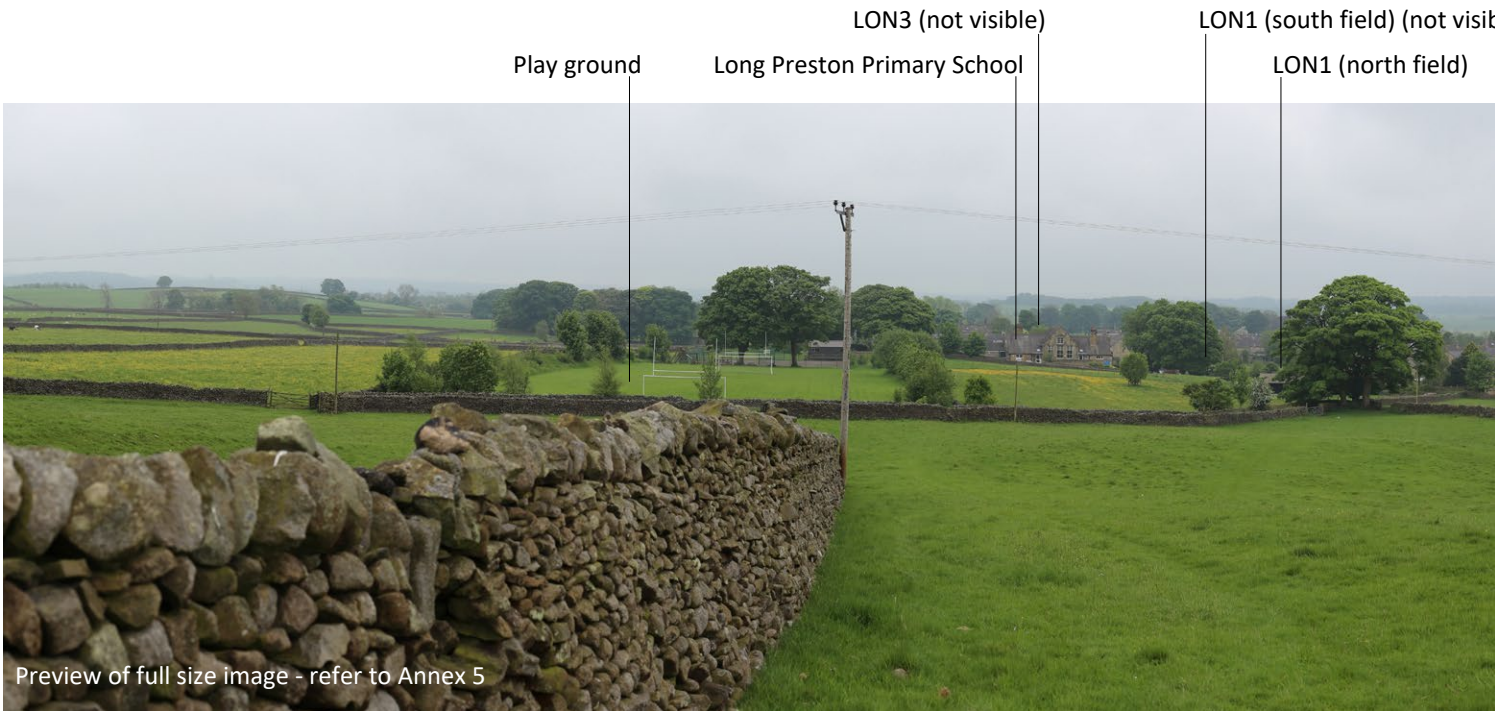


Figure 2.9 - Local view 9 from junction of PRoW 05.30/29 and 05.30/10



Figure 2.10 - Local view 11 from junction of Green Gate Lane and PRoW 05.30/40

ple)







Figure 2.11a - Local view 10a (east) from PRoW 05.30/40



Figure 2.11b - Local view 10b (west) from PRoW 05.30/40


LON7
LON2
JOIN LINE
JOIN LINE


PRoW 05.30/40



Figure 2.12a - Local view 12 (north) from A65 across Long Preston Baptist Chapel burial ground

