sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: Review of landscape sensitivity assessment

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Annex 3

Landscape sensitivity study:
Settlement analysis for Sedbergh-Millthrop

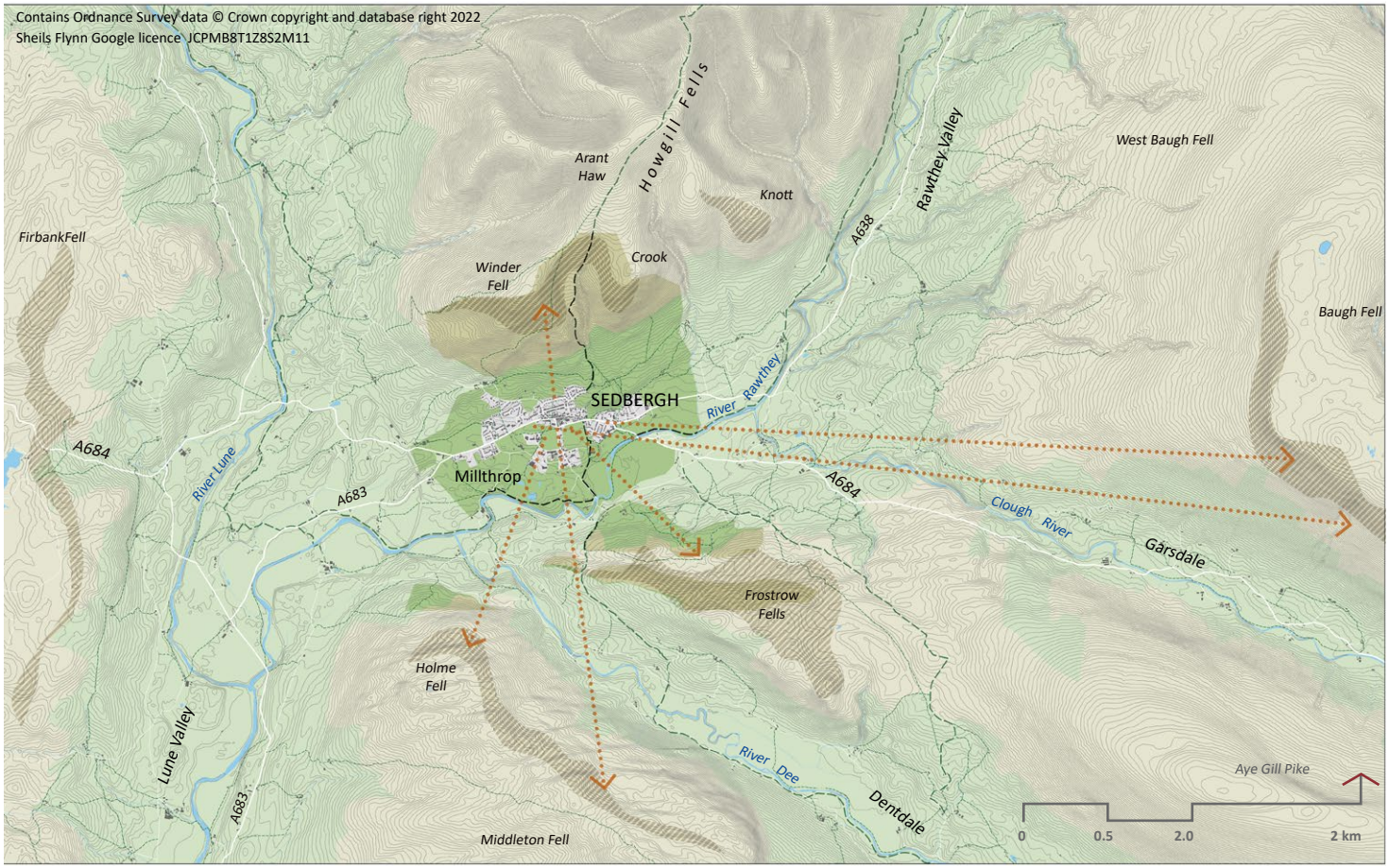
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Revision 2.0

YORKSHIRE DALES
National Park Authority

15 Sedbergh/Millthrop

Figure 15.1

Sedbergh - landscape setting context



Landscape setting

The town of Sedbergh is sited on a series of low drumlins alongside the River Rawthey at the gateway to the Cumbrian Dales - Rawthey Valley, Garsdale, Dentdale and Deepdale. Sedbergh has a dramatic landscape setting as the town is on the valley slope at a point where the River Rawthey has cut through the steep ridge of the Howgill Fells to join the larger valley of the River Lune to the west. It is dominated by the vast open slopes of Winder Fell (473m) and Arant Haw (605m) to the north and Holme Knott (350m) on the lower flanks of Middleton Fell to the south.

