sheilsflynn

Yorkshire Dales National Park Authority

# Search for potential housing sites: Review of landscape sensitivity assessment

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Part 6

**Sedbergh-Millthrop sites**

**August 2024**
Reference no. 497/3/06.0
Revision 2.0

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.

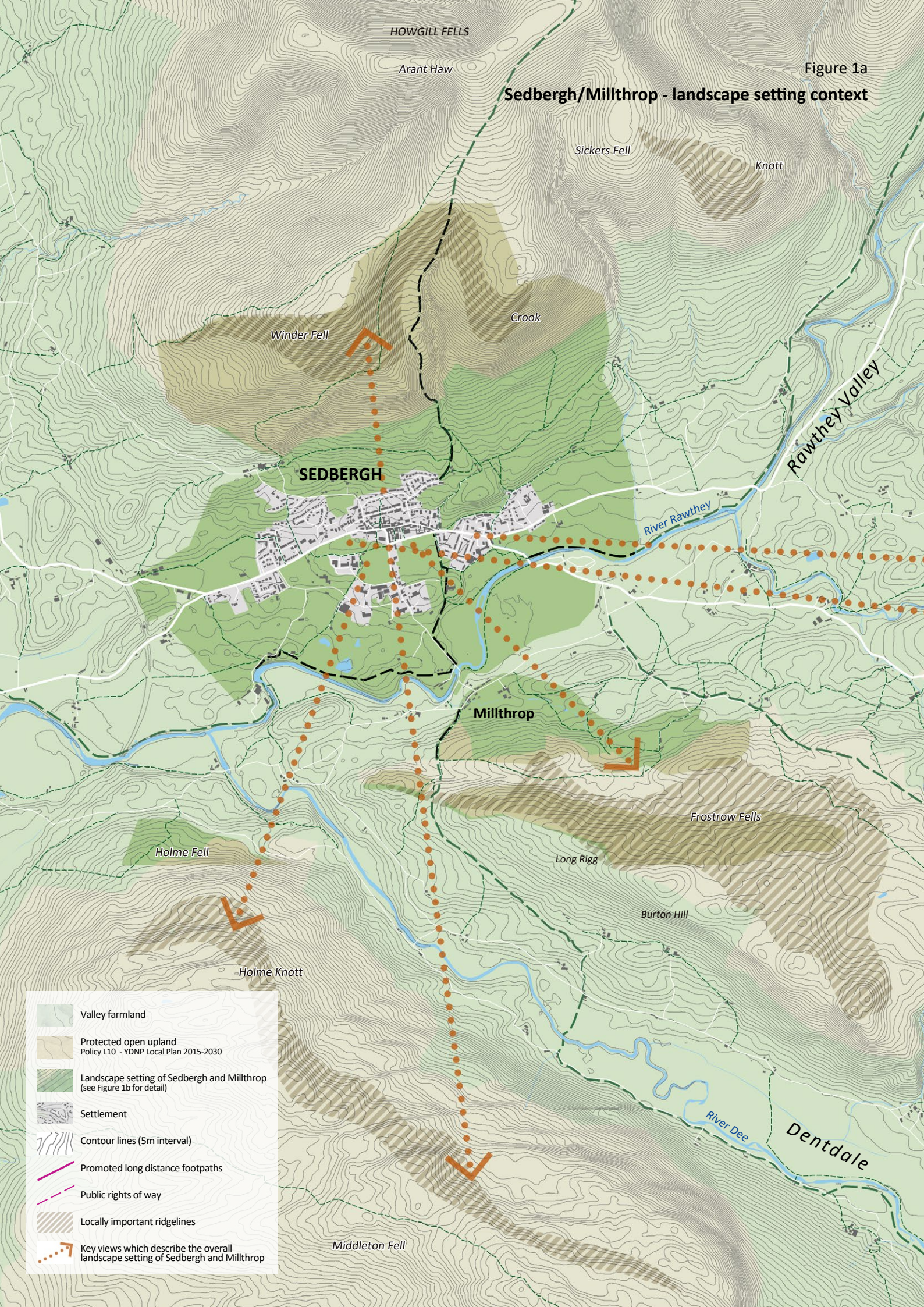
## Methodology

| | |
|---|---|
| **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.)**<br>(39 no. in total) | **Part 1 – desk top review**<br>• Review LSA for each site and check judgements.<br>• Peer review judgments.<br>• Review all representations applicable to each site.<br>• The reports will reference the original sensitivity studies and settlement analysis in accompanying annexes.<br>• Prepare table of previous judgements vs review judgements. |
| | **Part 2 – site reviews**<br>• Preparation for site visits.<br>• Site visit to each settlement area (eight in total).<br>• Review judgements on site for each site.<br>• Photograph the key gateway views for each settlement to LI Technical Guidance Note (TGN) 06/19[3].<br>• Photograph the key local views for each settlement to LI TGN 06/19.<br>• Photographs of key views to be presented with viewpoints identified.<br>• Update standalone reports as necessary |
| | **Part 3 – cumulative impact**<br>• Review the cumulative impact for each site within the eight settlements.<br>• Prepare short commentary.<br>• Key viewpoint photographs to be reused or cross referenced as necessary<br>• 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

Figure 1a

**Sedbergh/Millthrop - landscape setting context**



# Review of landscape sensitivity assessment for Sedbergh and Millthrop sites

## Sedbergh sites

In Sedbergh seventeen sites were assessed in the 2022 landscape sensitivity assessment. Of the original sites, five are to be reviewed. The sites, areas and LSA scores are as follows:

| | | | |
|---|---|---|---|
| SED2 | Land south of Station Road and east of Busk Lane, Sedbergh | 1.11 ha | Moderate-high* |
| SED3 | Land north of Tollbar Workshops, Station Road, Sedbergh | 2.73 ha | Moderate-high |
| SED9 | Land at King's Yard, Bainbridge Road, Sedbergh | 0.14 ha | Low-moderate |
| SED15 | Land north of Queen's Drive, Station Road, Sedbergh | 0.90 ha | Moderate* |
| SED16 | Land west of Sycamore Avenue, Sedbergh | 0.46 ha | Moderate-high* |

## Millthrop sites

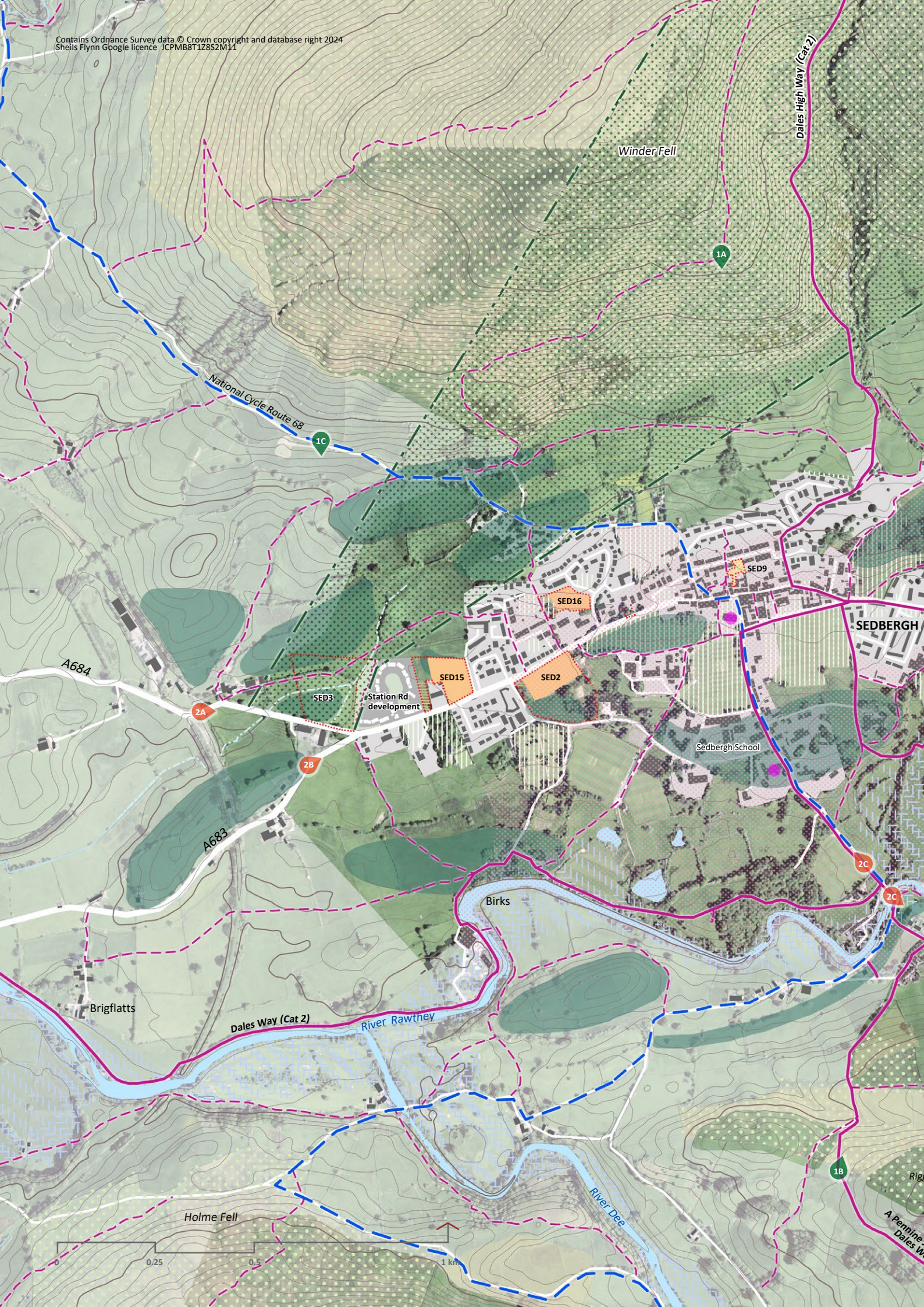
In Millthrop three sites were assessed in the 2022 landscape sensitivity assessment. Of the original sites, a single site is to be reviewed. The site, area and LSA score are as follows:

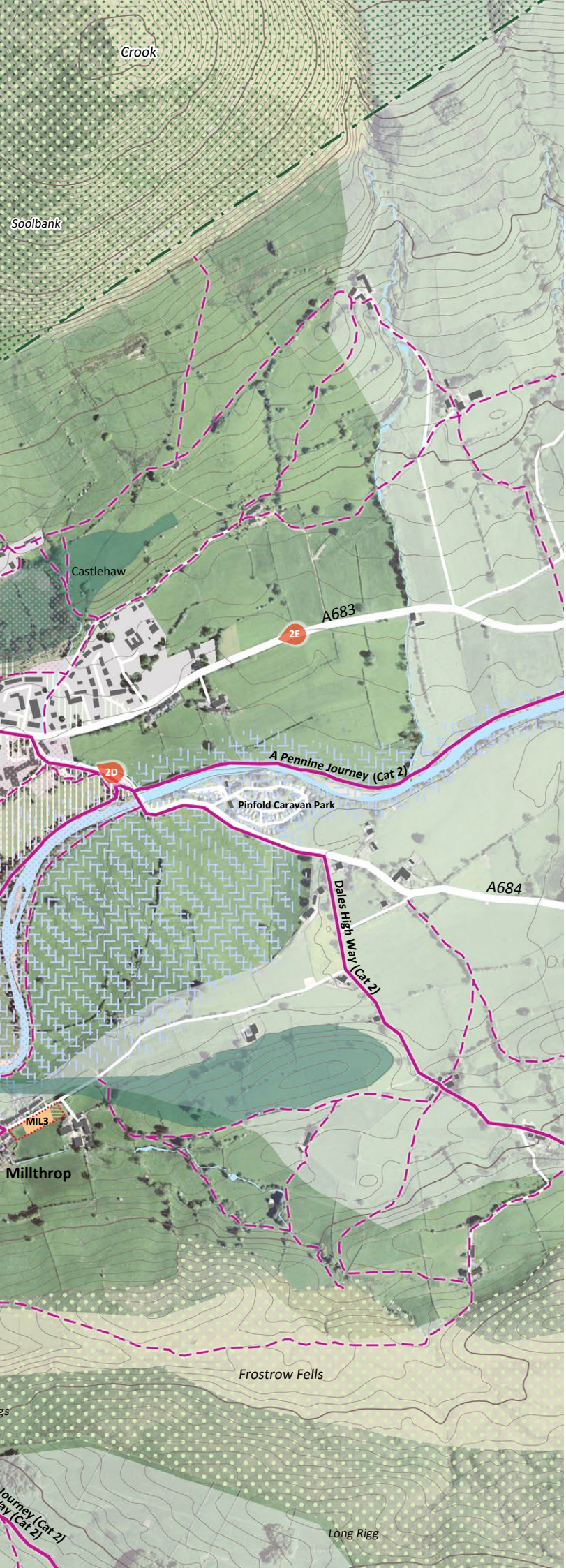
| | | | |
|---|---|---|---|
| MIL3 | Land opposite Derry Cottages, Millthrop | 0.26 ha | Moderate-high* |

The Millthrop site and three of the Sedbergh sites were shortlisted (SED2, 9, 15 and 16) whereas SED3 was previously dismissed but is to be reviewed again. The site locations are shown on Figure 1 (pages 8 - 9) which is an updated version of Figure 15.2 in the Sedbergh/Millthrop Settlement Analysis[4] The principal gateway views likely to be relevant to the SED and MIL sites identified on Figure 1 are shown in Figures 1.1 - 1.9 on pages 10 - 19. 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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Sheils Flynn Google licence JCPMB8T1Z8S2M111
Winder Fell
Dales High Way (Cat 2)
1A
National Cycle Route 68
1C
SED9
SED16
SEDBERGH
A684
SED15
SED2
SED3
Station Rd development
2A
2B
Sedbergh School
A683
2C
2C
Birks
Brigflatts
Dales Way (Cat 2)
River Rawthey
River Dee
1B
Holme Fell
0
0,25
0,5
1 km




Yorkshire Dales National Park Boundary
(not in viewport)

Land within broad landscape setting of Sedbergh and Millthrop

Valley farmland (outside landscape setting)

Settlement

Contour lines (5m interval)

Water courses

Local valley

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

Church tower (upstanding landmarks)

Long distance routes

Public rights of way

National / regional cycle route

Conservation Area

Flood zone 2 & 3

Open Access Land

Principal recreational route gateway

Principal vehicular route gateway

View corridor from gateway route to Winder Fell and Crook

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 asssessment - hatch denotes previous extent from the 2022 report)