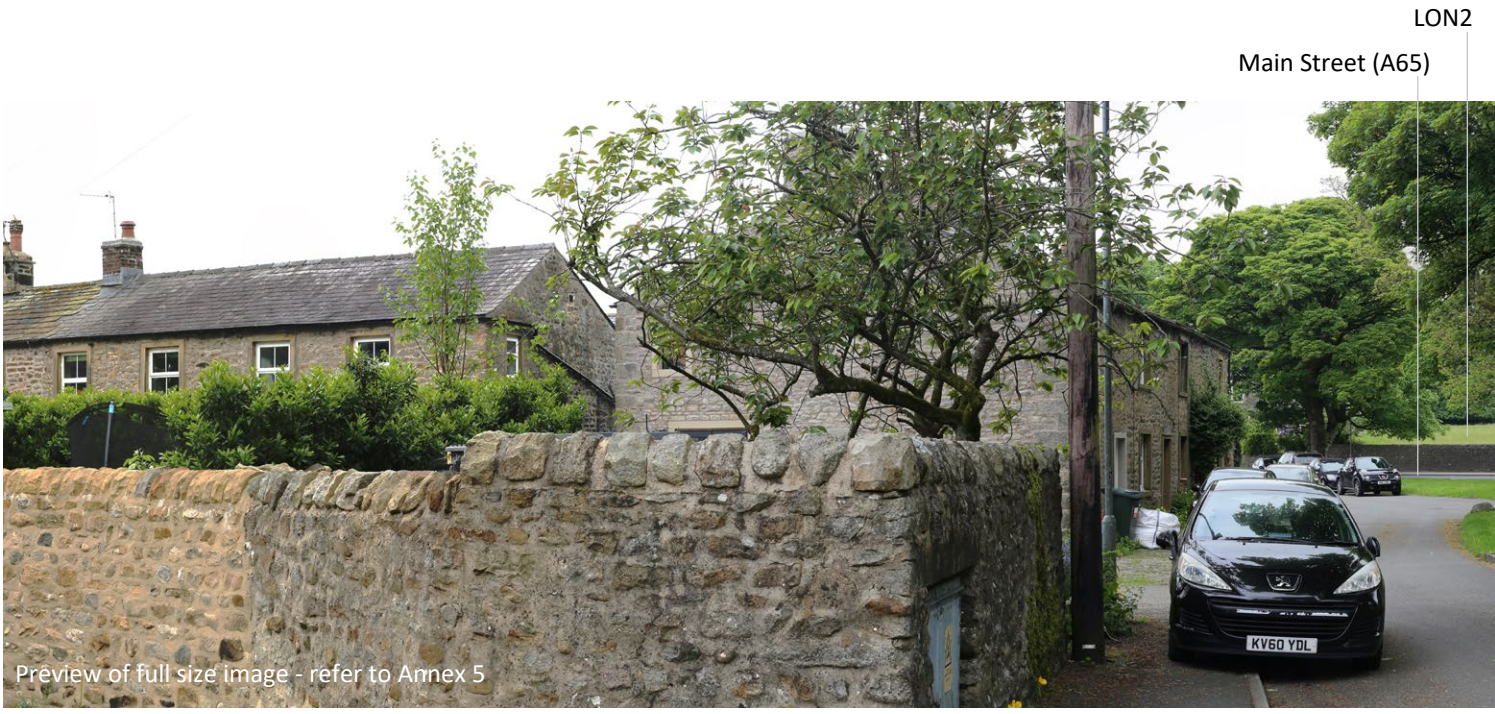


Figure 2.12b - Local view 12 (south) from Back Green

Burial Ground



Back Green



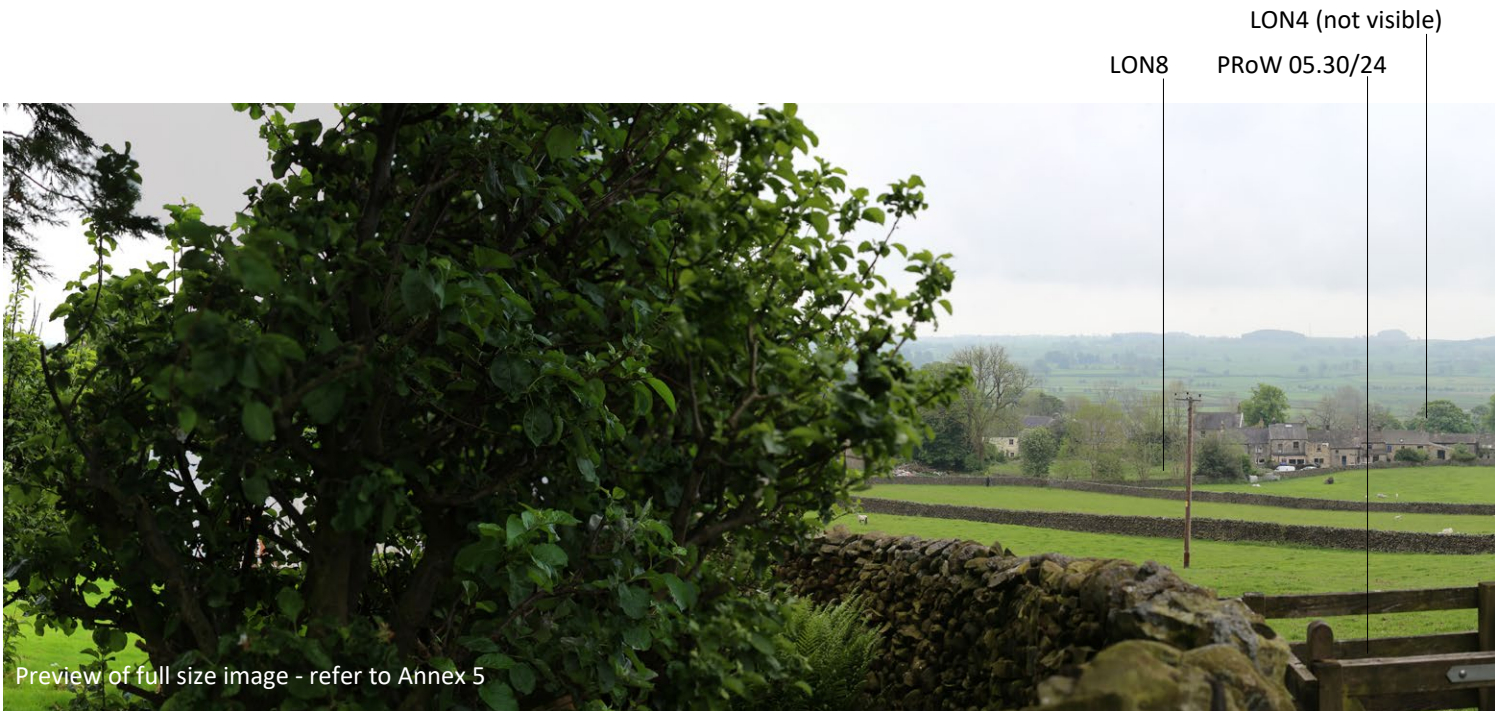


Figure 2.13a - Local view 13 (west) from PRoW 05.30/24 north of Long Preston



Figure 2.13b - Local view 13 (east) from the junction of Green Gate Lane and PRoW 05.30/24 north of Long Preston

LON5



LON8





Figure 2.14 - Local view 14 from the junction of Green Gate Lane and PRoW 05.30/6

LON4





Figure 2.15a - Local view 15a (west) from Tranmere Court north west of LON4

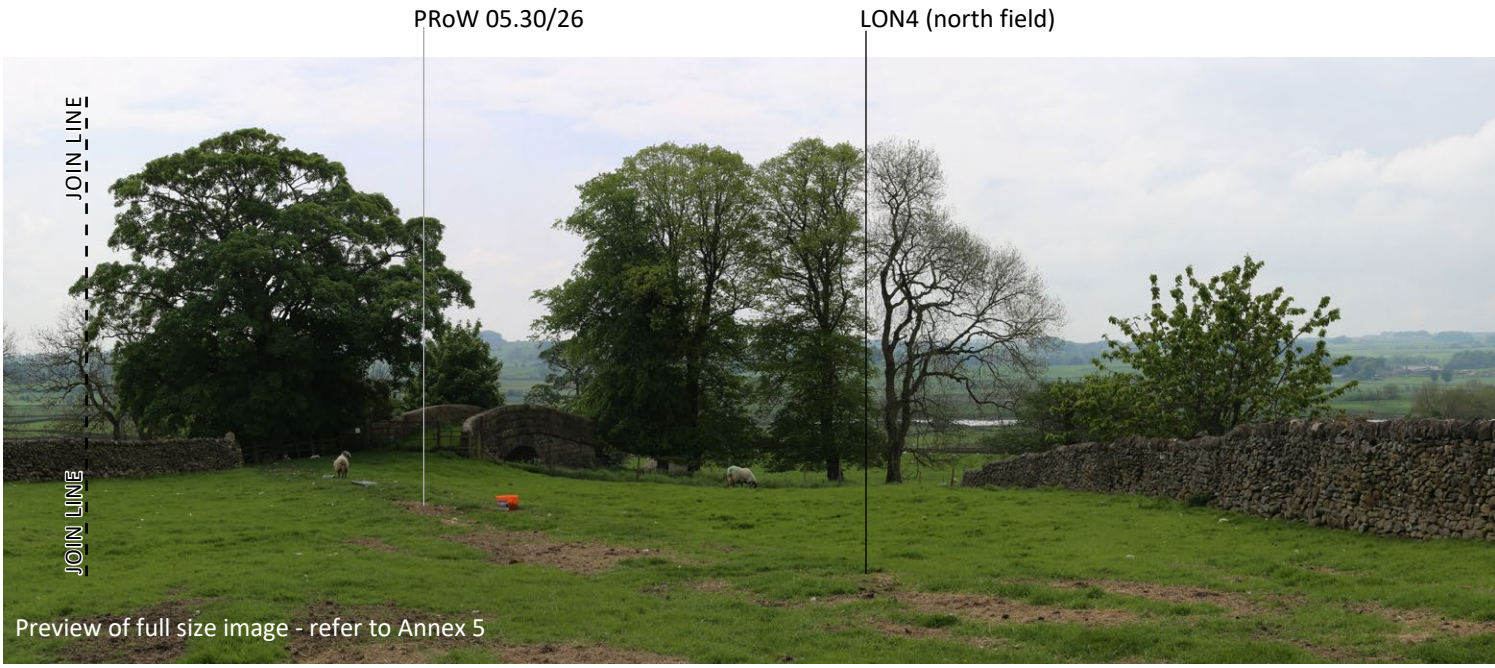


Figure 2.15b - Local view 15b (east) from Tranmere Court north west of LON4

LON4 (south field)

LON4 (north field)



Tranmere Court





Figure 2.16 - Local view 16 from Back Lane

LON4 (south field)

Back Lane





Figure 2.17a - Local view 17 (east) from PRoW 05.30/26 towards LON4 site

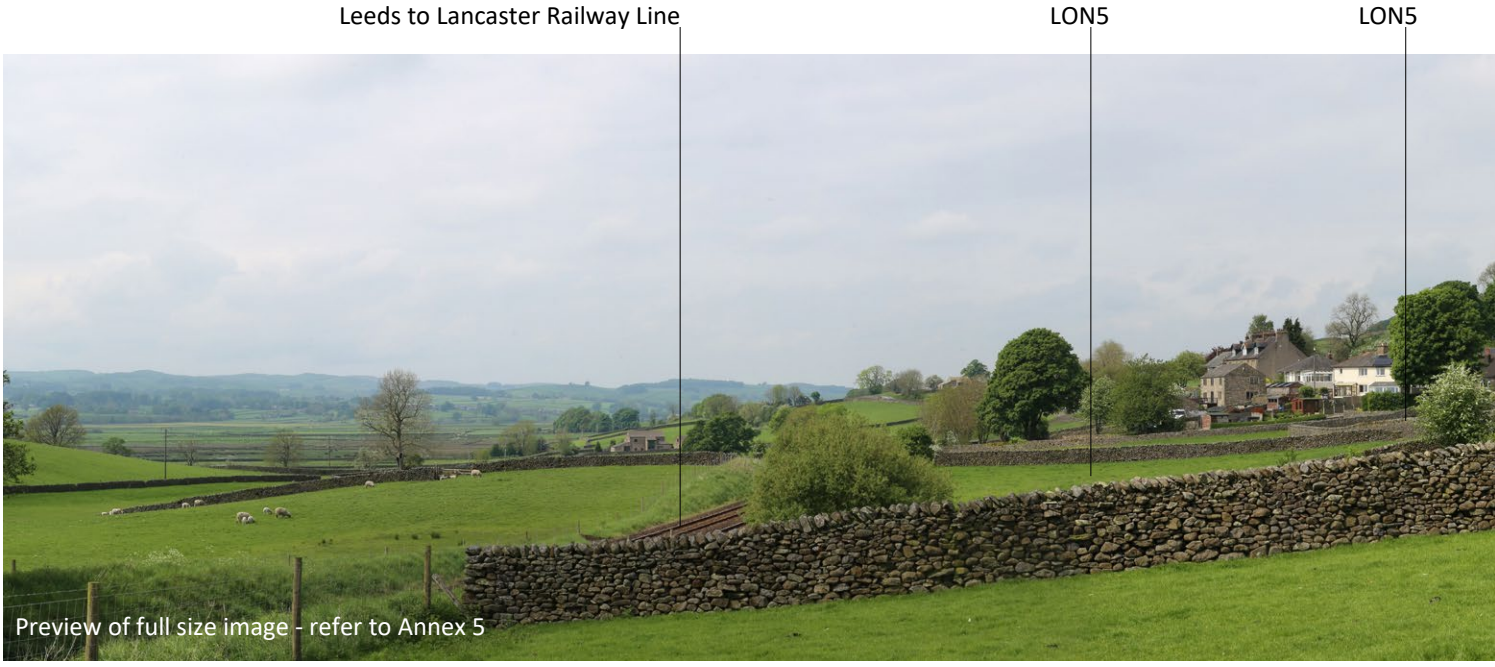


Figure 2.17b - Local view 17 (west) from PRoW 05.30/26 towards LON5 site

LON4 (south field)