To the south of Sedbergh, the small village of Millthrop is sited on rising land on the opposite bank of the River Rawthey. There is no visual connection between the two settlements, but a historic bridge over the river provides a physical link

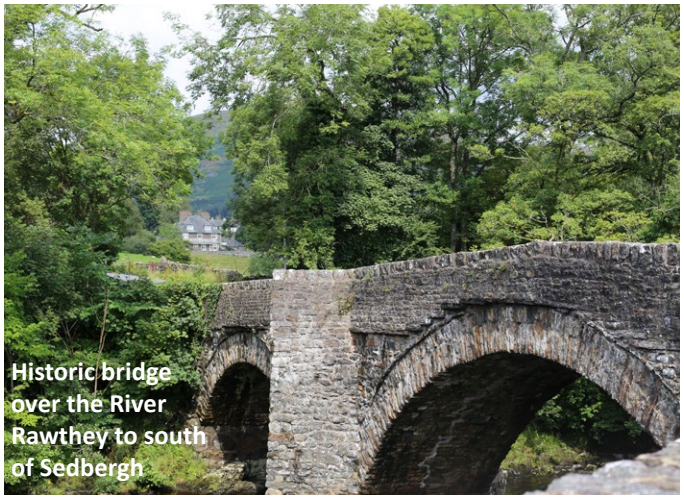
- Valley farmland
- Protected open upland
  Policy L10 - YDNP Local Plan 2015-2030
- Landscape setting of Sedbergh/Millthrop
  (see Figure 15.2 for detail)
- Settlement
- Contour lines (5m interval)
- Promoted long distance footpaths
- Public rights of way
- Locally important ridgelines
- Key views which describe the overall landscape setting of Sedbergh and Millthrop



View north to north-east along Loftus Hill. The steep slopes of the Howgills (Winder and Crook Fells) loom over the town



Sedbergh School grounds - drumlin landforms in the centre of town



Historic bridge over the River Rawthey to south of Sedbergh



Small village of Millthrop

BOX 15

Valued landscape features and elements within Sedbergh and Millthrop are:

- The open slopes of Winder Fell immediately to the north of Sedbergh and the built edges of the town on this northern side, which are prominent in views from the footpaths (including the promoted Dales Highway) on the descent from the Howgill Fells.
- The more enclosed and partially wooded lower slopes and banks of the River Rawthey, including the sequence of historic bridges, mills and small settlements of Birks and Millthrop.
- The narrow framed views to the Howgills, between buildings along alleyways and streets; it is important to avoid infill development that would block the middle-ground in these characteristic views.

Figure 15.1 illustrates this dramatic landscape setting and shows the principal ridgelines which form the horizon in local views from Sedbergh and Millthrop.

Figure 15.2 provides a more detailed analysis of the landscape setting of Sedbergh and Millthrop, taking account of views into and out from the settlements and their principal gateway approaches. The areas which are broadly visible in views from and to Sedbergh and Millthrop are shown in a darker, brighter tone. The Howgill Fells provide a striking backdrop in views to the north; there are also longer views to the summit of Baugh Fell to the east and Middleton Fell to the south.

At a local scale, views are constrained and structured by the steeply undulating rounded drumlin landforms, which are interspersed throughout the landscape setting of the town. Figure 15.2 identifies the drumlins which are most influential in defining Sedergh's landscape setting and show how the areas of development are typically shaped by these landforms. They contribute character and a strong local identity.

Sedbergh's landscape setting is also strongly influenced by the buildings and immaculate playing fields of Sedbergh School, which are clustered to the south-west of the town centre.