Sites scored as moderate sensitivity
(SED2, SED15, SED16, MIL3)

Sites scored as moderate-low sensitivity
(SED9)

Sites scored as low sensitivity
(Not in viewport)

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

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

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

Figure 1b

**Sedbergh/Millthrop - Settlement analysis (updated after review process)**

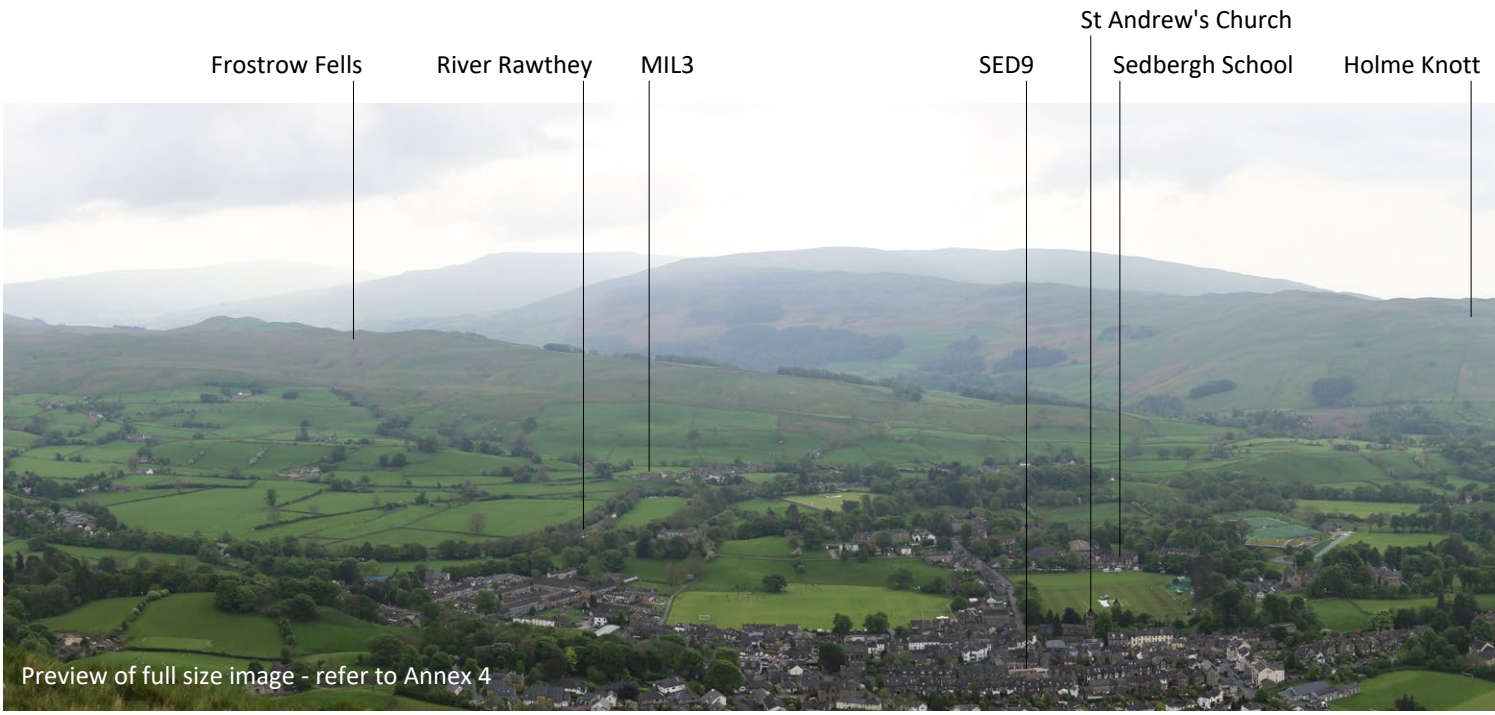
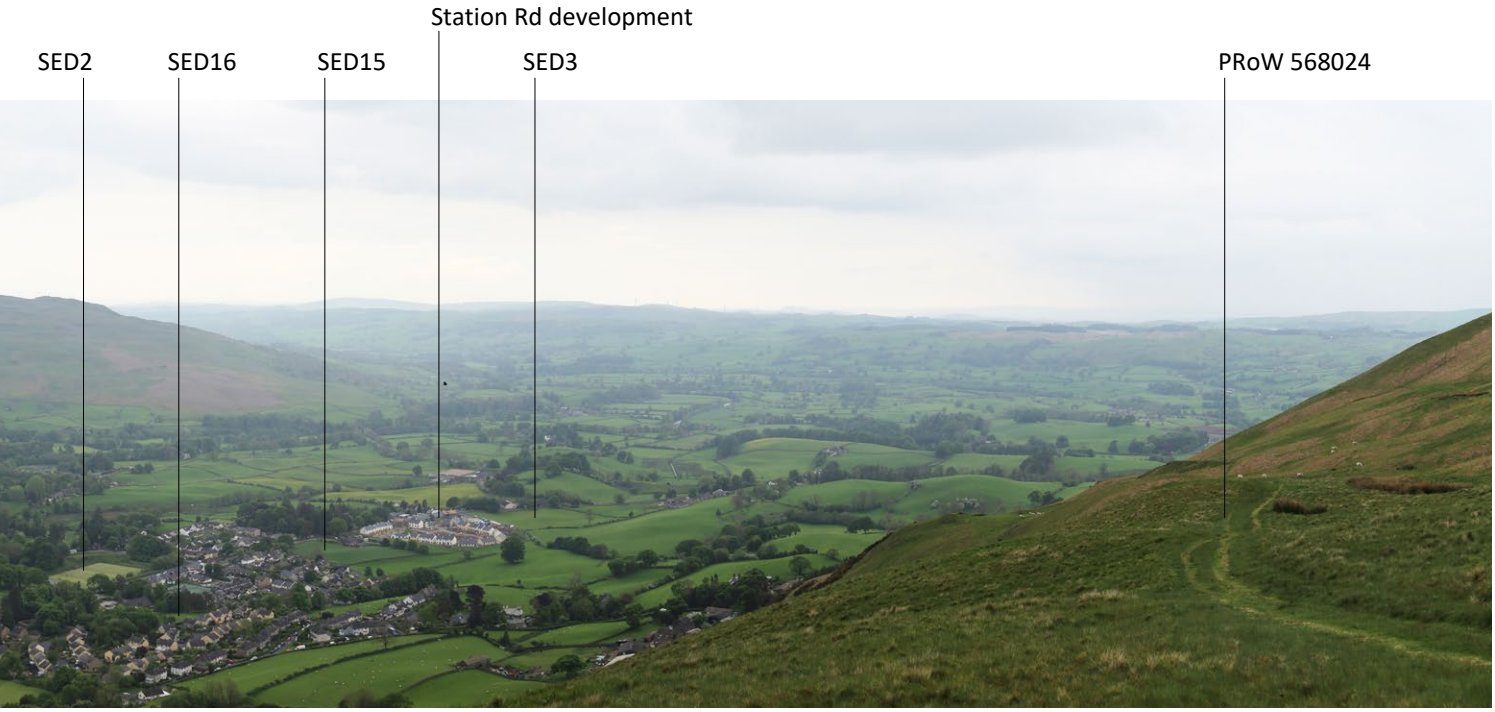



Figure 1.1 - Gateway view 1A - View south from PRoW 568024 on Winder Fell north of Sedbergh




Figure 1.2 - Gateway view 1B - View north from the PRoW 568056 south of the junction with the Dales Way and A Pennine Jo







urney looking north to Milthrop and Sedbergh

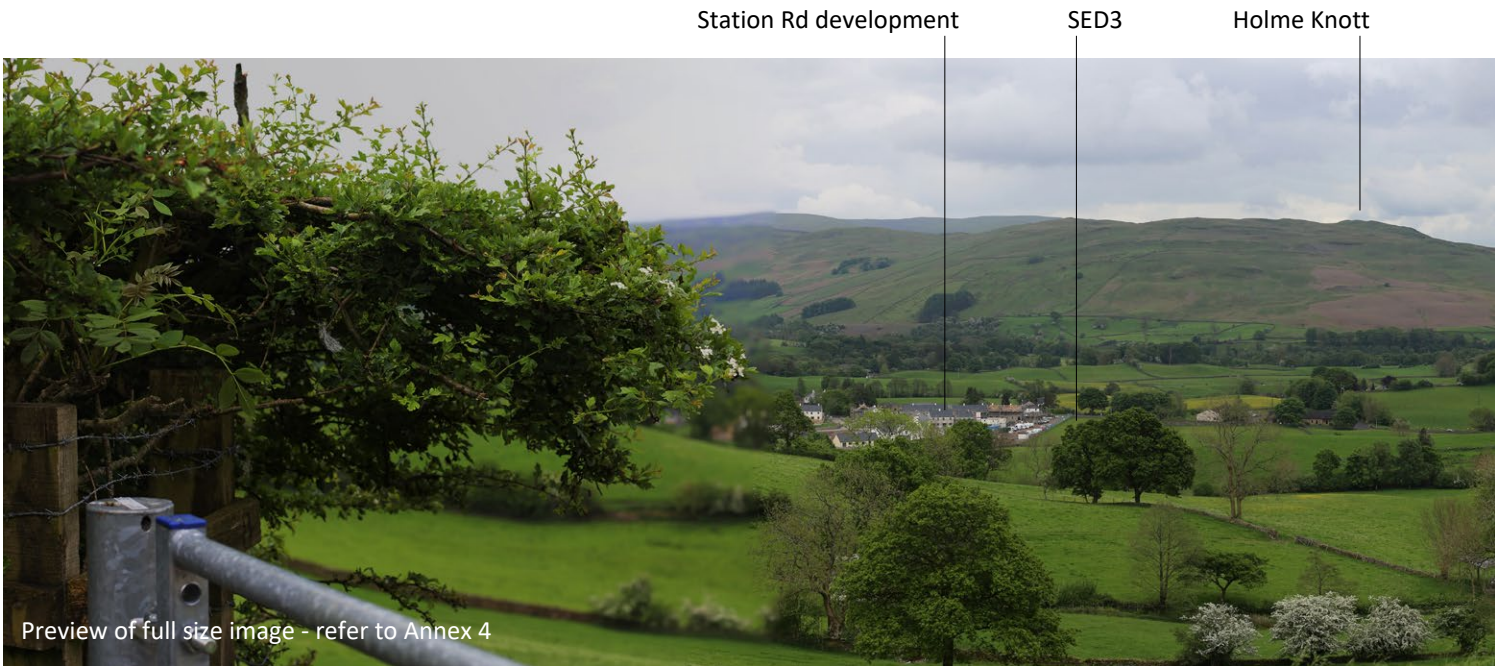



Figure 1.3 - Gateway view 1C - View south from Howgill Lane north west of Sedbergh

Jordan Wood






Figure 1.4 - Gateway view 2A - View east on the A684 approaching Sedbergh from the west




Figure 1.5 - Gateway view 2B - View north east on the A683 approaching Sedbergh from the south west

SED3 Station Rd development



A683 Station Rd development Baugh Fell






Figure 1.6 - Gateway view 2C (looking north) - View north west from Loftus Hill approaching Sedbergh from the south east




Figure 1.7 - Gateway view 2C (looking south) - View south east from Loftus Hill on the bridge over the River Rawthey (near the







e junction with the Dales Way) approaching Millthrop from the north west




Figure 1.8 - Gateway view 2D - View north west from the A684 north west of the bridge over the River Rawthey approaching S




Figure 1.9 - Gateway view 2E - View west from the A683 approaching Sedbergh from the east




Sedbergh from the south east



# SED2 - Land south of Station Road and east of Busk Lane, Sedbergh

## Introduction

This 1.11 ha site has a complex local topography, with smooth (drumlin-type) slopes rising directly from Busk Lane to the south and south west. There are also groups of mature trees which make an important contribution to local landscape and townscape character, including the double line of mature trees along the northern part of Busk Lane (close to its junction with Station Road) and the large group of mature trees in the centre of the site, which shelter and screen the existing buildings adjacent and to the south east of the site. It is particularly important that the integrity of the egg-shaped drumlin landform is conserved and retained intact. The landform is part man-made dating from the construction of the artificial pitches on the site of former tennis courts, but at a lower level, with the spoil used to reprofile the land to the south. Despite this, the landform is a prominent local landscape feature, which contributes to the distinctive identity of Sedbergh. Refer to Figure 2 (pages 24 - 25) for a detailed plan of the site extent. Key local views are shown on Figures 2.1 - 2.5 (pages 26 - 31) 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-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[7] is as follows:

*There is wide variation in the sensitivity of this extensive town centre site. Built development on the northern part of the site (the sports pitch and the flatter area fronting the junction end of Busk Lane) could contribute positively to Sedbergh's townscape although it is important that the double stand of mature trees along Busk Lane in the north west part of the site is conserved, with development set back behind these trees. However, the southern part of the site, which is dominated by the part man-made drumlin landform, should remain undeveloped; the steep drumlin slopes to the south of the site should be carefully conserved, along with the groups of mature trees within the centre of the site.*

## Review

After review of the LSA assessment for SED2 it is considered that one of the judgements for the landscape sensitivity criteria should be adjusted, namely increasing the sensitivity for perceptual qualities from moderate to moderate-high. Although the northern part of the site, fronting Station Road, seems fairly nondescript within the overall townscape by contrast, the meadow on the drumlin slopes and mature trees in the southern part of the site are perceived as part of the Rawthey Valley and the Sedbergh school grounds that drop away to the south of the town and which have a textured, parkland character. The sensitivity of this southern part of the site has led to the increase but the **overall sensitivity judgement remains at 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 would reduce the risk of adverse landscape and visual

[6] Refer to footnote no. 3

[7] Refer to footnote no. 1

effects and would reduce the overall sensitivity score, hence the asterisk* marking.

The updated results for each of the five criteria and overall LSA for SED2 are as the table below:

### Summary of results of LSA process after review

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

The review process for SED2 has considered the relevant gateway views identified in the Sedbergh Settlement Analysis[8] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 24 - 25). Additional gateway views have also been identified during the review process.

In the case of this site, the LSA suggested *Built development on the northern part of the site (the sports pitch and the flatter area fronting the junction end of Busk Lane) could contribute positively to Sedbergh's townscape although it is important that the double stand of mature trees along Busk Lane in the north west part of the site is conserved, with development set back behind these trees.* The LSA also notes that ..... *the southern part of the site, which is dominated by the part man-made drumlin landform, should remain undeveloped.* The review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. The relevant views with commentary are listed in the following sections.

### Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. The principal recreational gateway views relevant to SED2 are:

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh is visible including the SED2 site. The site is at the western gateway to the historic town centre (and Sedbergh's Conservation Area). The historical settlement pattern has been shaped by the undulating glacial landforms that define this part of Sedbergh; it is characterised by tight groups of dense built development interspersed with undulating open greenspaces, which often have a textured 'rough' character that contrasts with the formal built terraces and courtyards. There is an opportunity for development here that continues and interprets this historic settlement form, fronting Station Road, set-back behind the mature trees along the north part of Busk Lane and overlooking the Rawthey Valley to the south. However, the slopes of the part, man-made drumlin landform to the south of the site should be retained as informal grassland and woodland as development here would not be appropriate within Sedbergh's distinctive and historic settlement form. Currently the colour and scale of the artificial surfacing of the tennis courts is a discordant element in this panoramic view.

**View 1B** View north from PRoW 568056 south of the junction with the Dales Way and A Pennine Journey looking north to Millthrop and Sedbergh. In this view part of the SED2 site is visible north of Busk Lane. The southern slopes of the part man-made drumlin landform are visible as is housing fronting Station Road at a gap in the tree cover. Given this, housing on the tennis courts part of the site might be visible but as there is a view to housing already there would be limited visual impact. However, the development should be limited to the tennis courts and the area adjacent to the north west corner.

The principal vehicular route gateways to Sedbergh at the outer limits of the town's landscape setting are shown on Figure 1b. 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

[8] Refer to footnote no.2

hedgerow trees along a relatively straight section of the A683. Given the location of SED2 at the western gateway to the historic town centre (and Sedbergh's Conservation Area) the site is some distance from the outer gateways and not visible from any of them.

## Local views

Local views relevant to SED2 are located on Figure 2 (pages 24 - 25) with the views shown on Figures 2.1 - 2.5 (pages 26 - 31). The local views include:

**View 1** View 1 is from the junction of Station Road and Busk Hill at the north west corner of the site looking east over the SED2 site. This is in effect the western gateway to the historic town centre and also the westernmost extent of the Conservation Area. The site is prominent in views along Station Road. The northern part of the site, fronting Station Road, seems fairly nondescript within the overall townscape as the artificial character of the grass tennis courts is perceived as a quiet 'green gap' within a neighbourhood that is dominated by trees and gardens. The houses on the north side of Station Road are relatively low and the townscape here seems one-sided, with houses and walled gardens facing the groups of larger buildings, mature trees and open spaces within the extensive grounds of Sedbergh School.

This is a sensitive location which demands an architectural facade that is carefully integrated with the surrounding townscape and historic settlement pattern. The latter has been shaped by the undulating glacial landforms that define this part of Sedbergh; it is characterised by tight groups of dense built development interspersed with undulating open greenspaces, which often have a textured 'rough' character that contrasts with the formal built terraces and courtyards. There is an opportunity for development here that continues and interprets this historic settlement form, fronting Station Road, set-back behind the mature trees along the north part of Busk Lane and overlooking the Rawthey Valley to the south. There is a glimpse of the egg-shaped, part man-made drumlin landform which dominates the southern part of the site. This landform should be conserved and retained intact, as a prominent local landscape feature, which contributes to the distinctive identity of Sedbergh.

**View 2** View 2 is also on Station Road (at the junction of PRoW 568049) at the north east corner of the site looking south west over SED2. As noted in the view 1 description, the site is a 'green gap' in the settlement. At street level, the northern boundary stone wall and hedging largely screen the fenced grass tennis courts. Other than the open area of the courts the site is dominated by mature trees which should be retained and protected. Even in the open gap of the south west corner of the site where the slopes of the drumlin landscape are visible the site mostly is back dropped by mature trees and beyond that Holme Fell. Built development on the northern part of the site (the sports pitch) could contribute positively to Sedbergh's townscape although it is important that the double stand of mature trees along Busk Lane in the north west part of the site is conserved, with development set back from these trees. However, the southern part of the site, which is dominated by the part man-made drumlin landform, should remain undeveloped; the steep drumlin slopes to the south of the site should be carefully conserved, along with the groups of mature trees within the centre of the site. Development should be set back from Station Road to conserve the boundary wall and hedging.

**Views 3 and 4** These views are from Busk Lane at the entrance to Sedbergh Cemetery (3) and at the junction with Birk's Lane (4). In these views the drumlin landscape is prominent in the foreground framed by trees both sides and back dropped by Winder Fell. The existing views to the grass slopes of the drumlin landform from Busk Lane in the southern part of the site should be conserved. Development on the tennis courts part of the site is unlikely to be visible from these viewpoints. The meadows on the drumlin slopes and mature trees in the southern part of the site are perceived as part of the Rawthey Valley and this part of the site should be conserved.

**View 5** This view is from PRoW 568047 in Sedbergh School north east of SED2. The slightly elevated viewpoint allows clear views over the tennis courts although these are contained by trees to the west on Busk Lane, trees and hedging lining Station Road and the drumlin landscape to the south. Development on the tennis courts would transform this view from 'parkland' to urban. Tree planting to the northern boundary would in time mitigate this impact, break up the massing and provide a sense of containment to the eastern boundary.

## Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been identified which should be considered in any future residential development of SED2 should the site be allocated. These are:

- It is particularly important that the integrity of the egg-shaped drumlin landform is conserved and retained intact, as a prominent local landscape feature, which contributes to the distinctive identity of Sedbergh.
- All significant existing trees should be retained and protected.
- Housing should be set back from the Station Road frontage to protect the existing stone walling and hedging.
- The slopes of the drumlin landform to the south of the site should be retained as informal grassland and woodland.
- The Station Road/Busk Lane facade requires a high quality, architectural design carefully integrated with the surrounding townscape and historic settlement pattern.
- The eastern boundary with Sedbergh School should be visually contained with groups of native tree planting

## 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 SED2. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 2) with mitigation. However, the overall landscape sensitivity assessment remains at moderate. This reduces the sensitivity of the physical and natural characteristics, settlement form and setting, and perceptual qualities from moderate-high to moderate. This reflects the retention and conservation of the most sensitive parts of the site. This includes the groups of mature trees which make an important contribution to local landscape and townscape character, including the double line of mature trees along the northern part of Busk Lane (close to its junction with Station Road) and the large group of mature trees in the centre of the site, which shelter and screen the existing buildings adjacent and to the south east of the site. In addition, the integrity of the egg-shaped, part man-made drumlin landform is conserved and retained intact, as a prominent local landscape feature, which contributes to the distinctive identity of Sedbergh. As a result of the design principles, the **overall landscape sensitivity assessment reduces to moderate.**

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

| | |
|---|---|
| Physical and natural characteristics | Moderate |
| 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

Residential development on the reduced extent of SED2 would be seen with development on SED9, 15, 16 and MIL3 when viewed from the important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh. However, it is considered that this would not alter the landscape sensitivity assessment for SED2 given the distant nature of the viewing points and the nature of the existing artificial surfacing to the tennis courts which is a discordant colour in these panoramic views.


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568094
Pennine Cycleway (Route 68)
568049
Howgill Lane
Sycamore Avenue
Woodside Avenue
568095
18
SED16
19
Main Street
568027
Tree groups
568029
17
568048
Guldrey Lane
2
5
568047
Station Road
Guldrey Fold
SED15
1
SED2
Sedbergh School
Significant tree
Tree groups
3
4
Busk Lane
568046
Sedbergh School
Birks Lane
Sedbergh Cemetery
568046
0
75
150
300
M




Yorkshire Dales National Park Boundary
(not in viewport)

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

Open Access Land

Conservation Area

Promoted / long distance routes

Public rights of way

National / regional cycle route

View from principal recreational route gateway

View from principal vehicular route gateway

Local views specific to the site

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

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

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

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

Figure 2

**SED2, SED9 and SED16 Detail Plan**




Figure 2.1 - Local view 1 from the junction of Station Road and Busk Lane at the north west corner of the site looking east ove




Figure 2.2 - Local view 2 from the junction of PRoW 568049 with Station Road at the north east corner of the site looking sout




r the SED2 site




th west over SED2




Figure 2.3 - Local view 3 from Busk Lane at the entrance to the cemetery looking north east




Figure 2.4 - Local view 4 from the junction of Birks Lane with Busk Lane looking north

Canada Wood  Prominent drumlin landscape (part man-made)

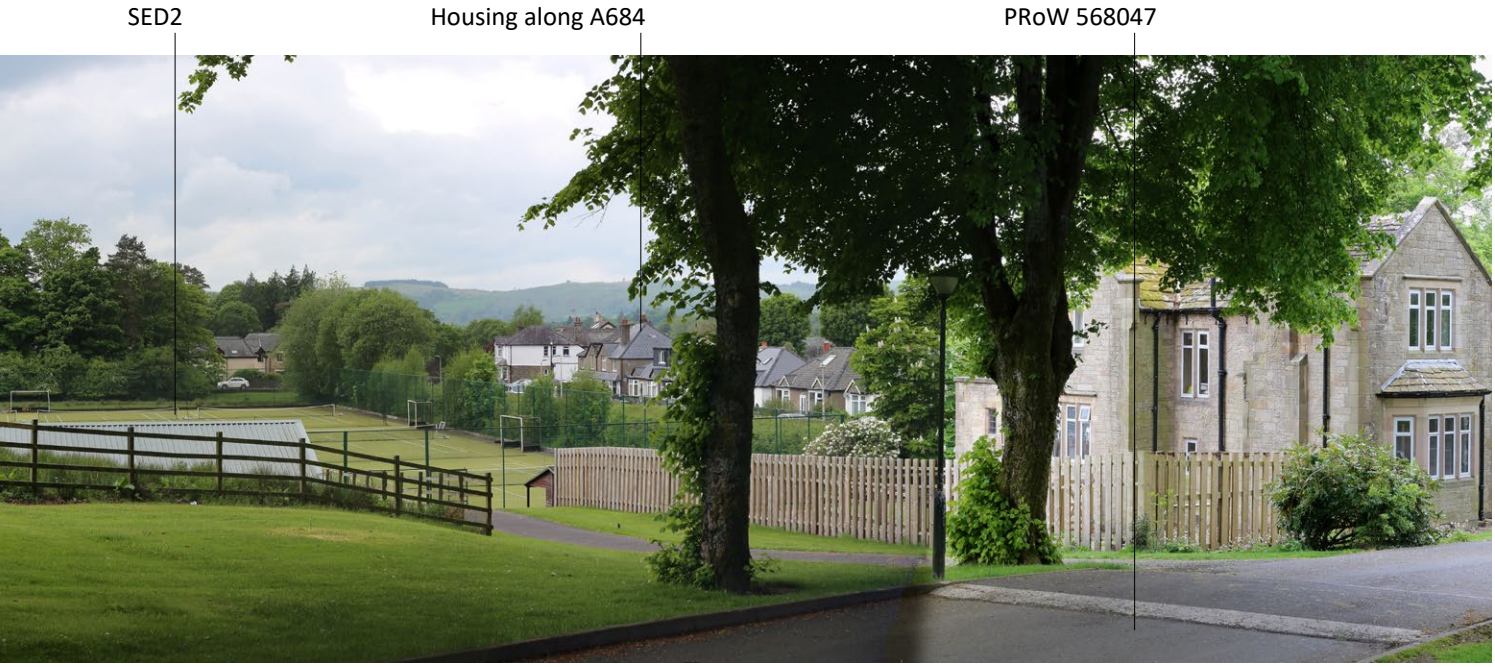
Crook








Figure 2.5 - Local view 5 from PRoW 568047 in the grounds of Sedbergh School north east of SED2


SED2
Housing along A684
PRoW 568047

# SED3 - Land north of Tollbar Workshops, Station Road, Sedbergh

## Introduction

This 2.73 ha site comprises gently rolling farmland which forms part of the slope to the low, rounded drumlins on the western fringes of Sedbergh. Landform rises slightly to the west and south, but more abruptly to the north, where part of the site comprises the lower slope to a steep, prominent drumlin landform on the lower slopes of Winder Fell. Although the site's rolling landform is relatively low, it forms part of the broad sweep of the prominent rounded drumlin forms on the lower slopes of Winder Fell. The dramatic sheer open slopes of Winder Fell and the Howgills are a stunning and distinctive backdrop to Sedbergh and contributes to an appreciation of the Howgills at close range (noted as one of the special qualities of the YDNP). Refer to Figure 3b (pages 36 - 37) for a detailed plan of the site extent. Key local views are shown on Figures 3.1 - 3.6 (pages 38 - 43) 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 | High |
| Perceptual qualities | Moderate |
| Cultural and historical associations | Moderate |
| **Overall landscape sensitivity assessment** | **Moderate-high** |

The summary of the overall LSA[10] is as follows:

*This large, open site contributes to Sedbergh's dramatic landscape setting at the gateway to the town from the west, which is dominated by the smooth profile of the Howgills (one of the special qualities of the YDNP). It is sensitive to development because the open fields are seen from the A684 as the foreground to views northwards and eastwards to the steep, open slopes of Winder Fell; built development in this location would reduce the extent of the foreground in these views, diminishing the perceived sweeping huge scale of the fells which is the defining characteristic of Sedbergh's landscape setting. It would also increase the perceived coalescence of the western edge of Sedbergh with the small hamlet of Marthwaite to the west of the town. The allocated housing development on the land immediately to the east of the site increases the sensitivity of this site because there is an increased risk of perceived coalescence and reduced scale of view. This is a more sensitive site than the land to the east because it is visually contained by the low drumlin landform to the west and the west-facing slope of this ridge is more prominent and sensitive within gateway views from the A684 to the west.*

## Review

After review of the LSA assessment for SED3 it is considered that the judgements for the individual criteria are correct although it should be noted that now the adjacent site is under construction and almost completed the nature of the western gateway edge of Sedbergh has significantly altered. The new western gateway of Sedbergh as formed by the recently built Station Road development is now quite prominent. However, a substantial width of tree planting is proposed to the western boundary so this may soften the visual impact in time. The tree planting will separate the Station Road development from the SED3 site and as a result SED3 is likely to be perceived as part of the foreground

[9] Refer to footnote no. 3

[10] Refer to footnote no. 1

to views northwards and eastwards to the steep, open slopes of Winder Fell. The view corridor from this principal vehicular gateway is indicated on Figure 3b pages 36 - 37. The review process has considered if a carefully designed layout with development focused on the less sensitive part of the site would reduce the risk of adverse landscape and visual effects. However, although some limited development in the south east corner of the site could be considered, on balance this could be perceived as visually divorced from, rather than a continuation of, the adjoining development. Therefore it is considered that the **overall sensitivity judgement remains at moderate-high**.