PRoW 05.30/26

Tranmere Court





Figure 2.18 - Local view 18 from Hoyle Hill east of LON4



Figure 2.19 - Local view 19 from the junction of PRoW 05.30/34/1 and 05.30/35/1


LON4
Hoyle Hill

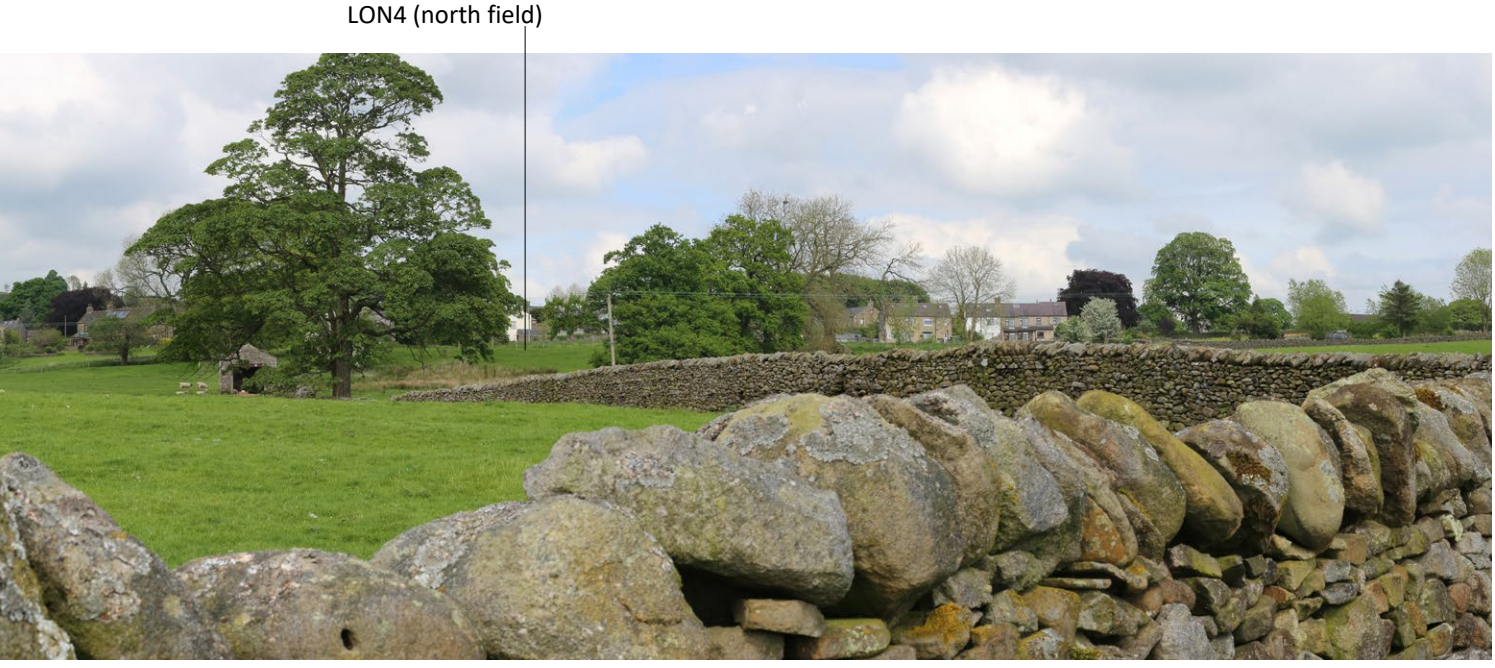

LON4 (north field)



Figure 2.20 - Local view 20 from PRoW 05.30/27/2



Figure 2.21 - Local view 21 from Sour Dale Lane (PRoW 05.30/36/2)

PRoW 05.30/35/3

LON4 (south field)



LON5

LON4





Figure 2.22 - Local view 22 from Tranmere Court east of LON5

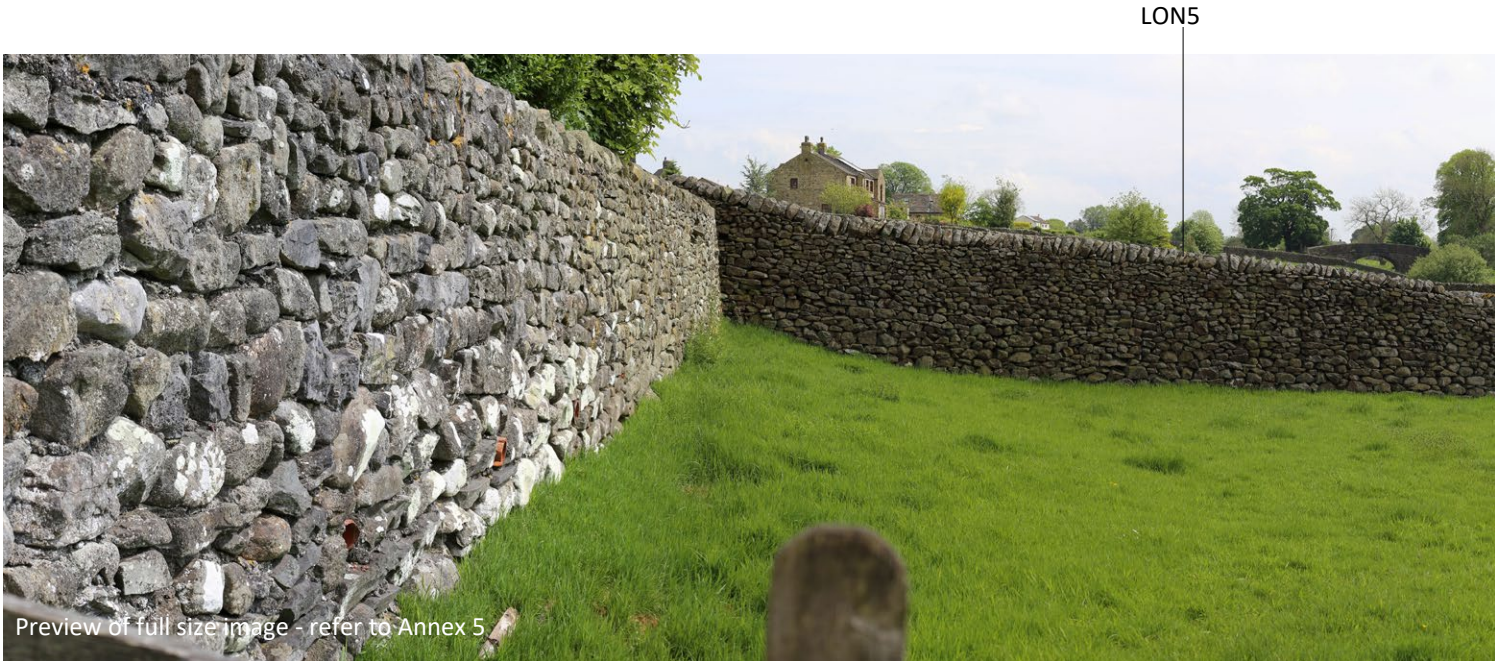


Figure 2.23 - Local view 23 from north west of LON5 site

Tranmere Court

Main Street (A65)



LON5





Figure 2.24 - Local view 24 from Sour Dale Lane (PRoW 05.30/28) west of LON9



Figure 2.25 - Local view 25 from A65 south west of LON8

LON9



LON8

Main Street (A65)