The principal gateways to Sedbergh at the outer limits of the town's landscape setting are also shown on Figure 15.2. The vehicular gateways from the west are defined by the curving steep embankment of the disused railway and by a cluster of drumlins on the western fringes of Rawthey Valley. The gateways from the south, which have an enclosed, well treed character, are at the historic bridges over the River Rawthey. From the east, the 'valley gateway' to Sedbergh is less sharply defined; views to the town from the east are partially screened by mature roadside and hedgerow trees along a relatively straight section of the A683.

The small village of Millthrop has a T-form, with lines of houses along narrow lanes to the south of the river floodplain. The historic village comprises a former mill on Clatter Beck, a tributary of the River Rawthey and terraces of small cottages lining the main street. There is a farmstead to the south with a network of tracks (public rights of way) leading up the fell slopes to the south. A line of more recent development extends along the lane to the north east of the historic core.

There are also important recreational gateways from the footpaths which descend the steep slopes of the surrounding fells and which offer panoramic views of Sedbergh within its wider valley setting.

Given the extent of these elevated fell slope views, the majority of the landscape setting of Sedbergh and Millthrop is sensitive to development.

Analysis

Box 15 sets out the most important (and sensitive) landscape features and elements which contribute to the landscape setting and distinctive character of Sedbergh and Millthrop.

Alongside analysis of the settlements' landscape setting, Figure 15.2 shows the possible development sites which were included in the landscape sensitivity

- The slopes and particularly the ridgetops of the small drumlins which are dispersed throughout the town on the valley slopes, including particularly Castlehaw to the north-east of the town centre, which is the site of a motte and bailey castle and designated as a scheduled monument.
- The playing fields and open parkland landscapes associated with Sedbergh School.
- The characteristic 'loose-knit' mix of built development and green spaces that is typical of Sedbergh; groups and lines of buildings are always interrupted by and viewed across intervening greenspaces.
- Millthrop's narrow linear form, small scale and deeply rural character.

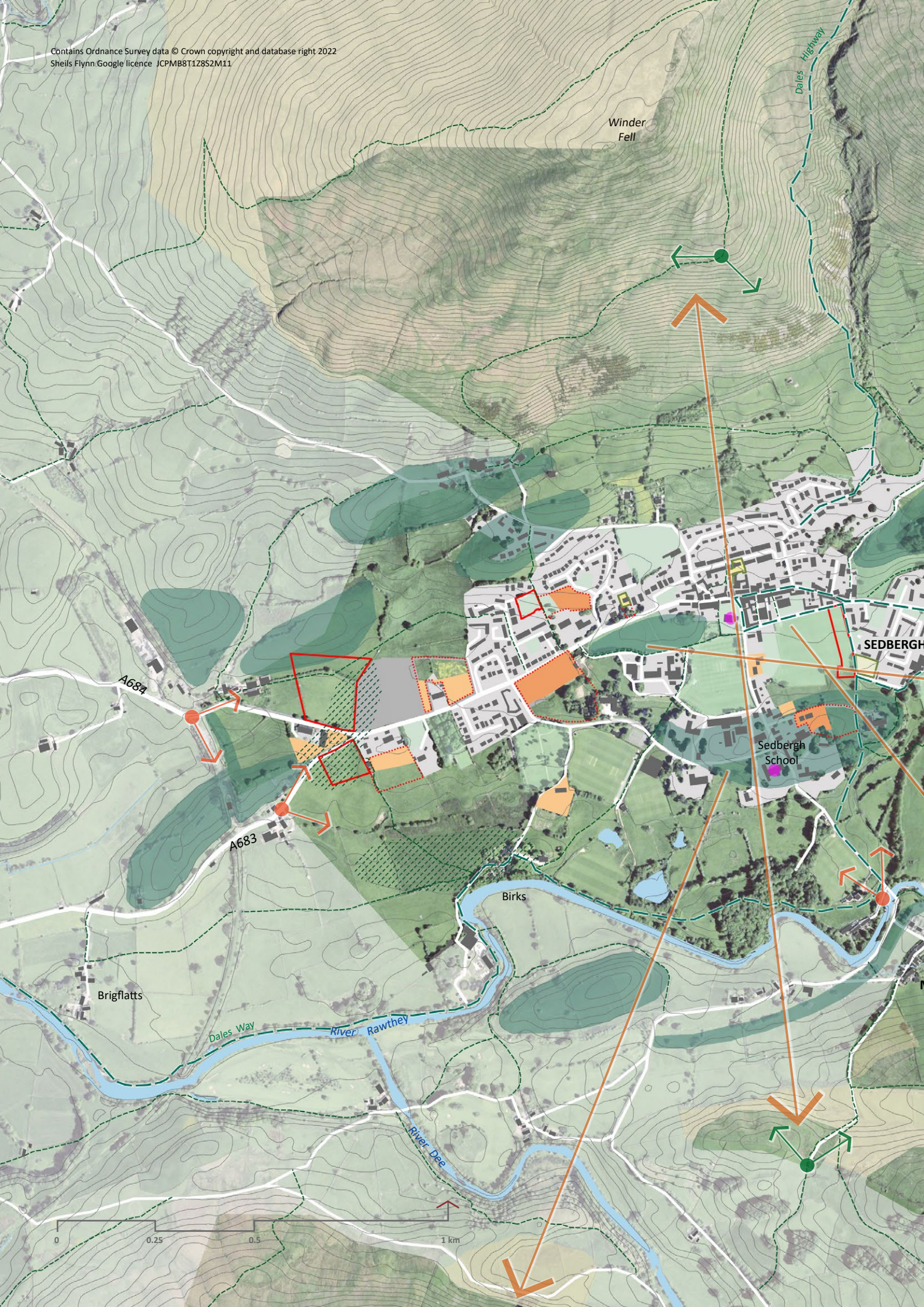
Winder Fell from the meadow south of Station Road (right)