The review process for SED3 has considered the relevant gateway views identified in the Sedbergh Settlement Analysis[11] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 3b on pages 36 - 37). 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. The principal recreational gateway views relevant to SED3 are:

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh is visible including the SED3 site at the western gateway to Sedbergh. The site comprises the easternmost field of the 'gap' separating the western edge of Sedbergh from the small hamlet of Marthwaite to the west of the town. This 'gap' has decreased in size with the construction of the Station Road development west of the site. This development, which is nearing completion, appears isolated and separated from Sedbergh partly because of the open nature of the SED15 site west of the development. Now that the Station Road housing is built, this western edge of Sedbergh has been significantly altered and other adjacent sites (if allocated) should be designed to respond to these changing circumstances. Refer to the SED15 review on pages 48 - 55. In terms of the SED3 site, from this viewpoint, development in the south east corner of the site would respond to the landform of the main alignment of the shallow valley which runs between the shallow drumlin landforms from north east to south west. Development would also connect the Station Road development to the cluster of businesses at Tollbar at the junction of the A684 with the A683. However, consideration also needs to be given to other views and in particular the principal vehicular gateway approaching from the west on the A684 as gateway view 2A and local views 6, 7 and 8.

**View 1C** View south from Howgill Lane north west of Sedbergh. This is an elevated view from National Cycle route 68. Generally the views to the site from Howgill Lane are screened by the intervening landform but there are some glimpsed views including at this point which is the access to the water works. Part of the site is screened by intervening tree cover but the western edge of the Station Road development is visible and appears as a prominent new edge to Sedbergh although this is likely to be softened in time as the proposed planting scheme matures. Although the new development follows the existing field pattern, the flow of the landscape is aligned north east to south west following the main alignment of the shallow valley between the drumlin landforms. Development of the south east corner of the site would tie the new Station Road development with the Tollbar Workshop to create a new west edge of Sedbergh, aligned to the contours and softened by tree planting to the valley edge. However, development of the corner of the SED3 site would be separated from the Station Road development by the open space and tree planting proposed for the western edge of the Station Road site. This could result in development on SED3 feeling visually divorced from, rather than a continuation of, the adjoining development. In addition, it would likely require considerable regrading of the minor valley in the south east corner of the site (Refer to Figure 3a on page 34) which connects to the main shallow valley crossing the site from north east to south west.

The principal vehicular route gateways to Sedbergh at the outer limits of the town's landscape setting are shown on Figure 1b and are reviewed as follows:

**View 2A and local views 6 and 7** View 2A is one of the western gateways to Sedbergh on the A684 near Marthwaite just to the east of the former railway embankment. This is the first point approaching from the west where the western edge of Sedbergh is visible. The view has changed dramatically with the construction of the Station Road development. The previous long, open views to the scattered properties and trees on the western fringes of Sedbergh have changed to a more abrupt built edge with the construction of the allocated residential development. In view 2A the line of new housing is prominent although it is likely to be softened in time by the approved landscape scheme. However, in view 2A the relationship of the site and presence of Winder Fell is not appreciated given the

[11] Refer to footnote no.2

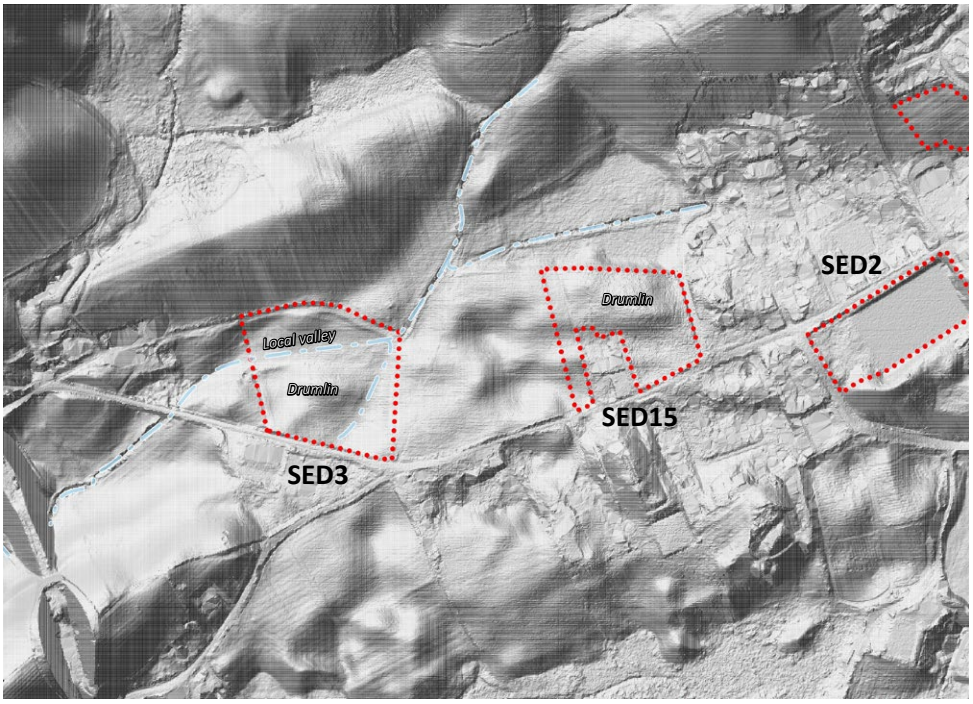



Figure 3a

**Landform map of SED3 and SED15 from EA LIDAR DTM 1m 2022 data**

tree cover. However, east of the access to Bramhaw (Local view 6) at point where the A684 straightens, the site forms part of the sweeping foreground to the rounded drumlin landforms on the lower slopes of Winder Fell and so makes a significant contribution to the overall view of the dramatic open Howgill Fells at this western gateway to Sedbergh. The open character of the site contributes to the sweeping views north and east to Winder Fell and the Howgills, and thus to the overall drama of Sedbergh's landscape setting at the foot of these fells and to the special qualities of the YDNP (which recognise the drama and distinctive profile of the Howgills). It is visually prominent and development of all of the site would reduce the perceived scale and drama of views to the Howgills from the A684/A683 gateway to Sedbergh. However, the development of housing on the adjacent field (to the east) has considerably impacted this view and created an abrupt western edge to Sedbergh, although one that is likely to be mitigated in part when the approved landscape scheme matures. The view corridor from the A684 across the site and adjacent fields to Winder Fell is shown on Figure 3b on pages 36 - 37. This extends from the access to Bramhaw to the west to approximately the south east corner of SED3. East of viewpoint 7, the view to Winder Fell is increasingly compromised by the Station Road development. Development in the south eastern part of the SED3 site could be considered, but this would be read as a detached, separate entity from the Station Road development, given the buffer landscape planned for the western edge of the Station Road development. On balance, it is considered that any development of SED3 would adversely impact views from this principal vehicular route.

**View 2B** View 2B is the other western gateway to Sedbergh on the A683 just south east of the junction with the A684. This viewpoint is directly south of the site but there is limited visibility of the site given the screening effect of the buildings and mature trees at the triangle of development west of the A684/A683 junction. There would be some filtered views though gaps in the tree cover if SED3 were developed.

### Local views

Local views relevant to SED3 are located on Figure 3b (pages 36 - 37) with the views shown on Figures 3.1 - 3.6 (pages 37 - 43). The local views include:

**View 6** This view is at the junction of the A684 and access route to Bramhaw west of SED3 looking north east. Refer to the commentary in gateway view 2A.

**View 7** View 7 is from the A684 at the south west corner of SED3 looking north east. Refer to the commentary in gateway view 2A.

**View 8** From the junction of the A684 and A683 looking north. This view has been compromised by the development of the Station Road housing, but the proposed open space corridor and associated landscape scheme on this western edge of the development will partly mitigate this impact. Any development on SED3 would increase the adverse impact of development in the foreground of views to Winder Fell.

**View 9** This view is from PRoW 568038 south east of SED3 looking north. Although some of the upper floors and roofs of the Station Road development are visible above the tree line the SED3 site is screened.

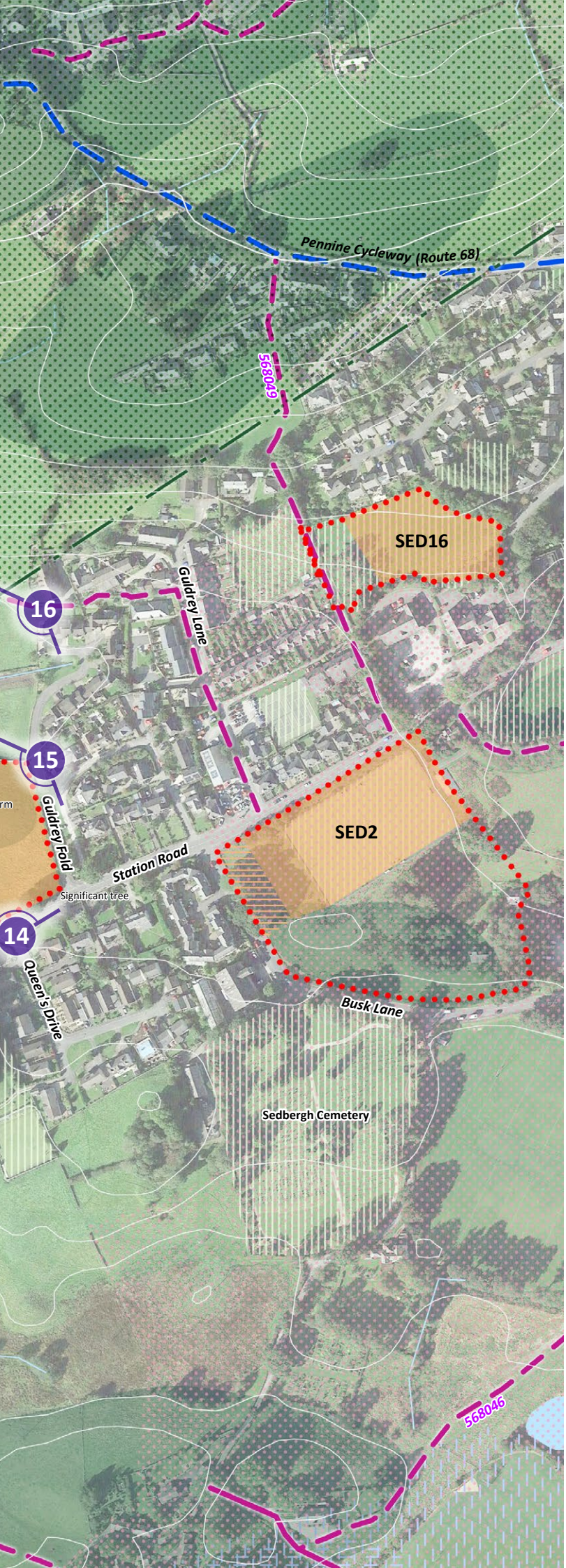
**View 10** View 10 is from PRoW 568027 west of SED3 at Bramhaw looking east. It should be noted that there is no access to Guldrey Lane and thus the bridleway is a dead end and as a result not likely to be frequently used. The view is similar to 6 and 7 and shows the newly built abrupt edge of the Station Road development.

**View 11** View 11 is from PRoW 568027 north of the new development on Station Road looking south west over the site to Tollbar. This view is from the shallow valley which runs through the site from north east to south west. Should the south east corner of the site be developed the tree planting scheme should line the shallow valley and link with the tree cover cloaking the sides of the drumlin parallel to the A683.

## Summary

SED3 forms part of the sweeping foreground to the rounded drumlin landforms on the lower slopes of Winder Fell and so makes a significant contribution to the overall view of the dramatic open Howgill Fells to the western gateway to Sedbergh. The open character of the site contributes to the sweeping views north and east to Winder Fell and the Howgills, and thus to the overall drama of Sedbergh's landscape setting at the foot of these fells and to the special qualities of the YDNP (which recognise the drama and distinctive profile of the Howgills). It is visually prominent and development of all of the site would reduce the perceived scale and drama of views to the Howgills from the A684/ A683 gateway to Sedbergh. However, the development of housing on the adjacent field (to the east) has considerably impacted this view and created an prominent new western edge to Sedbergh, although one that is likely to be mitigated in part when the approved landscape scheme matures. The Station Road development features an open space corridor with tree planting and footpath link to the western boundary. This will in time form the new western edge of Sedbergh so development of SED3 west of this would potentially feel disconnected from Station Road. Given this, **it is considered that all of SED3 should remain undeveloped**.