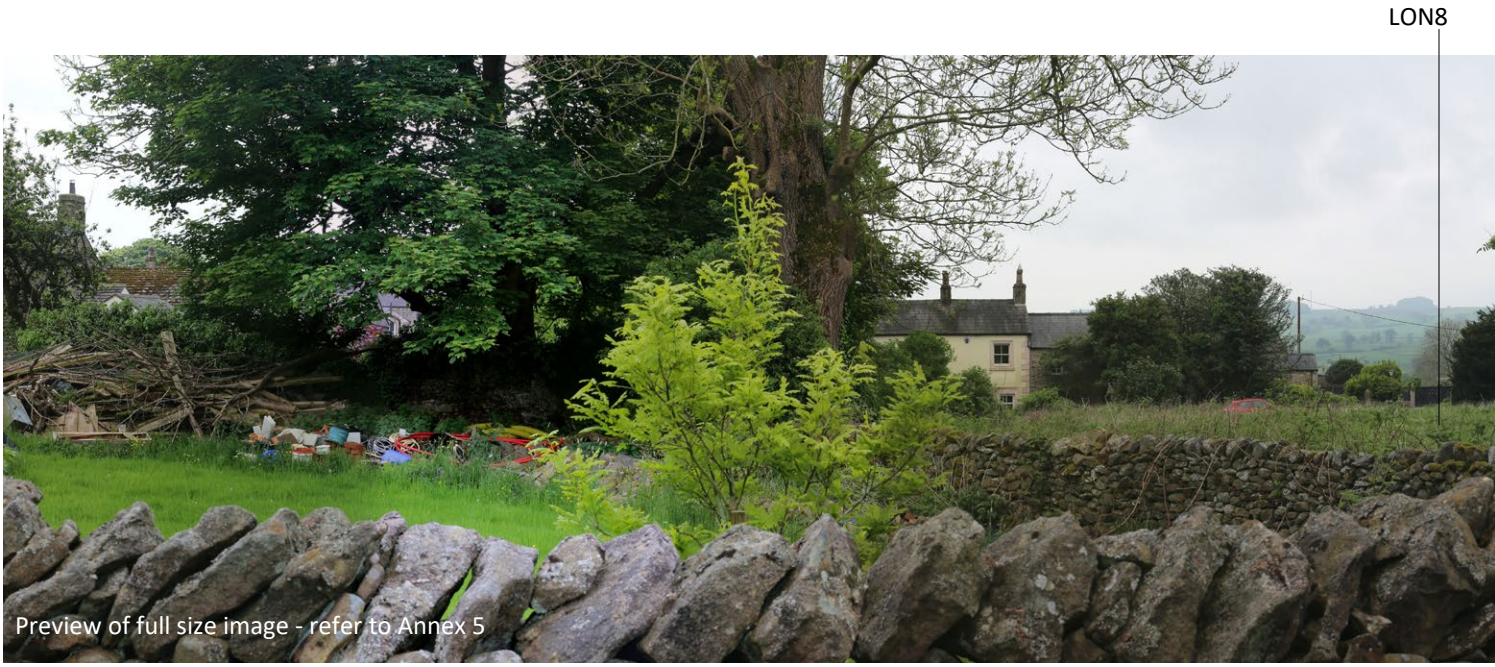


Figure 2.26 - Local view 26 from PRoW 05.30/24 north east of LON8



Figure 2.27 - Local view 27 from A65 east of LON9 site

PRoW 05.30/24



LON9 Leeds to Lancaster Railway Line A65





Figure 2.28a - Local view 28a (south) from the junction of A65 and Litter Lane, north west of LON9

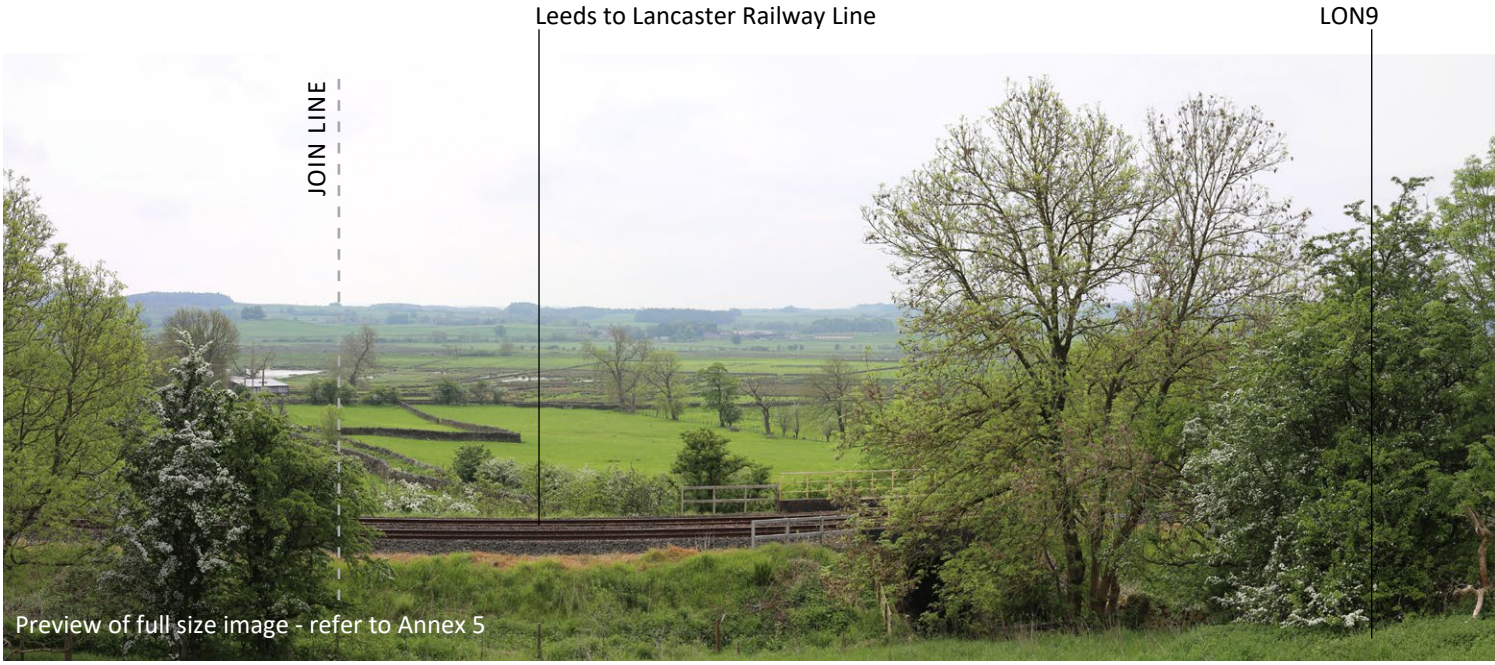


Figure 2.28b - Local view 28b (north) from the junction of A65 and Litter Lane, north west of LON9

Leeds to Lancaster Railway Line



Litter Lane (PRoW 05.30/28)

A65



LON2 - Land adjacent to Burial Ground, Main Street

Introduction

This 0.51 ha 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.10 - 2.14 (pages 32 - 41) with full size images as LI Guidance note TGN 06/19[9] in Annex 5.

Summary of results of LSA process

Physical and natural characteristics	Moderate
Settlement form and setting	Moderate-high
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[10] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high is correct** and the site merits conservation. However, as part of the review process, the relevant gateway views identified in the Long Preston Settlement Analysis[11] and also more local views were photographed and considered in detail to check the judgements for the individual landscape sensitivity criteria. In addition, the appraisal considered if the extent of the site might be reduced or other mitigation be introduced to reduce the risk of adverse landscape and/or visual impacts.

Gateway views

The site has limited visibility in the wider landscape. Of the key gateway views identified in the settlement analysis there are only views from View 1C. In this view south west from PRoW 05.30/12 north east of Long Preston there is a very small part of LON2 visible at a gap in the tree cover on the east side of the site.

[9] Refer to footnote no. 3

[10] Refer to footnote no. 1

[11] Refer to footnote no. 2

Local views

Local views relevant to LON2 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.12 - 2.14 (pages 34 - 39). The local views include:

View 10 This is a close view to the site from PRoW 05.30/40 at the north west corner of the site looking south east over LON2. It shows the visual connection with Main Street and to the greens beyond.

View 11 View 11 is at the junction of PRoW 05.30/40 with Green Gate Lane (Pennine Bridleway) at the north east corner of LON7 which is adjacent LON2. The view is to the south west over LON 7. There are filtered views to LON2 through the tree cover. Views are likely to be more pronounced in winter.

Views 12 (north and south) View 12 (north) is at the junction of Main Street (A65) with PRoW's 05.30/25 and 05.30/23. It also represents views from the Burial Ground. The views from the greens along Chapel Walk are shown in view 12 (south). 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 to the east. 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. 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. The 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 the only place where there is not only a substantial gap in the 'wall' of buildings that line the road, but also continuity with The Green.

View 13 This view is from the junction of Green Gate Lane (Pennine Bridleway) and PRoW 05.30/24 north of Long Preston. It shows the connection of the pastures on the lower slopes of the fells to LON2 and from there to the greens within Long Preston. The site is framed on both sides by significant mature trees.

View 14 This view is from the junction of the Pennine Bridleway on PRoW 05.30/5 with Green Gate Lane (also the Pennine Bridleway). A small part of LON2 is visible from this viewpoint.

Summary

There are no other locations where a finger of the 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. Given the relatively narrow linear form of the site, the extent of development on site could not be reduced to a point where adverse landscape and visual impacts would reduce the overall landscape sensitivity assessment. Therefore **the judgement of a moderate-high landscape sensitivity is still considered valid.** The definition of a moderate-high LSA, 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.





View from Main Street to the north to LON2

LON3 - Land between Jubilee Croft and Back Lane

Introduction

This 0.27 ha 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.7 (pages 24 - 31) 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-high
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:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high* 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 review process for LON3 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[14] (which has been updated in Figure 1 pages 8 - 9)and also more local views (Figure 2 on pages 22 - 23). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

[12] Refer to footnote no. 3

[13] Refer to footnote no. 1

[14] Refer to footnote no. 2

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 - 1.7 (pages 10 - 17). The key gateway views include:

View 1A In this view south east from the Pennine Bridleway north west of Long Preston, LON3 is not visible but the housing on Jubilee Croft west of the site can be seen. In addition, the backs of housing fronting onto Church Street are visible so development of LON3 would also be partly visible. Most of the site though is screened by trees so only a small proportion of development would be seen and is likely to be perceived as an extension of the Jubilee Croft housing. It is not likely to be very noticeable relative to the scale and expansiveness of the overall panorama of Long Preston.