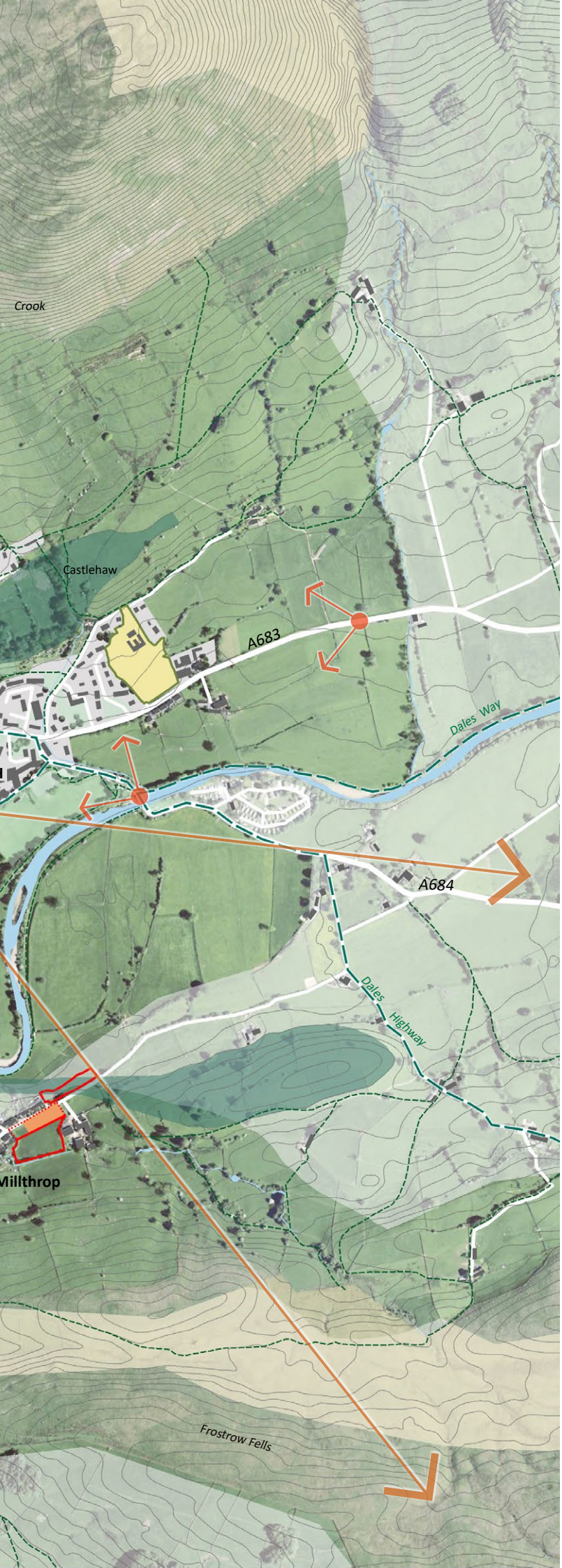


Low drumlin that 'contains' the A684 western gateway to Sedbergh (below)