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Sheils Flynn Google licence JCPMB8T1Z8S2M11
Howgill Lane
180
568026
View corridor from principal vehicular route gateway
Important local view to landscape setting
Valley
568027
11
10
568027
SED3
Bramhaw
6
2A
A684
7
Mature trees
Valley
8
Station Road
Line of trees
Drumlin landfo
SED15
East field
West field
Station Rd development
Queen's Garden
2B
9
568038
Station Road
A683
0
75
150
M
300




- Yorkshire Dales National Park Boundary (not in viewport)
- Contour lines (5m interval)
- Water courses
- Local valley
- Principal structuring drumlin landform which contributes to the character and quality of the landscape setting of Sedbergh and Millthrop
- Open Access Land
- Conservation Area
- Important local view to landscape setting
- Promoted / long distance routes
- Public rights of way
- Footpath link in newly built Station Rd development
- National / regional cycle route
- View from principal recreational route gateway
- View from principal vehicular route gateway
- Local views specific to the site
- View corridor from gateway route to Winder Fell and Crook
- Important open spaces
  Yorkshire Dales Local Plan 2015-2030, Adopted 2016
- Potential residential development
  (hatch denotes previous extent which has been adjusted following the review, reduction/mitigation process and cumulative impact asssessment)
- Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2022
- Extent of housing sites assessed in the Landscape Sensitivity Appraisal (LSA) 2024
  (Not in viewport)

Figure 3b

**SED3 and SED15 Detail Plan**




Figure 3.1 - Local view 6 at the junction of the A684 and access route to Bramhaw west of SED3 looking north east




Figure 3.2 - Local view 7 on the A684 at the south west corner of SED3 looking north east

SED3 Station Rd development A684



Crook Station Rd development Station Road (A684)






Figure 3.3 - Local view 8 from junction of the A684 and A683 looking north




Figure 3.4 - Local view 9 from PRoW 568038 south east of SED3 looking north


SED3
Winder Fell
Station Rd development
Extent of view corridor to Winder Fell and Crook


PRoW 568038
Station Rd development
Winder Fell




Figure 3.5 - Local view 10 from PRoW 568027 west of SED3 looking east




Figure 3.6 - Local view 11 from PRoW 568027 north of the new development on Station Road looking south west


PRoW 568027
SED3
Station Rd development


PRoW 568038

# SED9 - Land at King's Yard, Bainbridge Road, Sedbergh

## Introduction

This 0.14 ha site is a brownfield site in the heart of Sedbergh's historic town centre. It is an industrial yard off Main Street and Bainbridge Road which is one of a series of yards which housed the town's historic textile industries. It is tightly enclosed by the surrounding buildings and backstreets within a historic urban grain. However the buildings on the site are poor quality commercial sheds which are an eyesore in the context of their surroundings and there is an opportunity for a high quality housing scheme which is designed to integrate contemporary buildings within this historic townscape. Refer to Figure 2 (pages 24 - 25) for a detailed plan of the site extent. Key local views are shown on Figures 4.1 - 4.2 (pages 46 - 47) 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 | Low-moderate |
| Settlement form and setting | Moderate |
| Views and recreational experiences | Low-moderate |
| Perceptual qualities | Moderate |
| Cultural and historical associations | High |
| **Overall landscape sensitivity assessment** | **Low-moderate** |

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

*This brownfield site provides an opportunity for redevelopment with a scheme that is sensitive to its historic townscape context. The layout and design of the scheme should be based on historical research and should conserve the tight, densely packed buildings, narrow winding pedestrian passages and odd, informal angles and groupings that are characteristic of this part of Sedbergh.*

## Review

Generally, it is considered that **the overall landscape sensitivity rating for the site of low-moderate is correct**. The review process for SED9 has considered the relevant gateway views identified in the Sedbergh Settlement Analysis[14] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 24 - 25). 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. However, given the SED9 site is within the historic core of Sedbergh and surrounded on all sides by existing buildings the gateway views are not significant. The principal recreational gateway views relevant to SED2 are:

[12] Refer to footnote no. 3

[13] Refer to footnote no. 1

[14] Refer to footnote no.2

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh is visible including the SED9 site. The site is within the historic core of Sedbergh between Bainbridge Road to the north and Main Street to the south. The site is relatively small and insignificant within the context of the panoramic view to Sedbergh but at a detail level the commercial buildings of the site are discordant with the adjoining residential buildings. The scale of the site buildings is lower and with differing materials. Redevelopment of SED9 including the yards off Main Street would be an important opportunity site within a highly sensitive historic town centre. It would be important to conserve the tight, densely packed buildings, narrow winding pedestrian passages and odd, informal angles and groupings that are characteristic of this part of Sedbergh. Historic research would be advisable to demonstrate whether the existing buildings follow the footprints of historic workshops or whether there is scope to start afresh.

### Local views

Local views relevant to SED9 are located on Figure 2 (pages 24 - 25) with the views shown on Figures 4.1 - 4.2 (pages 46 - 47). The local views include:

**Views 12 and 13** Both of these views are from Bainbridge Road north east and north west of the site respectively. SED9 is a brownfield site in the heart of Sedbergh's historic town centre. It is an industrial yard off Main Street and Bainbridge Road which is one of a series of yards which housed the town's historic textile industries. It is tightly enclosed by the surrounding buildings and backstreets within a historic urban grain. However the buildings on the site are poor quality commercial sheds which are an eyesore in the context of their surroundings and there is an opportunity for a high quality housing scheme which is designed to integrate contemporary buildings within this historic townscape.

The site currently detracts from the quality of local views and the recreational experience and there is an opportunity for much improvement. A public right of way which follows a narrow urban passageway that connects Main Street with Fairholme on the fell slopes to the north is aligned along the western boundary of a narrow part of the site and the layout of new buildings and spaces should be designed to take account of this route.

## Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been identified which should be considered in any future residential development of SED9 should the site be allocated. These are:

- The design layout should conserve the tight, densely packed buildings, narrow winding pedestrian passages and odd, informal angles and groupings that are characteristic of this part of Sedbergh.
- Historic research should be undertaken to demonstrate whether the existing buildings follow the footprints of historic workshops or whether there is scope to redesign.
- The layout and architectural design of a future redevelopment scheme should be based on historical research, with buildings carefully designed to be integrated within the tight historic urban grain. Given the industrial character of this backstreet yard area, it may be appropriate for housing to take the form of terraced blocks, with some integrated workspaces.
- The layout of new buildings and spaces should be designed to take account of the public right of way which follows a narrow urban passageway that connects Main Street with Fairholme on the fell slopes to the north and is aligned along the western boundary of a narrow part of the site.

## Summary

Although this is a highly sensitive site in the heart of Sedbergh's conservation area it is a brownfield site which provides an opportunity for redevelopment with a scheme that is sensitive to its historic townscape context. The layout and design of the scheme should conserve the tight, densely packed buildings, narrow winding pedestrian passages and odd, informal angles and groupings that are characteristic of this part of Sedbergh.

## Cumulative impact with other LSA sites

Residential development on the SED9 would be seen with development on SED2, 15, 16 and MIL3 when viewed from the important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh. However, it is considered that this would not alter the landscape sensitivity assessment for SED9 given the distant nature of the viewing points and given SED9 is in the historic core of Sedbergh surrounded by buildings.




Figure 4.1 - Local view 12 from Bainbridge Road north east of SED9




Figure 4.2 - Local view 13 from Bainbridge Road north west of SED9

Bainbridge Road



Bainbridge Road



# SED15 - Land north of Queen's Drive, Station Road, Sedbergh

## Introduction

This 0.90 ha site forms part of the sweeping lower slopes of Winder Fell and is a foreground component of the dramatic views northwards from the Rawthey Valley to the bare, sculpted slopes of Winder Fell. The LSA study site boundary wrapped around two central residential properties with large gardens, but the westernmost field has now been excluded from the site area for the review process. The landscape of this part of the Rawthey Valley is characterised by mounded glacial deposits which form undulating drumlin landforms: there are low but influential drumlin landforms across the site, but the northern part of the site slopes northwards, leading the eye towards the steep backdrop of Winder Fell. There are a few mature trees in the boundaries to the site, including the field boundary north west of the western residential properties and a large mature tree in the southeast corner of the site adjacent Station Road. Refer to Figure 3b (pages 36 - 37) for a detailed plan of the site extent. Key local views are shown on Figures 5.1 - 5.3 (pages 52 - 55) with full size images as LI Guidance

### Summary of results of LSA process

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

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

*The site will soon be surrounded on three sides by development and its landscape context will change to a more urban setting. There are few constraints to built development. The principal sensitive landscape feature is the sweeping, long view from the A683 northwards to Winder Fell, which forms part of the gateway to Sedbergh from the west. Development of this site would compromise but not dominate these views, particularly if built development is concentrated towards the southern part of the site to form an indented softer edge in conjunction with the new housing to the west, keeping buildings away from the slightly steeper slope and more elevated land in the northern part of the site. The layout of development should respect the sensitivity of the interface between the built edge and Winder Fell, with an indented, soft northern edge.*

## Review

After review of the LSA assessment for SED15 it is considered that the judgements for the individual criteria are correct although it should be noted that now the adjacent site (Station Road development) is under construction and almost completed the impact on SED15 is considerable. SED15 is now enclosed on three sides by development and as a result the context of SED15 has changed to a more urban setting. Indeed the current open nature of SED15 reinforces the separation and isolation of the adjacent new development relative to Sedbergh. It is still considered to be the case that a carefully designed layout would reduce the risk of adverse landscape and visual effects and so the **overall landscape sensitivity assessment of moderate is appropriate**.

[15] Refer to footnote no. 3

[16] Refer to footnote no. 3

The review process for SED15 has considered the relevant gateway views identified in the Sedbergh Settlement Analysis[17] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 3b on pages 36 - 37). Additional gateway views have also been identified during the review process. The review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement. 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 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. The principal recreational gateway views relevant to SED15 are:

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh is visible including the SED15 site at the western gateway to the historic town centre (and Sedbergh's Conservation Area). The western boundary adjoins the Station Road development. The SED15 site feels part of the broader sweep of the scenic lower fell slopes at the foot of the Howgills and has an attractive, open farmland character. The landscape of this part of the Rawthey Valley is characterised by mounded glacial deposits which form undulating drumlin landforms: there is a low but influential drumlin landform across the site, but the northern part of the site slopes northwards, leading the eye towards the steep backdrop of Winder Fell. There are few mature trees in the site, other than the field boundary north west of the western residential properties and a large mature tree in the southeast corner of the site adjacent Station Road.

In the view from Winder Fell SED15 is perceived as a 'gap' where the lower slopes of the fells flows down to Sedbergh to the A684. Prior to the construction of the Station Road development, the site was part of the relatively open, lower fell slopes on the western fringes of Sedbergh with scattered properties and trees. However, now that the Station Road development is nearing completion SED 15 is contained on three sides. However, the new Station Road development appears isolated and separated from Sedbergh partly because of the open nature of the SED15 site west of the development. Now that the Station Road housing is built, this western edge of Sedbergh has been significantly altered and other adjacent sites (if allocated) should be designed to respond to these changing circumstances. Development would compromise the 'gap' but it would link the Station Road development to Sedbergh.

The extent of housing development should be defined by the drumlin landform which cuts across the SED15 site (Refer to Figure 3a on page 34). The higher slopes of the drumlin should not be developed and tree planting on the elevated slopes should be used to soften and back drop views. The northern extent of the site should be indented and softened by tree planting to connect with the line of trees on the field boundary north west of the western residential properties.

## Local views

**View 14** This view is from the junction of Station Road (A684) and Queen's Drive south of the site looking north over the SED15 site. The site forms the foreground to dramatic and attractive sweeping views northwards to Winder Fell from the A684/Station Road. These views would be compromised by built development, which would screen the foreground and so reduce the sense of drama and scale. However, this view is already compromised and 'squeezed' by the adjacent new housing and, if this site is developed, the steep, bare slopes of Winder Fell would continue to provide a stunning backdrop to views from the A684/Station Road. If the site were allocated, built development should be concentrated towards the southern part of the site and should not extend up the higher slopes of the drumlin. Development north of the drumlin should be limited to single storey.

**View 15** View 15 is from Guldrey Fold north east of the site looking south west over the SED15 site. This view is to the north side of the drumlin which crosses the site on an east/west axis. This northern part of the site should be limited to single storey housing. The layout of development should respect the sensitivity of the interface between the built edge and Winder Fell, with an indented, soft northern edge.

**View 16** This view is from PRoW 568027, at the edge of Guldrey Lane housing north east of SED15 looking south west. It should be noted that the connection to Guldrey Lane from the PRoW is blocked. The drumlin landform screens most of the southern portion of the site, so housing on this section of the site would be partly screened from the public right of way north of SED15. The Station Road development adjacent the site is visible and prominent. If the northern part of SED15 is developed the housing edge (single storey) should be set back from the boundary to allow for tree planting.

[17] Refer to footnote no.2



View to SED15 from Winder Fell

## Design considerations

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 SED15. A number of design principles have been identified to mitigate adverse impacts including:

- Built development should be concentrated towards the southern part of the site and with the higher slopes of the drumlin landform remaining undeveloped.
- The layout of development should respect the sensitivity of the interface between the built edge and Winder Fell, with an indented, soft northern edge.
- Development north of the drumlin should be single storey and should be set back from the northern boundary to allow for tree planting.

## Summary

The site is now surrounded on three sides by development and its landscape context has recently changed to a more urban setting. The principal sensitive landscape feature is the sweeping, long view from the A683 and A684 northwards to Winder Fell, which forms part of the gateway to Sedbergh from the west. Development of this site would compromise but not dominate these views, particularly if built development is concentrated towards the southern part of the site, keeping buildings away from the slightly steeper slopes of the drumlin landform which cuts across the site. Such 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 SED15. The landscape sensitivity assessment has been repeated for the reduced site (Refer to Figure 3b) with mitigation. However, the **overall landscape sensitivity assessment remains at moderate.**

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

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

## Cumulative impact with other LSA sites

Residential development on the reduced extent of SED15 would be seen with development on SED2, 9, 16 and MIL3 when viewed from the important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh. Development on SED15 would link the Station Road housing scheme with the historic western edge of Sedbergh. Development on SED15, rather than have an adverse cumulative impact, could provide a better connected series of developments on this north west edge of Sedbergh.