View 1B View south on New Pasture Lane at the junction of PRoW's 05.30/6 and 05/30/7. Only a small part of LON3 is visible on the west side of Long Preston Primary School but the backs of housing fronting onto Church Street are visible above the school and to the east. Development on the site would be visible but would be seen in the context of the back drop of the settlement of Long Preston. Housing on the site is unlikely to be distinguishable from the existing settlement.

View 1C View south on PRoW 05.30/12 north east of Long Preston. A small proportion of the eastern end of the site is visible through a 'gap' in the treeline. LON3 appears as an extension of the landscape of the lower fell slopes which reaches into the settlement area of Long Preston. However, the 'gap' is very narrow as most of LON3 is screened by mature trees. Development of the site would be visible at this point but this is not considered significant given the scale of the panorama.

View 1D View south west from PRoW 05.30/10 towards Long Preston. Back Lane is visible in this view on the eastern edge of Long Preston. The pastures are not visible but the back drop housing on Jubilee Croft is noticeable. Development on LON3 would be seen in part but given the existing settlement edge back drops the site, the view would be largely unchanged.

View 1E In the view west from New House Lane (PRoW 05.30/16) east of Long Preston there is a direct view into LON3 seen back dropped by housing on Jubilee Croft. The view is framed by trees and there is a distant view to the hills beyond. Development of LON3 would extend the settlement edge slightly closer to the viewpoint but the change is not considered significant.

Local views

Local views relevant to LON3 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.1 - 2.7 (pages 24 - 31). The local views are:

View 1 This is a close view from the junction of Back Lane east of Long Preston Primary School near the north east corner of LON1. The site comprises a walled pasture on the lower slopes of Newton Moor and Scosthrop Moor and the northern 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 west 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. From this viewpoint there is a view over LON1 and LON3 and all three pastures are perceived as a group.

Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. 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 western edge of the site, where high quality housing could enhance the existing settlement edge.

View 2 View 2 is from Scalehaw Lane (PRoW 05.30/15). The network of field stone walls on the edge of Long Preston is a striking feature of this view towards the eastern edge of LON1. The site is bounded by Back Lane and back dropped by the eastern settlement edge which comprises housing softened by mature trees. Development of the site could be integrated with a similar pattern to the existing housing with groups of native trees to break up the massing. However, the housing should be set well back from Back Lane to avoid the higher eastern parts of the fields and to allow Back Lane to remain in its landscape setting with pastures either side.

View 3 The view from Cross Lane (PRoW 05.30/31) is similar to view 2 but is further to the south so more of both fields of LON1 are visible. The rise in elevation to the north of Back Lane is apparent. Development of the

site should avoid the higher land closer to Back Lane and in particular the north east corner of the northern field. The housing edge should be indented to allow for the integration of trees to soften the housing forms and extent in keeping with the existing settlement edge.

View 4 View 4 is from Back Lane north of the Church of St. Mary the Virgin. View 4 is similar to view 1 but is at the southern end of Back Lane looking over the site from the south east corner of the LON3 site. The view is over the stone walling of Back Lane with the LON3 site in the foreground and beyond the stone walled northern boundary of LON 3 are the two pastures of LON1. The site is bounded by trees and buildings on the southern and western boundaries of LON1 so development would be back dropped. However, development across the eastern 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. The extent of development should be carefully considered in relation to the root protection areas of trees on the site and adjacent the site.

View 5 There is a glimpsed view from Church Street along an access drive between properties. The view is over LON 3 which if developed could be designed with a framed view in the layout to retain this view. The view would also be over the easternmost retained pastures of LON1 to Long Preston Primary School and beyond to the network of walled pastures on the fell slopes.

View 7 View 7 is from School Lane at the junction with PRoW's 05.30/29 and 05.30/21. This view is over the stone walling defining the southern boundary of School Lane with the school playground and adjacent pasture in the foreground. Beyond are the walled pastures of LON1 and LON3. Only the western part of LON3 is visible adjacent Jubilee Croft. The site is bounded by trees and buildings on the southern boundary so development would be back dropped and in this view would be perceived as a logical extension of the housing accessed from Jubilee Croft.

Design considerations

The following section outlines the design principles which should be considered in any future development in order to reduce the overall LSA to an acceptable level. A number of design principles have been identified to mitigate adverse impacts including:

- Development to be set back from Back Lane and the higher land fronting the lane to be retained as open space or pasture.
- Access to the site from Jubilee Croft.
- Retain glimpsed views from Church Street.
- Retain significant trees on site and adjacent the site by protection of Root Protection Areas.
- Housing edge to be indented to allow for tree planting to break up the massing of the new settlement edge.

Summary

A carefully designed layout that focuses built development on the less sensitive western lower part of the site would reduce some of the adverse landscape and visual effects for LON3. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. This reduces the sensitivity of the views and recreational experiences and perceptual qualities from moderate-high to moderate. This is due to the setback of development from Back Lane with vehicular access via Jubilee Croft and retention of over half of the site as open space 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. The cultural and historical associations criteria remain at moderate-high because 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, have a relatively strong time depth. 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. **The overall landscape sensitivity assessment reduces to moderate.**

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

Physical and natural characteristics	Moderate-high
Settlement form and setting	Moderate
Views and recreational experiences	Moderate
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 LON3 would be seen with development on LON1 when viewed from Back Lane, Scalehaw Lane, Cross Lane and School Lane as identified in local views 1, 2, 3, 4 and 7 in Figures 2.1 - 2.4 and 2.7 on pages 24 - 26 and 30 respectively. In addition both sites are visible from gateway views 1B, 1C and 1D which are on the fell slopes north and north west of Long Preston. However, it is considered that this would not alter the landscape sensitivity assessment for LON3 given LON1 and LON3 will be perceived as the same site. In addition, LON3 would be visible with LON7 in gateway views 1B and 1C. However, there is only limited visibility and the sites are reasonably distant so there is no cumulative impact.

LON4 - Land south of Tranmere Cottage, Hoyle Hill

Introduction

This 0.66 ha 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 railway 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.15 - 2.21 (pages 42 - 51) with full size images as LI Guidance note TGN 06/19[15] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[16] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high is correct** and both pastures of LON4 should be conserved. However, as part of the review process, the relevant gateway views identified in the Long Preston Settlement Analysis[17] and also more local views were photographed and considered in detail to check the judgements for the individual landscape sensitivity criteria. In addition, the appraisal considered if the extent of the site might be reduced or other mitigation be introduced to reduce the risk of adverse landscape and/or visual impacts. The review process for LON4 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[18] (which has been updated in Figure 1 pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

[15] Refer to footnote no. 3

[16] Refer to footnote no. 3

[17] Refer to footnote no. 2

[18] Refer to footnote no. 2

Gateway views

The site has limited visibility in the wider landscape. Of the key gateway views identified in the settlement analysis there are only views from View 2A as Figure 1.6 on pages 16 - 17. In this view south west from the A65 north east of Long Preston the southern part of LON4 adjacent the Leeds to Lancaster Railway Line is visible. 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. However, from this viewpoint development of the northern part of the site adjacent Hoyle Hill would not be visible.

Local views

Local views relevant to LON4 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.15- 2.21 (pages 42 - 51). The key local views are:

View 15 View 15 is from Tranmere Court (PRoW 05.30/26) at the north east corner of the site looking over the site to the south. 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 railway 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 and Hoyle Hill) which curves along the historic village edge 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.

View 16 View 16 is from Back Lane (Pennine Bridleway) at the bridge over the Leeds to Lancaster Railway Line south east of the site looking north west to the site. Development on this site would damage several views from Back Lane 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.

View 17 View 17 (east) is from PRoW 05.30/26 at the bridge over the Leeds to Lancaster Railway Line west of the site looking east but the views in both directions from the public footpath should be considered. PRoW 05.30/26 is an important public right of way (that crosses the railway at one of only two bridging points) and is aligned diagonally across the site, connecting the village with the floodplain to the south. There are long views across the Ribble Marshes to Pendle Hill (in the distance) and Borks Hill (a shallow drumlin landform nearby). 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 and north westwards. These are important views which define Long Preston's distinctive landscape setting and they should be conserved.

View 18 View 18 is on Hoyle Hill at the south east corner of the site looking west. 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 and Hoyle Hill. Development on one of them would damage the set.

View 19 View 19 is at the junction of PRoW's 05.30/34/1 and 2 and 05/30/35/1 and 2 south west of the railway line looking north east to the site. The site is partly screened by intervening tree cover from this viewpoint but development would be visible between the trees from both footpaths as one approaches Long Preston. Winter views would be more pronounced.