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Land within broad landscape setting of Sedbergh/ Millthrop

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Principal structuring drumlin landform which contributes to the character and quality of the landscape setting of Sedbergh and Millthrop

Minor influential drumlin landforms

Church tower (upstanding landmarks)

Key views which describe the overall landscape setting of Sedbergh and Millthrop

Promoted long distance routes

Public rights of way

Yorkshire Dales National Park Boundary

Principal vehicular route gateway

Principal recreational route gateway

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

Potential residential development - landscape sensitivity scores

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

Sites scored as moderate-high* sensitivity

Sites scored as moderate sensitivity

Sites scored as moderate-low sensitivity

Sites scored as low sensitivity

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

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

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

Figure 15.2

Sedbergh/Millthrop - Settlement analysis





Narrow lanes and fell views to south of Millthrop (above and below)



assessment and which were considered to merit further consideration. With reference to these possible development sites, there are opportunities to integrate carefully designed residential development in the following areas:

- Occasional brownfield sites in Sedbergh, where existing buildings are derelict, demolished or under-used. Given the historic importance of the local townscape, a sensitively designed built form is important.
- Some greenspaces within the grounds of Sedbergh School, where built development could be integrated without compromising Sedbergh's historic character, important views and distinctive settlement form. Examples are land fronting Station Road (a formal sports pitch) and a smaller area adjacent to Robertson House, which is visually well contained. On all such sites, the conservation of existing mature trees is critically important.
- The site of the former Bailiol School, off Cautley Road, which is visually contained and well connected to the town centre. Sensitive development of this site offers an opportunity to enhance the eastern gateway to Sedbergh from the A683.
- A remnant pasture on the edge of a modern housing estate off Vicarage Lane, where development would be a logical extension of the existing settlement form.
- Land along the A684/Station Road western gateway to Sedbergh, where a large new housing



View across Lupton Fields to the historic core of Sedbergh and Winder Fell

development is already changing the character and scale of built form.

- Part of the pasture to the south east of Millthrop, where a single line of houses would continue the characteristic pattern of linear settlement; a visual connection between village centre and the fells to the south should be conserved by leaving the part of the field that is closest to the historic village centre undeveloped.

The key landscape sensitivity constraints for residential development in Sedbergh and Millthrop are:

- Land which forms the foreground to the sweeping, dramatic northward views to Winder Fell and the Howgills. Sedbergh has developed on the lower slopes of Winder Fell, but the existing settlement is contained on one part of the southern fell slope; expansion of built development across a more extensive area risks reducing the perceived huge scale and drama of views to the Howgills, particularly from the A684/ A683 western gateway to Sedbergh near Borrett Tollbar.
- The distinctive contrast between Sedbergh's dense terraced townhouses and villas and the parkland character of Sedbergh School, particularly the spacious, verdant views across the school playing fields (e.g. Lupton Fields) and from the crests of local drumlin landforms within and on the fringes of the town.
- The remnant pastures within north Sedbergh (off Guldrey Terrace and Sycamore Avenue) which contribute to the 'layering' of built development and open fell on the edge of the town, helping to integrate buildings as they step up the bare 'sculpted' slopes of Winder Fell. While some development could be accommodated here, retention of open green space and tree cover would help to conserve the distinctive character of Sedbergh's dramatic landscape setting, ensuring a soft built edge and a backdrop of trees and open fields in views to Winder Fell.
- The western gateway to Sedbergh along the A683/Station Road, where there is a risk that development of a series of sites may cumulatively form a nondescript ribbon of roadside development that detracts from Sedbergh's distinctive townscape. Development of one of the sites that front onto this road could therefore preclude development of land alongside. The conservation of local landscape features (e.g. low drumlin landforms, field stone walls, mature hedgerows and stands of trees) will be critically important in mitigating the risk of perceived coalescence of built development along Station Road.
- The small-scale, narrow linear form and rural character of the village of Millthrop, which could easily be overwhelmed by large blocks of residential development.

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