Figure 5.1 - Local view 14 from the junction of Station Road (A684) and Queen's Drive south of the site looking north over the




Figure 5.2 - Local view 15 from Guldrey Fold north east of the site looking south west over the SED15 site

5 Nursery Wood Station Road (A684) Housing along Southfield Road



SED15 site



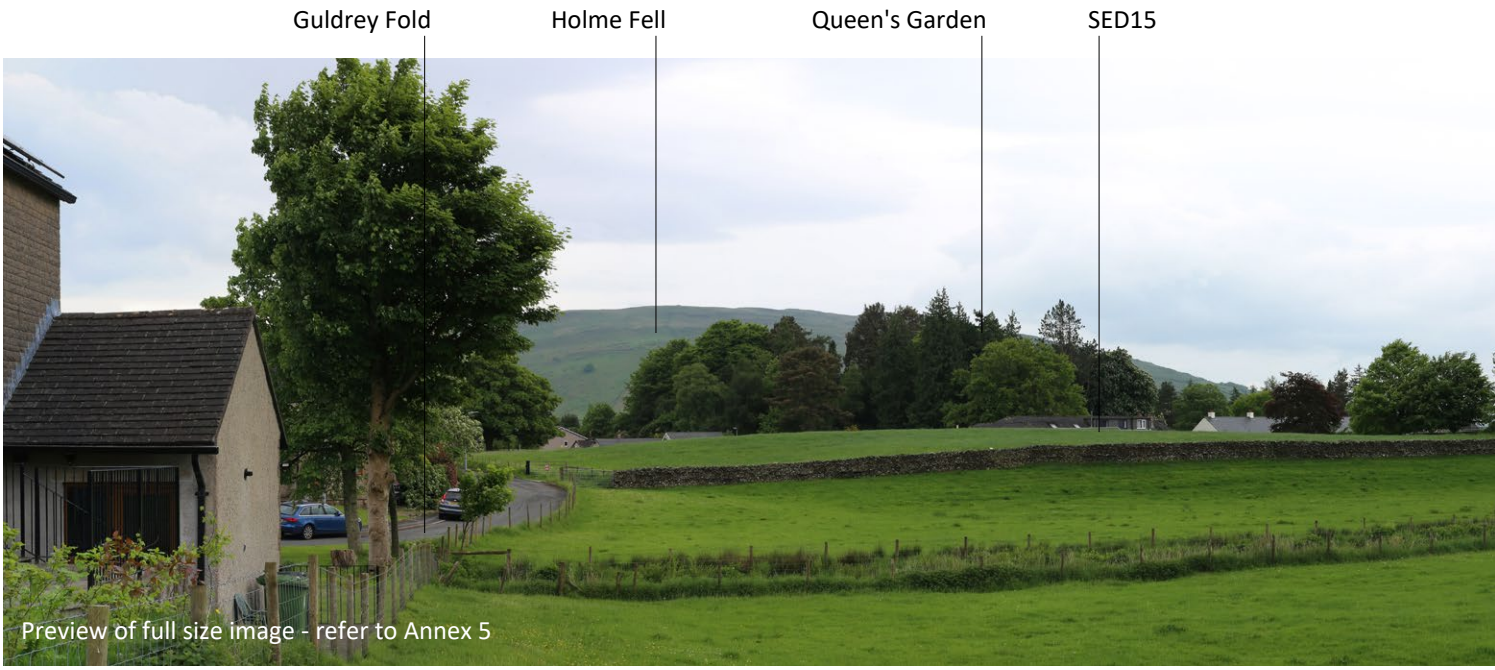



Figure 5.3 - Local view 16 from PRoW 568027 at the edge of Guldrey Lane housing north east of SED15 looking south west


Station Rd development
SED3

# SED16 - Land west of Sycamore Avenue, Sedbergh

## Introduction

This 0.46 ha site is on the lower slopes of Winder Fell and has a fairly steeply sloping, smooth landform. It is a remnant pasture, which retains a meadow grassland character, with groups of mature trees to the south, west and east and a hedgerow along its western boundary. A large stand of Scots pine is a distinctive landscape feature jutting into the site towards its western boundary. It is protected by a Tree Preservation Order. The site is bordered to the south by the Spar supermarket and car park and to the north by residential gardens. It abuts a smaller field (SED 10), which is also enclosed by houses, to the east. There are no specific environmental designations, but the landform and remnant 'lower fell slope meadow' character are valued landscape features. Together with the adjacent field, and the surrounding network of dense hedgerows and trees (including those within and bordering adjacent properties) the site is also an important component of local ecological networks that link the fell slope and valley through the centre of Sedbergh. Refer to Figure 2 (pages 24 - 25) for a detailed plan of the site extent. Key local views are shown on Figures 6.1 - 6.3 (pages 60 - 63) with full size images as LI Guidance note TGN 06/19[18] 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[19] is as follows:

*This site is a remnant pasture which contributes to Sedbergh's rural character and landscape setting, by helping to integrate built development and landscape at a particularly critical settlement edge, where the town meets the steep, open slopes of the Howgills and where there is a public right of way connection between town and Winder Fell. Built development across the whole of this site would fill in the existing valuable gap in the urban grain, reducing the sense that the landscape is infiltrating and blending with the town. However, built development could be integrated if it were concentrated on the eastern, less visible part of the site, conserving the landscape setting of the public right of way, the existing trees and perceived landscape connection to the fell slope.*

## Review

After review of the LSA assessment for SED2 it is considered that the **overall landscape sensitivity assessment of moderate-high* is correct**. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity score, hence the asterisk* marking.

The review process for SED16 has considered the relevant gateway views identified in the Sedbergh Settlement

[18] Refer to footnote no. 3

[19] Refer to footnote no. 3

Analysis[20] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 2 on pages 24 - 25). Additional gateway views have also been identified during the review process.

In the case of this site, the LSA suggested *Built development across the whole of this site would fill in the existing valuable gap in the urban grain, reducing the sense that the landscape is infiltrating and blending with the town. However, built development could be integrated if it were concentrated on the eastern, less visible part of the site, conserving the landscape setting of the public right of way, the existing trees and perceived landscape connection to the fell slope.* The review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. The relevant views with commentary are listed in the following sections.

### Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. The principal recreational gateway view relevant to SED2 is:

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh is visible including the SED2 site. This site is a remnant pasture which contributes to Sedbergh's rural character and landscape setting, by helping to integrate built development and landscape at a particularly critical settlement edge, where the town meets the steep, open slopes of the Howgills and where there is a public right of way connection between town and Winder Fell.

The town centre is densely packed with buildings, but the grain of built development reduces to 'fit' with the surrounding landscape and this field (the site) contributes to the 'layering' of built development and open fell on the edge of the town, which reveals the contours and helps to integrate built development with the fell slope. This field, in combination with the adjacent field to the west and the pasture to the north west of Sedbergh, forms a loosely connected 'finger' of fell slope landscape which extends into the town, helping to anchor the settlement within its landscape setting. The western part of the site, where the connection to this 'finger' of landscape is stronger, is particularly sensitive. Development of the site would compromise this connection and in this view the loss of the more open eastern section would damage the landscape setting of this edge of Sedbergh. However, retention of the western part of the site near the right of way would partly mitigate the loss.

### Local views

Local views relevant to SED16 are located on Figure 2 (pages 24 - 25) with the views shown on Figures 6.1 - 6.3 (pages 60 - 63). The local views include:

**View 17** This view is from the junction of Station Road (A684) and Woodside Avenue looking north west. There is a glimpsed view to the eastern edge of the site north of the newly built doctors surgery. Development should be set back slightly from this eastern boundary to retain the glimpse of green space from the A684.

**View 18** This view is from PRoW 568049 north west of the site looking south east over SED16 site. The public right of way, connecting Sedbergh town centre with the route that leads up Winder Fell, is within the site and aligned along its western boundary. The site is highly visible in views from this footpath and there is a strong sense of walking through a semi-rural area. If developed, the quality of the recreational experience would change from a gentle urban-rural transition to a more abrupt edge.

The site is on the lower slopes of Winder Fell and has a fairly steeply sloping, smooth landform. It is a remnant pasture,which retains a meadow grassland character, with groups of mature trees to the south, west and east and a hedgerow along its western boundary. A large stand of Scots pine is a distinctive landscape feature jutting into the site towards its western boundary. It is protected by a Tree Preservation Order. The site is bordered to the south by the Spar supermarket and car park and to the north by residential gardens. It abuts a smaller field (SED 10), which is also enclosed by houses, to the east. There are no specific environmental designations, but the landform and remnant 'lower fell slope meadow' character are valued landscape features. Together with the adjacent field, and the surrounding network of dense hedgerows and trees (including those within and bordering adjacent properties) the site is also an important component of local ecological networks that link the fell slope and valley through the centre of Sedbergh.

[20] Refer to footnote no.2

Built development across the whole of this site would fill in the existing valuable gap in the urban grain, reducing the sense that the landscape is infiltrating and blending with the town. However, built development could be integrated if it were concentrated on the eastern, less visible part of the site, conserving the landscape setting of the public right of way, the existing trees and perceived landscape connection to the fell slope.

**View 19** View 19 is further north than view 17 on Woodside Avenue and is looking west directly over the SED16 site. The remnant pasture which retains a meadow grassland character is contained on three sides by trees - to the north, west and south. Housing on Sycamore Avenue dominates the north west corner of the site. If the site were to be allocated, built development could be integrated if it were concentrated on this eastern, less visible part of the site, conserving the landscape setting of the public right of way, the existing trees and perceived landscape connection to the fell slope.

## Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been identified which should be considered in any future residential development of SED16 should the site be allocated. These are:

- Built development to be concentrated on the eastern, less visible part of the site, conserving the landscape setting of the public right of way, the existing trees and perceived landscape connection to the fell slope.

## Summary

A carefully designed layout that focuses built development on the eastern less sensitive part of the site would reduce some of the adverse landscape and visual effects for SED16. 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 reflects the retention and conservation of the western sensitive part of the site. This includes the group of mature pines and meadow adjacent the public right of way. As a result of the design principles, the **overall landscape sensitivity assessment reduces to moderate.**

**Summary of results of LSA process after review 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-high |
| Cultural and historical associations | Moderate |
| **Overall landscape sensitivity assessment** | **Moderate** |

## Cumulative impact with other LSA sites

Residential development on the reduced extent of SED16 would be seen with development on SED2, 9, 15 and MIL3 when viewed from the important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh. However, it is considered that this would not alter the landscape sensitivity assessment for SED16 given the distant nature of the viewing points and distance from the other sites.



View from PRoW 568049 north west of the site looking south east over the SED16 site

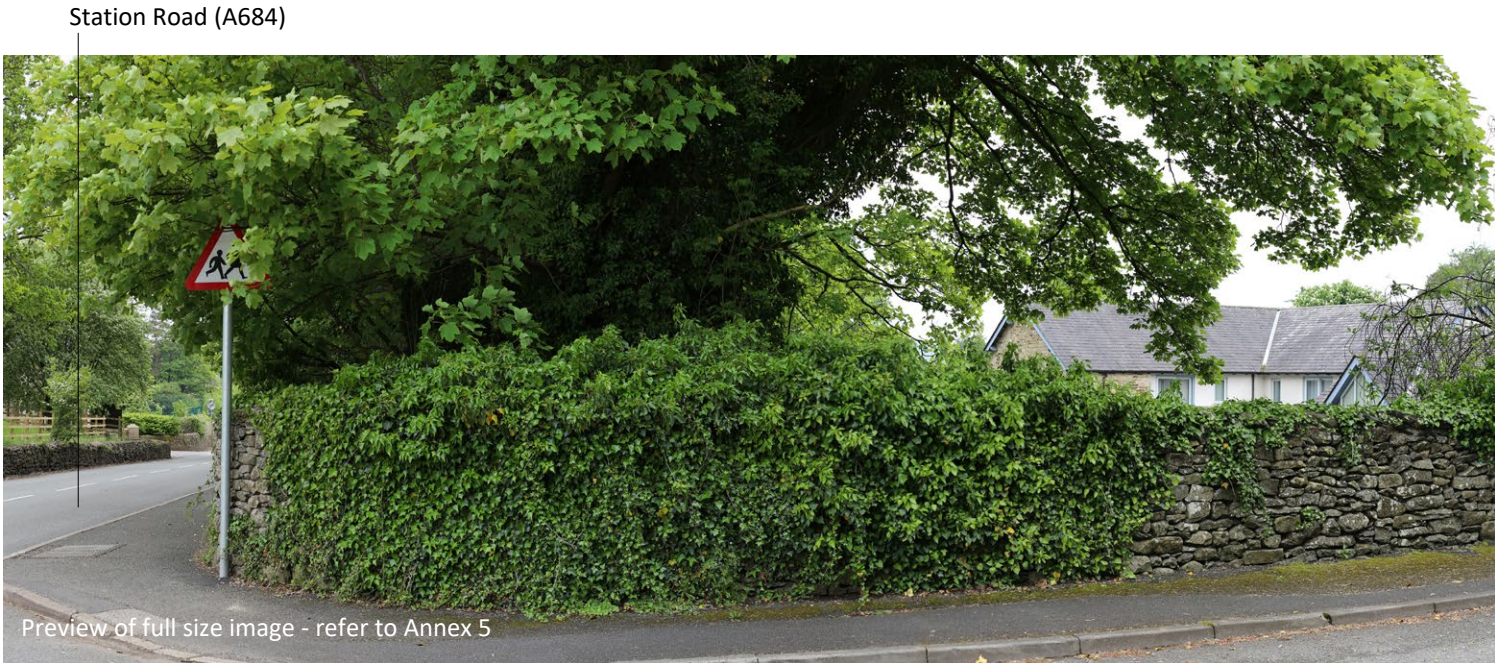



Figure 6.1 - Local view 17 from the junction of Station Road (A684) and Woodside Avenue looking north west