View 20 View 20 is on Sour Dale Lane (PRoW 05.30/36/1) at the junction with PRoW 05.30/27/2 west of the Leeds to Lancaster Railway Line looking east to the site. The bridge over the railway which links with the PRoW in the north field is visible. Most of the site is screened by trees along the railway but development on the site would be visible in parts. If the site were to be developed only the northern section adjacent Hoyle Hill should be considered.



View to the LON4 site from Back Lane

View 21 View 21 is also from Sour Dale Lane (PRoW 05.30/36/1) north of Borks Hill west of the site but the LON4 site is screened by the rising landform of Borks Hill in combination with stone walling. The roofs of development on the site would be visible from this viewpoint.

Summary

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 and Hoyle Hill) which defines the village edge on this lowland side of the settlement. Given the form of the site, the extent of development on site could not be reduced to a point where adverse landscape and visual impacts would reduce the overall landscape sensitivity assessment. Therefore **the judgement of a moderate-high landscape sensitivity is still considered valid**. The definition of a moderate-high LSA, 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.



LON5 - Land rear of Moorfields and Guy's Cottages

Introduction

This 0.47 ha 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 (Borks 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 Borks Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.16 - 2.23 (pages 44 - 53) with full size images as LI Guidance note TGN 06/19[19] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[20] is as follows:

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.

Review

After review of the LSA assessment for LON5 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for views and recreational experiences from moderate to moderate-high. This reflects the importance of the views from the site and from the A65 over the site to the Ribble floodplain. 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 but the access road does link with PRoW 05.30/26 which is one of the two key links from Long Preston to the adjacent marshes. The bridge crossings over the railway at PRoW 05.30/26 and on Back Lane are historic connections and today facilitate popular circular walks.

[19] Refer to footnote no. 3

[20] Refer to footnote no. 1

Despite the increase in one of the sensitivity ratings for an individual criteria, **the overall landscape sensitivity assessment of moderate-high* does not alter**. The updated results for each of the five criteria and overall LSA for LON5 are as follows:

Summary of results of LSA process

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

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.

In the case of this site, the LSA suggested *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.* The LSA also *notes ..... 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.*

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 review process for LON5 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[21] (which has been updated in Figure 1 pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). 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 site has limited visibility in the wider landscape. Of the key gateway views identified in the settlement analysis there are only views from View 2A as Figure 1.6 on pages 16 - 17. In this view south west from the A65 north east of Long Preston the southern part of LON5 adjacent the Leeds to Lancaster Railway Line is visible. The alignment of the site's field boundary walls reflects the contours - the two lower, sloping pastures are aligned downslope, whereas the fairly flat upper terrace area is enclosed by rectangular fields aligned parallel to the access road (to the north east). 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 Borks Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. 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.

Local views

Local views relevant to LON5 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.16 - 2.23 (pages 44 - 53). The key local views are:

View 16 View 16 is from Back Lane (Pennine Bridleway) at the bridge over the Leeds to Lancaster Railway Line south east of the site looking north west. Development on all of the site would damage views from Back Lane which make a valuable contribution to Long Preston's landscape setting. It would disrupt the regular pattern of 'layered' croft walls in the views north westwards from Back Lane north of the railway bridge. 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. However, if development was limited to the upper part of the terrace i.e. the fields closest to the existing settlement edge only, the most sensitive components of the natural landscape character would be conserved.

[21] Refer to footnote no. 2

View 17 (west) View 17 is from PRoW 05.30/26 at the front of the bridge over the Leeds to Lancaster Railway Line south of the site looking north. PRoW 05.30/26 is an important public right of way (that crosses the railway at one of only two bridging points) and is aligned diagonally across the LON4 site, connecting the village with the floodplain to the south. This view is similar to view 16 from Back Lane. Development on all of the site would be prominent in these 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 offer the only two railway bridging points. Setting development back to the same alignment as the existing housing south of Tranmere Court would mitigate some of these adverse impacts. Given the existing access road and modern housing 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.

View 18 View 18 is on Hoyle Hill at the south east corner of LON4 looking north west. From this particular viewpoint which is focused on LON4, the views to LON5 are screened by trees on the settlement edge. However, further to the north west there are likely to be views over LON5. The walled pastures of which LON4 and LON5 are part, have a domestic 'cottage' landscape character, which relates to the 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. All of the pastures cannot be considered in isolation because they are a component of a group of similar walled crofts, which are enclosed by the curve of Back Lane and Hoyle Hill. Development on all of the LON5 site would not only impact on LON5 but would damage the set. However, if development were set back to the fields closest the access road it is unlikely there would be views from Hoyle Hill.

View 19 View 19 is at the junction of PRoW's 05.30/34/1 and 2 and 05/30/35/1 and 2 south west of the railway line looking north east to the site. There are important views to Long Preston and the fells from the public rights of way on the Ribble floodplain, including from Sour Dale Lane as view 20. All of the LON5 site is visible. Development should not extend beyond the upper terrace which is defined by the field boundaries walls parallel to the settlement edge.

View 20 View 20 is on Sour Dale Lane (PRoW 05.30/36/1) at the junction with PRoW 05.30/27/2 west of the Leeds to Lancaster Railway Line looking east to the site. The view is very similar to view 19 with long views to Long Preston and the fells beyond.

View 21 View 21 is also from Sour Dale Lane (PRoW 05.30/36/2) north of Borks Hill west of the site. This view is similar to views 19 and 20.

View 22 View 22 is from Tranmere Court at the south east corner of the site looking north west. Although this is a minor access road to the site it does connect with the PRoW 05.30/26 which crosses LON4 and links to one of the two bridge crossings over the railway. There are framed views from the junction with the A65 and also between houses on the A65 further to the north. 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 (Borks 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 Borks Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. 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. In order to maintain the views to the marshes the small south eastern pasture should be conserved and the design of the layout should accommodate framed views through the development from the A65.

View 23 View 23 is from an unnamed lane on the northern boundary of the site which connects with the A65. The view is to the south looking over the site. Although this lane is unlikely to be frequently used, it does highlight the different character of the upper pastures relative to the lower pastures adjoining the railway line. Development should not be permitted in the lower pastures as it would disrupt the open marshland views and the natural 'flow' of the valley slope, which is accentuated by the pattern of field stone walls.

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:

- The lower two fields adjacent the railway line to be conserved.
- Access to the site from Tranmere Court with retention of the view to the Ribble Marshes by not developing the small south eastern pasture.
- Development only in the north eastern pasture adjacent the existing settlement edge
- Retention and protection of the boundary stone walls
- Planting of groups of native trees to break up the massing of the housing when viewed from Back Lane, the public rights of way linking the marshes to Long Preston and from Sour Dale Lane.
- Retention of the framed views from the A65 though the development by careful design of the layout.

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 LON5. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. This reduces the sensitivity of the settlement form and setting and views and recreational experiences from moderate-high to moderate. This is due to the conservation of the lower slopes and new development only on the upper part of the site which integrates with the historic settlement form and setting and creates a positive interface with the countryside. The views from the A65 to the marshes are also retained and conserved. **The overall landscape sensitivity assessment reduces to moderate.**

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

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

Cumulative impact with other LSA sites

Given development on LON4 and LON9 is not recommended, residential development on the reduced extent of LON5 if allocated, would be the only development on the south west side of Long Preston and LON5 would not be visible in conjunction with other sites other than LON8 as viewed from local view 13. However, the sites are quite distant and on opposite sides of the Main Street so therefore, it is considered there is no cumulative visual impact and the landscape sensitivity assessment for LON5 after reduction and mitigation remains unaltered.


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View from the A65 over LON5 to the Ribble Marshes

LON7 - Land between Burial Ground, Megs Croft and Megs Barn

Introduction

This 0.58 ha 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.10 - 2.14 (pages 32 - 41) with full size images as LI Guidance note TGN 06/19[22] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[23] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate is correct**. The review process for LON7 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[24] (which has been updated in Figure 1 pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). 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 site has limited visibility in the wider landscape. Of the key gateway views identified in the settlement analysis there are only views from Views 1B and 1C. In the case of View 1B south from New Pasture Lane at the junction of PRoWs 05.30/6 and 05.30/7 north of Long Preston, there are views to the north end of both pastures. Housing on the

[22] Refer to footnote no. 3

[23] Refer to footnote no. 1

[24] Refer to footnote no. 2

site would be seen as an extension of the recently built development off Green Gate Lane. It would be back dropped by housing and mature trees. In View 1C south west from PRoW 05.30/12 north east of Long Preston, the angle of view to the site is more to the east of View 1B and thus more of the built development on LON7 would be seen although back dropped by mature trees. Additional tree cover would be required to the northern boundary to contain the development on the north edge which addresses the lower slopes of the fells.

Local views

Local views relevant to LON7 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.10 - 2.14 (pages 32- 41). The local views include:

View 10 This is a close view to the site from PRoW 05.30/40 at the north west corner of the LON2 looking south east over LON2 and east towards LON7. It shows the visual connection of LON2 with Main Street and to the greens beyond.

View 11 View 11 is a close view to the site at the junction of PRoW 05.30/40 with Green Gate Lane (Pennine Bridleway) at the north east corner of the site. The view is to the south west over LON7 and LON2. 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. 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. However, this disruption is in views from the north and west whereas on LON2, the views from Main Street would also be disrupted if LON2 was to be developed. The character of the built frontage to the north would be particularly important as they would be visible in views from this public right 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.

View 12 (north) View 12 is at the junction of Main Street (A65) with PRoW's 05.30/25 and 05.30/23. It also represents views from the Burial Ground and the greens along Chapel Walk. The view is primarily over LON2 adjacent to LON7 but both sites are walled pastures with a gently rolling landform on the lower slopes of the moors to the north of Long Preston. 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 boundaries are the most sensitive landscape elements. Although the LON2 site makes a significant contribution to Long Preston's landscape setting because of the visual connection between the Main Street, the village centre greens and the moorland slopes to the north of the village, LON7 does not directly connect with the Main Street and there are limited views to LON7 from viewpoint 12.

View 13 (east) This view is from the junction of Green Gate Lane (Pennine Bridleway) and PRoW 05.30/24 north of Long Preston. It shows the connection of the pastures on the lower slopes of the fells to LON 7 and LON2 and from there to the greens within Long Preston. From this viewpoint the eastern pasture has an open northern boundary other than stone walling but it is back dropped by housing. The western field is mostly screened by mature trees. Development would require a sensitive soft village edge to the northern boundary and western boundary adjoining LON2.

View 14 This view is from the junction of the Pennine Bridleway on PRoW 05.30/5 with Green Gate Lane (also the Pennine Bridleway). The view is similar to view 13 (east).

Design considerations

A number of design principles have been established to reduce adverse landscape and visual effects should LON7 be developed. These include:

- Conserve the existing field stone walls along the sensitive northern and western boundaries.
- Built edges to be softened and integrated with groups of native trees particularly on the northern and western boundaries.

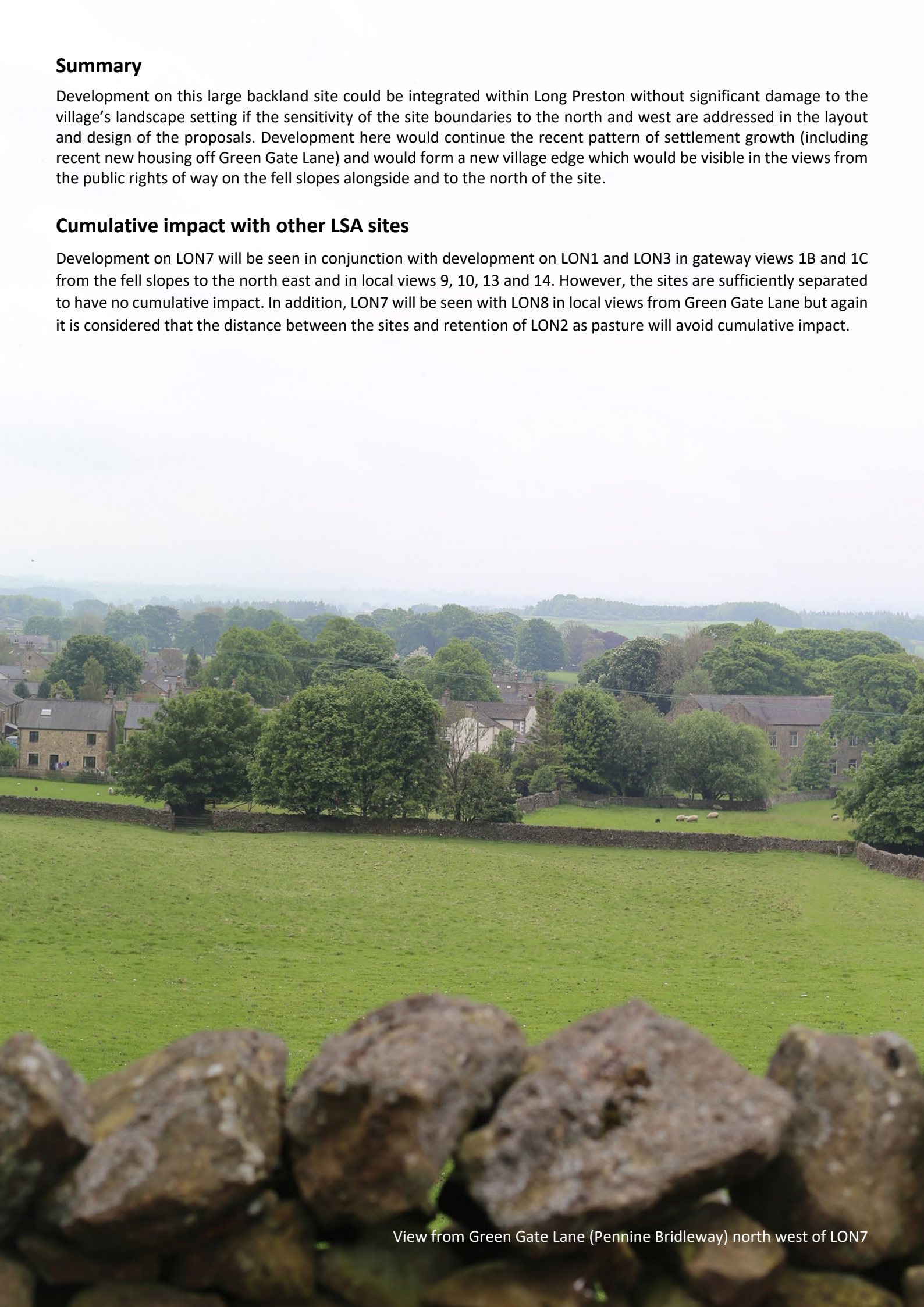


Summary

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.

Cumulative impact with other LSA sites

Development on LON7 will be seen in conjunction with development on LON1 and LON3 in gateway views 1B and 1C from the fell slopes to the north east and in local views 9, 10, 13 and 14. However, the sites are sufficiently separated to have no cumulative impact. In addition, LON7 will be seen with LON8 in local views from Green Gate Lane but again it is considered that the distance between the sites and retention of LON2 as pasture will avoid cumulative impact.



View from Green Gate Lane (Pennine Bridleway) north west of LON7

LON8 - Land between Mebo Cottage and Grosvernor Place, Main Street

Introduction

The 0.31 ha 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.13 - 2.14; 2.25 - 2.26 (pages 38 - 41; 54 - 57) with full size images as LI Guidance note TGN 06/19[25] 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-high
Overall landscape sensitivity assessment	**Moderate**

The summary of the overall LSA[26] is as follows:

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.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate is correct**. The review process for LON8 has considered the relevant gateway views identified in the Long Preston Settlement Analysis[27] (which has been updated in Figure 1 pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). Additional gateway views have also been identified during the review process. The relevant views with commentary are listed in the following sections.

[25] Refer to footnote no. 3

[26] Refer to footnote no. 1

[27] Refer to footnote no. 2

Gateway views

The site has limited visibility in the wider landscape and there are no views from any of the identified gateway viewpoints. Although one would expect views from the north on the Pennine Bridleway, the fold of the landform precludes views. However, as one descends from the fells on Green Gate Lane there are views to the site as illustrated in local views 13 and 14 which are described in the next section.

Local views

Local views relevant to LON8 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.13 - 2.14, 2.25-2.26 (pages 38 - 41; 54 - 57). The local views include:

View 13 (west) This view is from the junction of Green Gate Lane (Pennine Bridleway) and PRoW 05.30/24 north of Long Preston. The site appears as a gap in the settlement which allows views to the Main Street although trees on the northern boundary partly screen this view. The loss of this linkage from pastures on the moorland slopes to Main Street would damage the landscape setting of Long Preston but not to the same extent as LON2 where the flow of pastures from moors is to the central village greens.

View 14 This view is from the junction of the Pennine Bridleway on PRoW 05.30/5 with Green Gate Lane (also the Pennine Bridleway). The view is similar to view 13 but at higher elevation. As with view 13, development of LON8 when viewed from Green Gate Lane would impact the landscape setting of Long Preston on this northern settlement edge but is likely to be perceived as logical infill.

View 25 View 25 is from Main Street at the junction with PRoW 05.30/24 at the south west corner of the site looking north east. 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.

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. 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. In addition, 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.

View 26 This view is from PRoW 05.30/24 at the north east corner of the site looking south west over the site. 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.

Design considerations

In order to reduce the risk of adverse landscape and visual effects, the development of LON8 would require a carefully designed scheme with appropriate mitigation. If the site was to be put forward for development there are number of design considerations which should be taken into account to mitigate adverse impacts of the development. The following section outlines the design principles which should be considered in any future development. These include:

- Conserve the existing field stone walls along the boundaries



View over the LON8 site from Main Street to pastures on the lower fell slopes north of Long Preston

- Repair the stone walling to the Main Street frontage
- Retain significant trees on site and adjacent the site by protection of Root Protection Areas.
- Design the scheme layout to mitigate the loss of the views northwards from Main Street to the moorland slopes by retaining a break in the built form, to conserve a long framed view northwards across the site.
- 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.