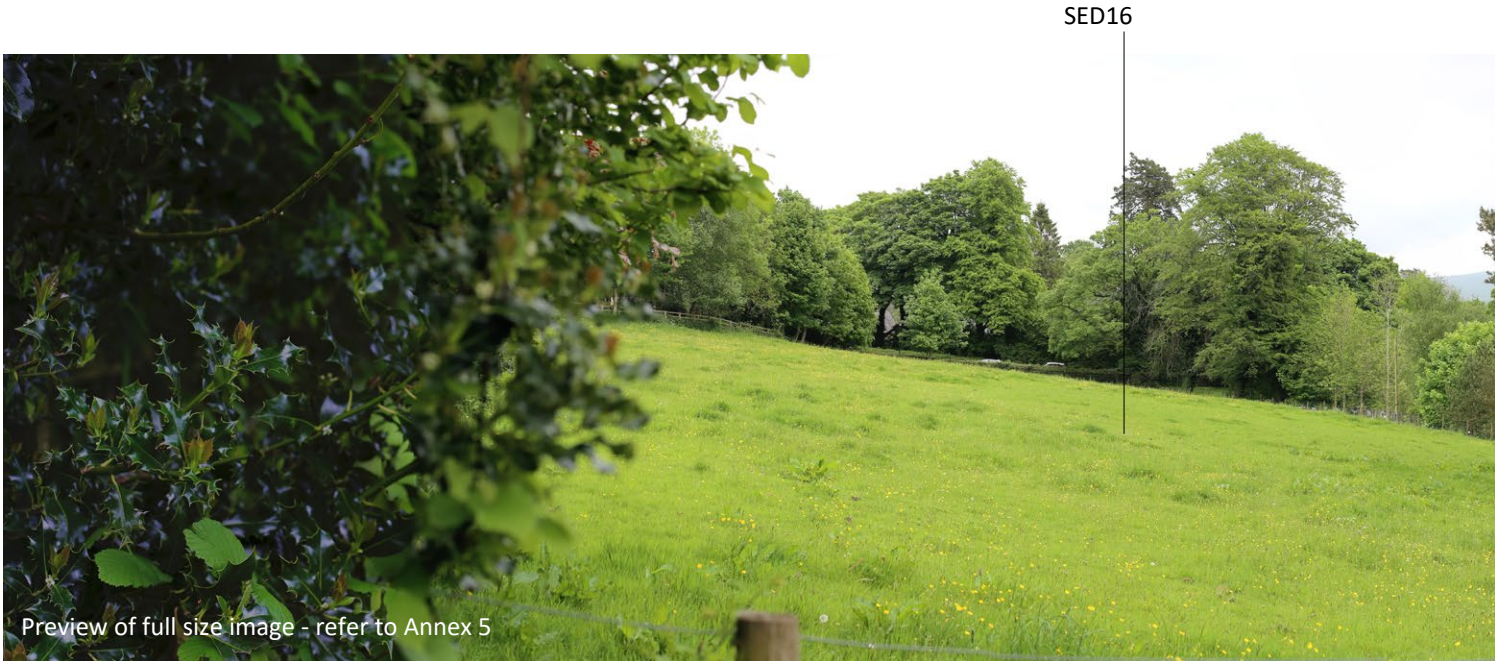
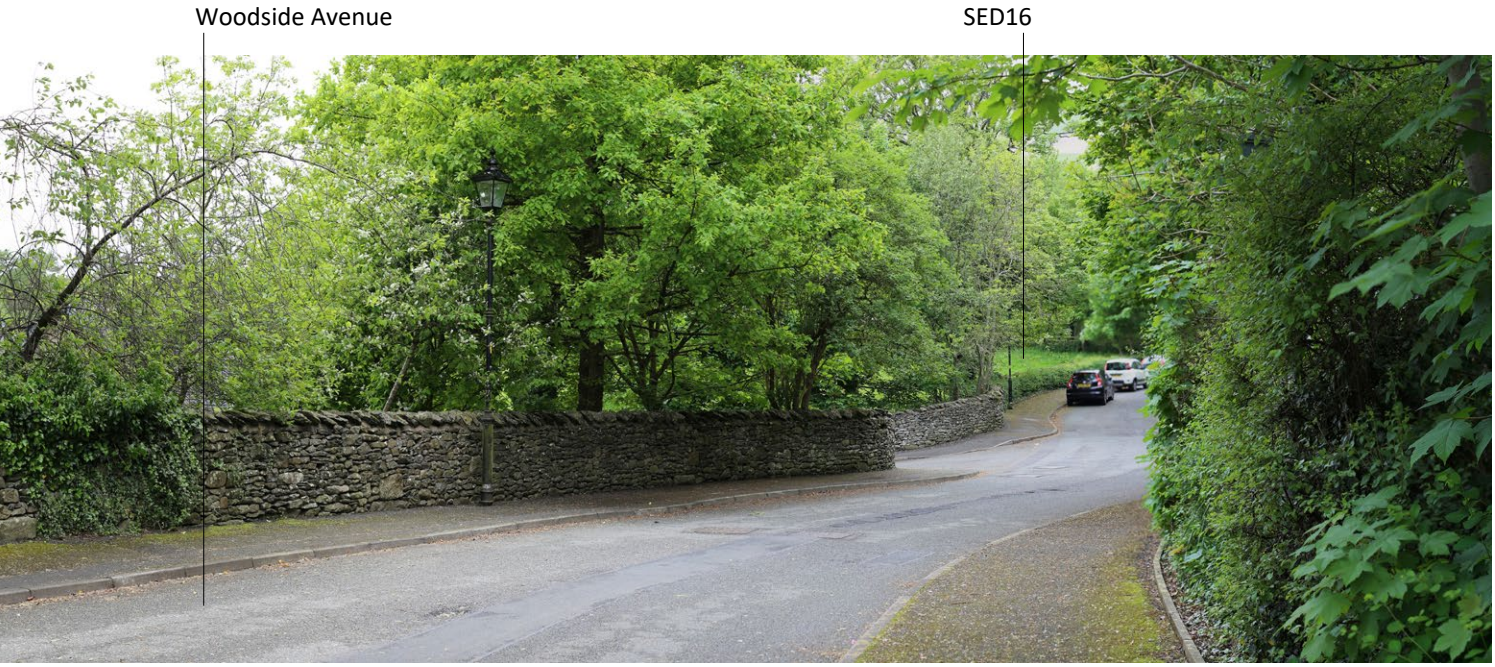



Figure 6.2 - Local view 18 from PRoW 568049 north west of the site looking south east over the SED16 site


Woodside Avenue
SED16


PRoW 568049
Holme Fell

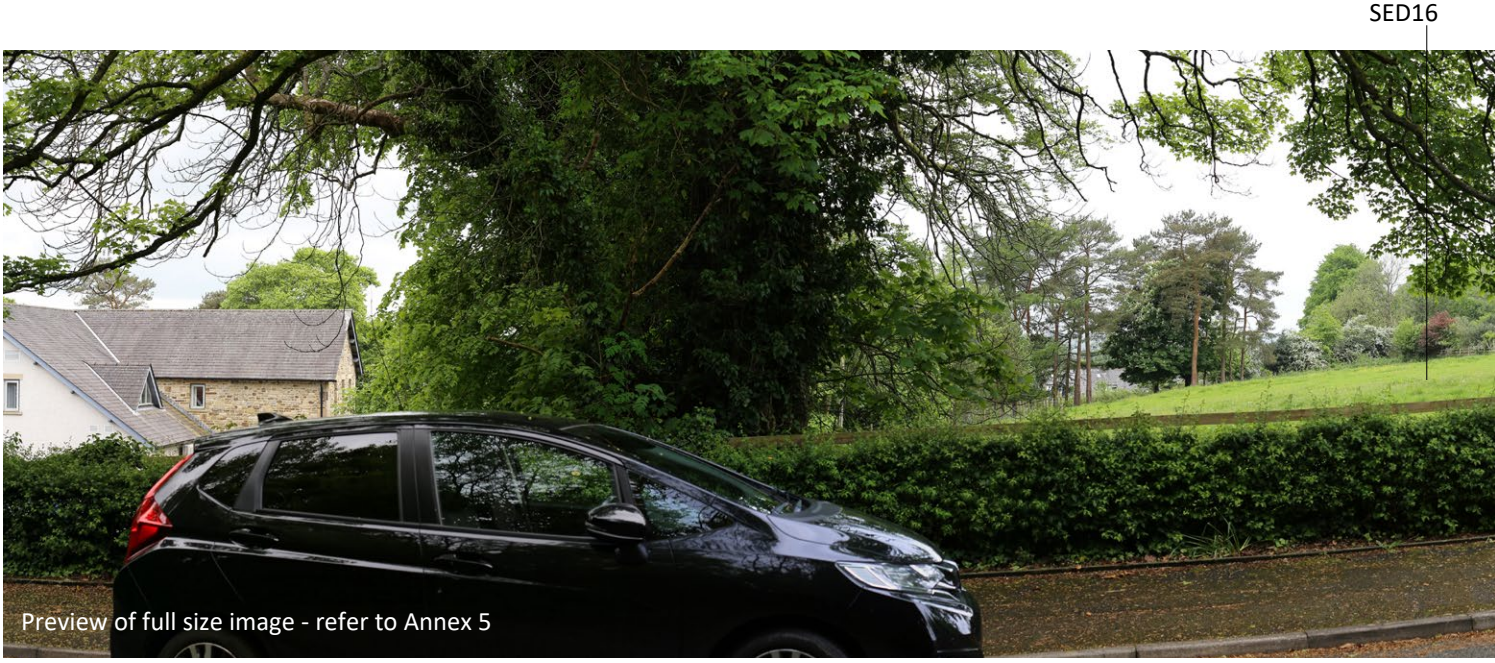



Figure 6.3 - Local view 19 from Woodside Avenue south east of the site looking west over the SED16 site

Housing along Sycamore Avenue

Woodside Avenue



# MIL3 - Land opposite Derry Cottages, Millthrop

## Introduction

This 0.26 ha site is on the gently rolling slopes of the Rawthey Valley at the foot of Burton Hill and the Frostrow Fells. It is part of an open pasture bordered by low stone walls which continue upslope in the traditional fell slope 'ladder' pattern to the south. The alignment of the Clatter Beck, a small tributary of the River Rawthey, is marked in the wider landscape by a line of mature trees. The site fronts onto the lane through the centre of Millthrop village. It is flat farmland adjacent to a row of 20th C houses and so is within a developed context. However, the open character of this farmland contributes to the local landscape setting of Millthrop and the transition in landscape pattern from wooded river floodplain to open fell within a part of the Rawthey Valley where the river is close to the fell-slope. Refer to Figure 4 (pages 68 - 69) for a detailed plan of the site extent. Key local views are shown on Figures 7.1 - 7.7 (pages 70 - 77) with full size images as LI Guidance note TGN 06/19[21] 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 |
| **Overall landscape sensitivity assessment** | **Moderate-high*** |

The summary of the overall LSA[22] is as follows:

*Development on this site could seem over-scaled and dominant within the landscape setting of a small mill village where a mill, farmstead and small lines of cottages have evolved with a narrow linear form in response to local landscape features. There is a risk that development here would unbalance its small-scale rural character in which lines of houses look directly out across open fields would disrupt the subtle hierarchy of the village in which the only enclosed street is the historic main street. However, the most sensitive part of this site is the south west part, where there is a view (over the field stone wall) close to the T junction between the main street and the road northwards towards Sedbergh. The landscape sensitivity of this site would be reduced if a portion of the site was conserved as open farmland, to retain this visual connection between hamlet and fell slope setting.*

## Review

After review of the LSA assessment for MIL3 it is considered that the **overall landscape sensitivity assessment of moderate-high is correct**. As noted in the LSA methodology in Annex A, the definition of a moderate-high sensitivity is that residential development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. However, it is still considered that a carefully designed layout that focuses development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity score, hence the asterisk* marking.

The review process for MIL3 has considered the relevant gateway views identified in the Sedbergh-Millthrop

[21] Refer to footnote no. 3

[22] Refer to footnote no. 3

Settlement Analysis[23] (which has been updated in Figure 1 on pages 8 - 9) and also more local views (Figure 4 on pages 66 - 67). Additional gateway views have also been identified during the review process. In the case of this site, the LSA suggested ... *the most sensitive part of this site is the south west part, where there is a view (over the field stone wall) close to the T junction between the main street and the road northwards towards Sedbergh. The landscape sensitivity of this site would be reduced if a portion of the site was conserved as open farmland, to retain this visual connection between hamlet and fell slope setting. T*he review process has explored the potential reduction of the proposed area of development to check this would reduce the overall landscape sensitivity assessment judgement to an acceptable level. The relevant views with commentary are listed in the following sections.

## Gateway views

The strategic gateway views relevant to the site are located on Figure 1b (pages 8 - 9) with the views shown on Figures 1.1 - 1.9 (pages 10 - 19). There are important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh 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. The principal recreational gateway views relevant to MIL3 are:

**View 1A** In views from Winder Fell to the north (PRoW 568024) all of Sedbergh and Millthrop is visible including the MIL3 site. This site is on the gently rolling slopes of the Rawthey Valley at the foot of Burton Hill and the Frostrow Fells. It is part of an open pasture bordered by low stone walls which continue upslope in the traditional fell slope 'ladder' pattern to the south. The alignment of the Clatter Beck, a small tributary of the River Rawthey, is marked in the wider landscape by a line of mature trees. The site fronts onto the lane through the centre of Millthrop village. It is flat farmland adjacent to a row of 20th C houses and so is within a developed context. However, the open character of this farmland contributes to the local landscape setting of Millthrop and the transition in landscape pattern from wooded river floodplain to open fell within a part of the Rawthey Valley where the river is close to the fell-slope.

The site is directly opposite the line of houses that extends along the lane to the north east of Millthrop's historic village core and development here would continue Millthrop's characteristic linear road-side settlement form. However, this is a small, narrow village in which the lines of built development are anchored by two larger fields - one to the north west and one (containing the site) to the south east. The farmland landscape dominates and surrounds the settlement and there is a risk that built development on this site would alter the balance by creating a new 'street' (with housing on both sides of the road) which is as long as the original historic core of the village and 'competes' with it. It would fundamentally change the small-scale, rural character of Millthrop and would disrupt the subtle hierarchy of the village in which the only enclosed street is the historic main street. Therefore should the site be allocated, the scale of the development should be considered. This is explored further in the local views and in particular in relation to views 1 and 6.

The principal vehicular route gateways relevant to the MIL3 site are:

**Gateway view 2C (looking south)** - This gateway view is from the bridge over the River Rawthey (near the junction with the Dales Way) approaching Millthrop from the north west. There is a glimpsed view between the houses fronting onto the Main Street opposite the site. Although the site itself is not visible, housing on MIL3 would be likely to be seen although it would be a brief framed view.

## Local views

Local views relevant to MIL3 are located on Figure 4 (pages 68 - 69) with the views shown on Figures 7.1 - 7.7 (pages 70 - 77). The local views include:

**View 1** View 1 is from opposite Stonerigg House looking south east over the south western end of MIL3 Development on this site would be prominent in views from this gateway to the historic core of the village, at the sharp turn junction between the lane to the north (towards Sedbergh) and the main street of the village. It would screen views to the foot of the fell-slope and would erode the small-scale rural character of Millthrop's landscape setting. In order to reduce the landscape sensitivity of this site, the south west portion of the site should be conserved as open farmland, to retain this visual connection between hamlet and fell slope setting.

**View 2** This view is from the north east end of the village from opposite Derry Cottages looking south west over the MIL3 site. This site is on the gently rolling slopes of the Rawthey Valley at the foot of Burton Hill and the Frostrow Fells. It is part of an open pasture bordered by low stone walls which continue upslope in the traditional fell slope 'ladder' pattern to the south. The alignment of the Clatter Beck, a small tributary of the River Rawthey, is marked in the wider landscape by a line of mature trees. The site fronts onto the lane through the centre of Millthrop village. It

[23] Refer to footnote no.2

is flat farmland adjacent to a row of 20th C houses and so is within a developed context. However, the open character of this farmland contributes to the local landscape setting of Millthrop. Should the site be allocated,the north east end of the site should be retained as open space to conserve this view to Burton Hill and the Frostrow Fells.

**View 3** View 3 is representative of views from the Dales Way / A Pennine Journey trail (PRoW 568056) south west of the site. There are only glimpsed views to Millthrop from this particular viewpoint but there are likely other views from the promoted Dales Way footpath on the lower slopes of Burton Hill to the south of Millthrop and from the network of public rights of way that connect the Millthrop Lane with Frostow Fells to the south and east of the site. As noted in view 2, the north east end of MIL3 should be retained as open space and the extent of housing should not extend further north than that on the north side of the Main Street. This would ensure the new housing is back dropped by the existing built forms of Millthrop.

**View 4** This view is from PRoW 568058 on the elevated slopes south of Millthrop looking north. The MIL3 site is not visible but the top of the existing housing on Main Street opposite the site is seen. The roofs of development on the site is therefore likely to be visible.