Summary

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. A sensitively designed scheme would be required, with a layout, design and materials that reflect its historic village setting. A number of design principles have been established to reduce adverse landscape and visual effects.

Cumulative impact with other LSA sites

Residential development on LON8 would be seen with development on LON7 when viewed from the north from local views 13 and 14 on Green Gate Lane. However, it is considered that this would not alter the landscape sensitivity assessment for LON8 as long views from the north are largely filtered by trees on the northern boundary of the site and the sites are some distance apart with LON2 retained as open pasture between the sites. The retention of LON2 as pasture linking to the Main Street and the greens with Long Preston draws the eye as shown in local view 13 east. In addition, LON8 is visible with LON5 from local view 13. However, given the distance between the sites there is not considered to be any cumulative impact.

LON9 - Land north west of Long Meadow

Introduction

This 0.30 ha 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 (Borks 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 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 Borks 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. Refer to Figure 2 (pages 22 - 23) for a detailed plan of the site extent. Key local views are shown on Figures 2.17b (pages 46 - 47), 2.19 - 2.21 (pages 48 - 51), 2.24 (pages 54 - 55), 2.27 - 2.28 (pages 56 - 59) with full size images as LI Guidance note TGN 06/19[28] in Annex 5.

Summary of results of LSA process

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

The summary of the overall LSA[29] is as follows:

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 farmland 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 adverse impact this key northern gateway to Long Preston.

Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of moderate-high is correct** and the site merits conservation. However, as part of the review process, the relevant gateway views identified in the Long Preston Settlement Analysis[30] and also more local views were photographed and considered in detail to check

[28] Refer to footnote no. 3

[29] Refer to footnote no. 1

[30] Refer to footnote no. 2

the judgements for the individual landscape sensitivity criteria. In addition, the appraisal considered if the extent of the site might be reduced or other mitigation be introduced to reduce the risk of adverse landscape and/or visual impacts. 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.

The review process for LON9 has considered gateway views identified on Figure 1 (pages 8 - 9) and also more local views (Figure 2 on pages 22 - 23). 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 - 1.7 (pages 10 - 17). The key gateway views include:

View 2A In this view south west from the A65 north east of Long Preston, most of LON9 adjacent the Leeds to Lancaster Railway Line is visible. The alignment of the site's field boundary walls reflects the contours - the two sloping pastures are aligned downslope in contrast to the northern boundary which is aligned parallel to the A65 which is on a steep embankment above the site. The regular pattern of walled crofts delineates the historic relationship between settlement and farmland 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 Borks Hill and the floodplain beyond, the pattern of stone walls and the stunning panoramic views across the marshes are defining landscape features. LON9 is located at the pinch point between the two reverse curves of the A65 and the Leeds to Lancaster railway. At this point, at the northern end of Long Preston, the broad flat terrace of land upon which Long Preston is located is squeezed and there is a much more abrupt transition from fell slopes to the marshes. Development on the site would be beyond the sweep of the valley edge landform as defined by the northern boundary wall of the site and the embankment of the A65 and would adversely impact the landscape setting of Long Preston at this important northern gateway.

Local views

Local views relevant to LON9 are located on Figure 2 (pages 22 - 23) with the views shown on Figures 2.17b (pages 46 - 47), 2.19 - 2.21 (pages 48 - 51), 2.24 (pages 54 - 55), 2.27 - 2.28 (pages 56 - 59). The key local views are:

View 17 (west) View 17 is from PRoW 05.30/26 at the bridge over the Leeds to Lancaster Railway Line south of the site looking north. PRoW 05.30/26 is an important public right of way (that crosses the railway at one of only two bridging points) and is aligned diagonally across the LON4 site, connecting the village with the floodplain to the south. There is limited visibility of the LON9 site given intervening tree cover. However, this viewpoint highlights the broad terrace of flatter land upon which Long Preston is located and this is accentuated on the LON5 site in the middle distance of this view. The sweeping edge of the valley landform is defined by the upper pastures of LON5 adjacent the settlement edge. The steeper lower pastures are associated with the transition to the Ribble valley although in this view there are only glimpses to the LON9 site north of LON5. The slopes of the LON9 pastures are steeper than those to LON5 given LON9 occupies the pinch point between the fell slopes and valley floodplain.

View 19 View 19 is at the junction of PRoW's 05.30/34/1 and 2 and 05/30/35/1 and 2 south west of the railway line looking north east to the site. There are important views to Long Preston and the fells from the public rights of way on the Ribble floodplain, including from Sour Dale Lane as view 20. All of the LON5 site is visible and as noted in the section on LON5 on pages 72 - 75, development should not extend beyond the upper terrace which is defined by the field boundaries walls parallel to the settlement edge. In the case of LON9, the pastures are hidden by the fold of the intervening landscape and the valley edge is defined by the embankment of the A65. Development should not extend beyond this edge and thus the site should not be developed.

View 20 View 20 is on Sour Dale Lane (PRoW 05.30/36/1) at the junction with PRoW 05.30/27/2 west of the Leeds to Lancaster Railway Line looking east to the site. The site is hidden by Borks Hill from this viewpoint.

View 21 View 21 is also from Sour Dale Lane (PRoW 05.30/36/2) north of Borks Hill west of the site. This is a direct close view to the site beyond the railway line. The site comprises two relatively steeply sloping pastures squeezed between the bottom of the embankment of the A65 and the railway. The site is beyond the sweep of the valley edge which defines the broad terrace of flatter land upon which Long Preston is located. At this pinch point the transition from fell slopes to valley landscape is much more abrupt. Development here would be out of keeping with the landscape setting of Long Preston.

View 24 View 24 is from Litter Lane at the underpass below the Leeds to Lancaster Railway north west of the site looking south east down the alignment of the lane parallel to the railway line. Litter Lane also leads to Sour Dale Lane and the network of public footpaths which connect Long Preston to the marshes. The site appears relatively steeply sloping and this is accentuated by the embankment of the A65 above the site. The site appears disconnected from Long Preston and the A65 given the change in elevation. The site is more part of the valley landscape than the settlement.

View 27 View 27 is at the south east corner of the site on the A65. It highlights the dramatic panoramic views over the site to the Ribble marshes. Development on the site (although likely to be lower than the adjacent building given the site excludes the A65 embankment) is still likely to block views from the A65 to the valley. This would have a significant impact on the important views to the landscape setting of Long Preston.

View 28 View 28 is at the junction of the A65 and Litter Lane (which leads to Sour Dale Lane) north west of LON9. The view is similar to gateway view 2A with stunning panoramic views over the site to the Ribble valley from the elevated viewing position on the A65.The site reads as a continuation of the sloping pastures north of the site which are extensions of the fell slopes but sandwiched between the A65 and the Leeds to Lancaster Railway. It is only south of the site that the broad terrace of flatter land widens out and it is upon this terrace that Long Preston is located. The site and other pastures to the south until Back Lane are part of the transition from the broad terrace to the Ribble floodplain. The edge of the sweep of the valley on LON9 is formed by the embankment of the A65 and development should not extend beyond this line. In addition, housing on the LON9 site is likely to screen views from the A65 over the site to the marshes. The site is the first opportunity to experience these extensive views when travelling north through Long Preston. This would adversely impact the landscape setting of Long Preston at this important northern gateway.

Summary

These two pastures make an important contribution to the distinctive landscape setting of Long Preston at this northern gateway. They are part of the regular pattern of walled crofts which reflects the historic relationship between village and floodplain wetlands and which is prominent in multiple local views including from the northern gateway approach to Long Preston on the A65. 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. Given the form of the site, the extent of development on site could not be reduced to a point where adverse landscape and visual impacts would reduce the overall landscape sensitivity assessment. Therefore **the judgement of a moderate-high landscape sensitivity is still considered valid**. The definition of a moderate-high LSA, 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.



View over the LON9 site from the junction of A65 and Litter Lane

Summary landscape sensitivity scores

Overall landscape sensitivity scores per settlement

The table to the right provides a quick reference summary of the overall sensitivity scores for each of the assessed sites in Long Preston.

Settlement	REF.	Overall landscape sensitivity			
		2022 LSA Report	2024 LSA Report and Review	2024 Mitigation	2024 Cumulative Impact Assessment
Long Preston	LON 1	Moderate-high*	Moderate-high*	Moderate	Moderate
	LON 2	Moderate-high	Moderate-high	N/A	N/A
	LON 3	Moderate-high*	Moderate-high*	Moderate	Moderate
	LON 4	Moderate-high	Moderate-high	N/A	N/A
	LON 5	Moderate-high*	Moderate-high*	Moderate	Moderate
	LON 7	Moderate	Moderate	Moderate	Moderate
	LON 8	Moderate	Moderate	Moderate	Moderate
	LON 9	N/A	Moderate-high	N/A	N/A

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YORKSHIRE DALES
National Park Authority

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