**View 5** View 5 is from PRoW 568060 east of Blandses Farm near Clatter Beck looking west. The MIL3 site is mostly screened by farm buildings but there might be some glimpsed views of development.

**View 6** This is an important view from a popular PRoW (5680055) on the east bank of the Rawthey River looking south. The north east end of MIL3 is visible beyond the cottages lining Main Street. In this view, the small scale, linear form of Millthrop village threads along the contours at the edge of the river floodplain and between the valley floor drumlins and the lower slopes of the Frostrow Fells. This narrow, short line of relatively small buildings is integrated into the folds of the rolling landscape, with the line of buildings dominated and surrounded by a much larger-scale landscape pattern. The landscape pattern from wooded river floodplain to open fell is clear in this view approaching Millthrop and should be conserved. Development should not extend beyond the line of existing cottages lining the north side of the north east lane which leads from Millthrops historic village core.

**View 7** This view is from a narrow footway between the cottages lining the lane north of the site. The footway provides a short cut to the river from the historic village core. It is now a popular alternative route through Millthrop for walkers on the riverside public right of way heading to the Dales Way. The view is to the fells south of Millthrop and this framed view could be retained in the development of MIL3.

## Design considerations

From the LSA process and review of the gateway and local views, a number of design principles have been identified which should be considered in any future residential development of MIL3 should the site be allocated. These are:

- The south west portion of the site should be conserved as open farmland, to retain the visual connection between hamlet and fell slope
- The north east portion of the site should be conserved as open farmland to retain the visual connection between the wooded river floodplain and fell slope.
- A framed view should be created through the site to coincide with the short cut route through the housing lining the lane leading north east from the historic core.

## 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 MIL3. 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 from moderate-high to moderate because of the retention of the sensitive views to the fell slopes. As a result of the design principles, the **overall landscape sensitivity assessment reduces to moderate.**

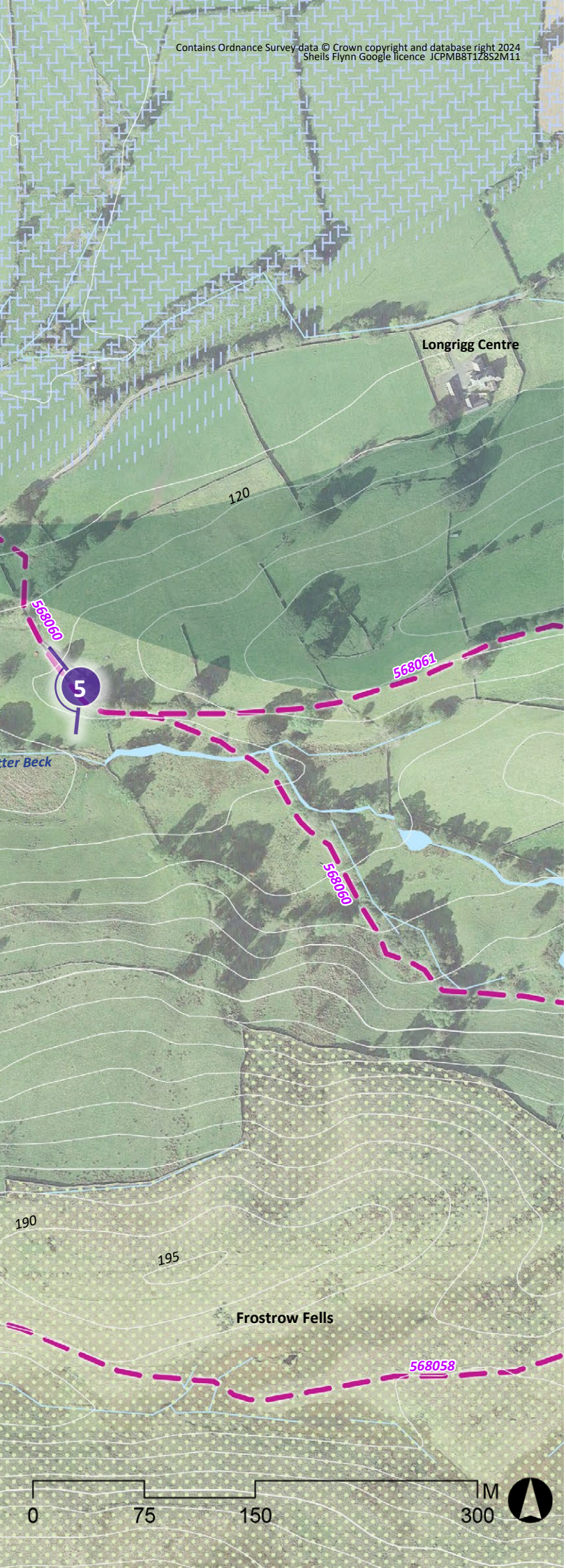
**Summary of results of LSA process after review for a reduced site with mitigation**

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

## Cumulative impact with other LSA sites

Residential development on the reduced extent of MIL3 would be seen with development on SED2, 9, 15 and 16 when viewed from the important recreational gateways from the footpaths which descend the steep slopes of the fells surrounding Sedbergh and Millthrop. However, it is considered that this would not alter the landscape sensitivity assessment for MIL3 given the distant nature of the viewing points and distance from the other sites.


Loftus Hill
568052
A Pennine Journey (Cat 2)
Pennine Cycleway (Route 68)
Loftus Hill
Millthrop Bridge
568045
Dales Way (Cat 2)
568055
6
2C
Important local view to landscape setting
110
Derry Cottage
7
2
River Rawthey
1
MIL3
Millthrop
Blandses Farm
Important local view to landscape setting
110
Pennine Cycleway (Route 68)
120
130
140
150
Archers Hall
568056
Dales Way (Cat 2)
A Pennine Journey (Cat 2)
120
3
160
130
170
180
568058
4
140
150
160
170
568057
568056
180
190
1B
Riggs
200




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

Figure 4

**MIL3 Detail Plan**




Figure 7.1 - Local view 1 from opposite Stonerigg House looking south east over the western end of MIL3




Figure 7.2 - Local view 2 from opposite Derry Cottages looking south west over the MIL3 site

Stonerigg House

MIL3



Derry Cottages



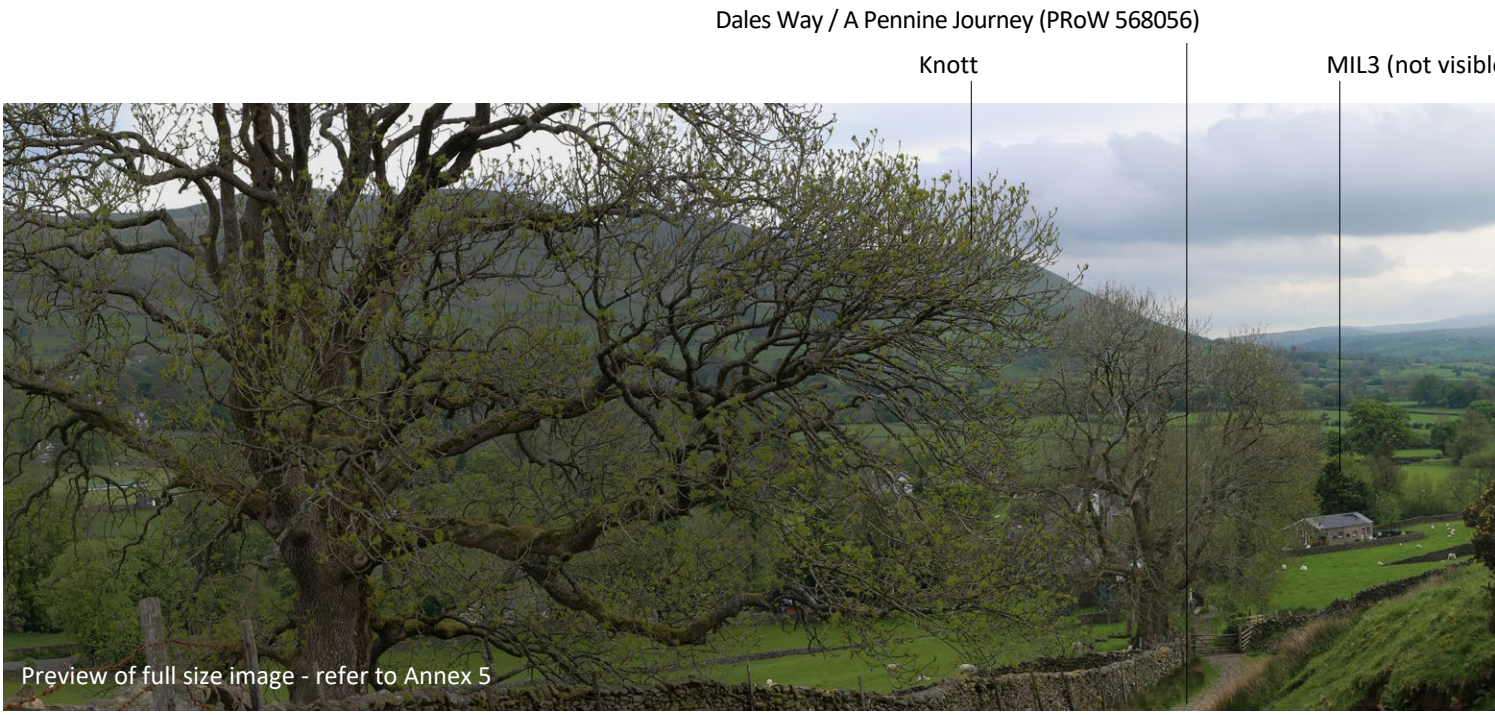



Figure 7.3 - Local view 3 from the Dales Way / A Pennine Journey trail (PRoW 568056) looking north east

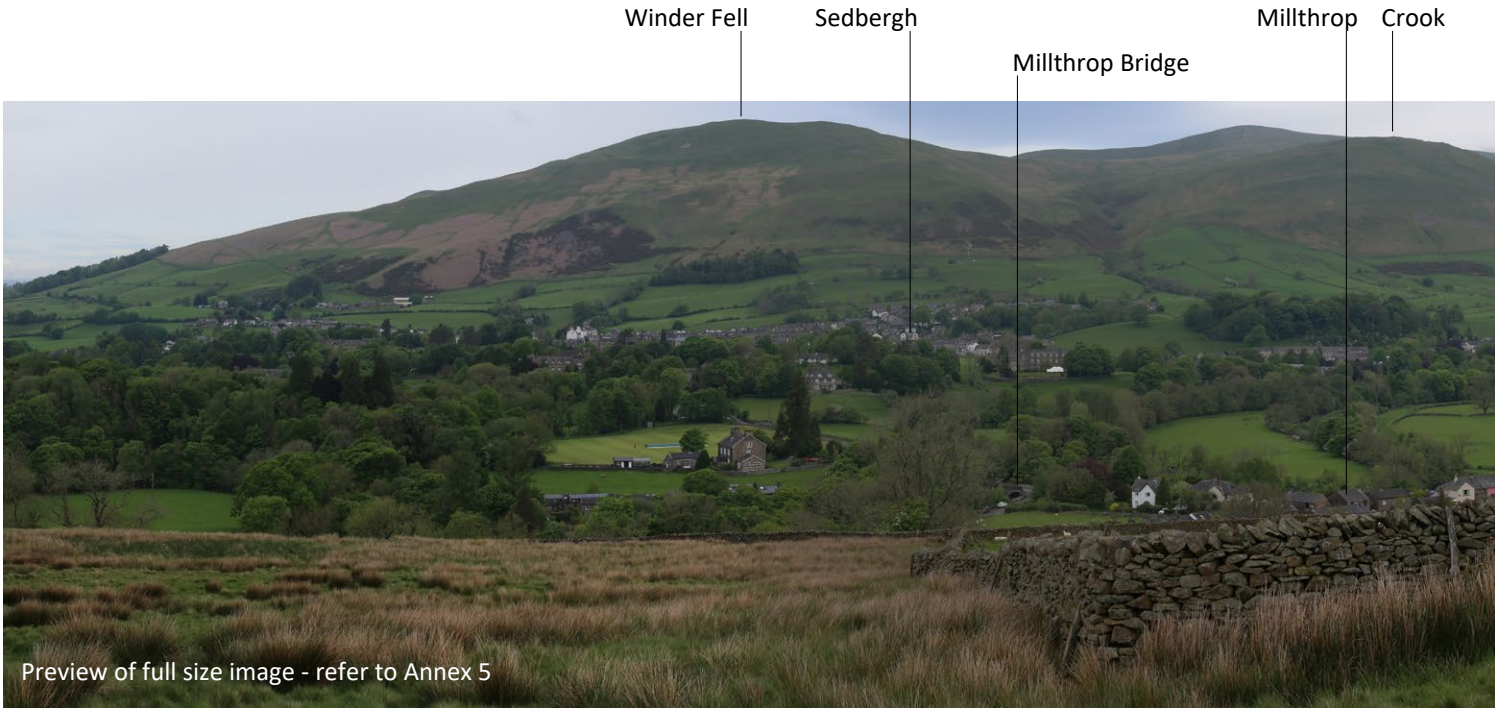



Figure 7.4 - Local view 4 from PRoW 568058 north of Riggs looking north

e)

Blandses Farm



Derry Cottages

MIL3 (not visible)

Pinfold Caravan Park






Figure 7.5 - Local view 5 from PRoW 568060 east of Blandses Farm looking west




Figure 7.6 - Local view 6 from PRoW 5680055 east of Rawthey River looking south

Derry Cottages

PRoW 568060



PRoW 5680055

River Rawthey






Figure 7.7 - Local view 7 from footpath next to Derry Cottages looking south east


Informal path
MIL3

# 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 each settlement.

| Settlement | REF. | Overall landscape sensitivity | | | |
|---|---|---|---|---|---|
| | | 2022 LSA Report | 2024 LSA Report and Review | 2024 Mitigation | 2024 Cumulative Impact Assessment |
| Sedbergh | SED 2 | Moderate-high* | Moderate-high* | Moderate | Moderate |
| | SED 3 | Moderate-high | Moderate-high | N/A | N/A |
| | SED 9 | Low-moderate | Low-moderate | Low-moderate | Low-moderate |
| | SED 15 | Moderate* | Moderate | Moderate | Moderate |
| | SED 16 | Moderate-high* | Moderate-high* | Moderate | Moderate |
| | | | | | |
| Millthrop | MIL 3 | Moderate-high* | Moderate-high* | Moderate | Moderate |

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sheilsflynn

YORKSHIRE DALES
National Park Authority

August 2024