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Yorkshire Dales National Park Authority

Search for potential housing sites: landscape sensitivity assessment

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Part 1

Craven District

March 2022

YORKSHIRE DALES
National Park Authority

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Introduction

Study scope and objectives

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 139 sites assessed during the sensitivity assessment were identified by YDNPA as suitable for preliminary consideration via:

- 66 sites submitted by landowners through a 'call for sites' process; and
- a further 73 sites identified by YDNPA on a speculative basis.

Some of the 139 sites (in both of the above categories) are the subject of an existing Local Plan designation, whether that be housing, employment or open space. The objective was to consider the widest possible range of sites at the preliminary stage. The report is split into three parts:

- Part 1 - Sites within Craven District
- Part 2 - Sites within Richmondshire
- Part 3 - Sites within South Lakeland, Lancaster and Eden Districts.

Fit within the overall development allocation process

This report presents the results of the landscape sensitivity assessment. It is the first step in the sequential process of identifying possible sites for allocation in the Local Plan.

The National Park Authority will use its conclusions to inform an initial sift of the 139 sites being considered. Once the sites have been sifted, the residual number will be subjected to more rigorous assessment. This will factor 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.

Further landscape analysis will also be undertaken in the form of a 'whole settlement analysis' of those settlements that could see the greatest development pressures. This will consider the wider landscape setting and townscape of these settlements and will take account of the potential housing development sites identified following the sifting process. It will be presented as a separate report, but will rely, in part, upon the work undertaken during this first phase of landscape sensitivity assessments.

Methodology

Landscape sensitivity assessment

Landscapes can be described and understood in terms of their physical characteristics, their land uses, their ecological habitats, their heritage and also by the way they make us feel. The combinations of these different landscape characteristics and qualities contribute to our perceptions of local identity and sense of place. An assessment of landscape sensitivity seeks to identify the aspects of landscape character that we value so that we can measure their resilience to change. It is typically undertaken when there is a need to judge the potential effects that could result from a defined type of change and this study has been commissioned to consider the landscape sensitivity of a selection of specific sites in relation to residential development. It will be used by the YDNPA to understand the potential changes to the landscapes of the YDNP if development were to take place.

National guidance for landscape sensitivity assessment[1] explains that the process of sensitivity assessment requires an assessment of the susceptibility of landscape and visual character (the baseline) to a specific change (in this case residential development) in combination with an assessment of the values of the landscape and its visual characteristics.

The assessment provides a consistent, systematic score for the landscape and visual sensitivity of each of the assessed sites to residential development. It is a high level judgement which has been undertaken without detailed topographic data and which assumes a mix of residential development across the whole area of each site. It does not take account of the potential influence of design (ie. the layout and form of buildings and landscape) and assumes that the height and density of buildings would vary depending on whether the site has an urban or a rural context.

The landscape sensitivity assessment will guide and inform the YDNPA's strategic allocation of sites for new housing in the YDNP by helping to direct development to areas where it would be least damaging to valued landscapes. In general, sites with a relatively low landscape sensitivity score can be expected to accommodate housing development without the loss of valued landscape characteristics whereas those with a relatively high landscape sensitivity score would not.

The landscape sensitivity scores for each site can contribute to this decision-making process and identify opportunities and constraints for development, but they do not provide a direct judgement of suitability for development. This is because there are many other factors to consider including socio-economic benefits, vehicular access, drainage, provision of utilities (electricity, water, gas, sewerage) and archaeological or heritage constraints. It is also because the assessment does not take account of the influence of design and management, which may in some locations enable successful housing development in sites which are assessed as having relatively high landscape and visual sensitivity.

The study has been undertaken in two stages. The first stage (Dec 2021-March 2022) was a desk-top exercise which made reference to Ordnance Survey base mapping, aerial photography (Google Earth), the YDNP Landscape Character Assessment, historic maps, biodiversity and heritage designations and mapping of heritage assets provided by YDNPA. It was also informed by a selection of site photographs supplied by YDNPA. The first stage assessment was tested through fieldwork during June-July 2022, which led to some adjustment of the landscape sensitivity scores.

Judging landscape sensitivity

The criteria selected for judging landscape sensitivity are based on the attributes of landscape that are most likely to be affected by residential development. They take account of both 'landscape' and visual' characteristics and aspects of landscape value, including the special qualities of the YDNP. The five landscape sensitivity criteria are set

[1] An approach to landscape sensitivity assessment - to inform spatial planning and land management, June 2019, Christine Tudor, Natural England

out in Table 2 (page 6). For each criterion Table 2 also identifies indicators of relative susceptibility to the changes associated with residential development by describing how the landscape, visual, and value related criteria may be affected to a greater or lesser extent by the key attributes of residential development.

Using the criteria and susceptibility indicators in Table 2 as a constant reference, the landscape sensitivity of each site to residential development was assessed against each criterion on a five point scale (as shown in Table 1). The sensitivity scores reflect the degree to which the landscape of each site would be susceptible to change An overall sensitivity judgement is also included, recognising that some attributes or elements of the landscape may be more important in defining character than others and may be more sensitive.

Table 1 – Criteria for judging landscape and visual sensitivity

Sensitivity	Definition
High	Residential development would be very likely to give rise to significant adverse landscape and/or visual effects.
Moderate-high	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.
Moderate	Residential development would be likely to give rise to some adverse landscape and/or visual effects, but these may be limited in extent.
Low-Moderate	Residential development may give rise to some minor adverse landscape and/or visual effects, but these would be unlikely to be significant.
Low	Residential development would be very unlikely to give rise to significant adverse landscape and/or visual effects.

It is important to note that the criteria for judging landscape and visual sensitivity set out in Table 1 are on a relative scale which is applied within the context of a national park landscape that is inherently highly sensitive to development.

The judgement is based on transparent professional analysis rather than a mechanical process of addition. This enables the assessment to highlight any particularly sensitive landscape features or qualities, and factors that would need to be taken into account should the site be developed.

This is a high level assessment and the overall landscape sensitivity scores apply to the whole of the site that has been submitted for assessment. However, it does take some account of the scope to mitigate potential adverse landscape and visual impacts of development, as follows:

- Where relevant, the narrative within the assessment tables incorporates advice on how the design and/or layout of development schemes could mitigate potential adverse landscape and visual impacts and the sensitivity scores take account of this mitigation potential
- The overall landscape sensitivity scores for some sites are marked with an asterisk* to indicate that a carefully designed layout that focuses built development on part of the site would reduce the risk of adverse landscape and visual effects and would reduce the overall sensitivity score (which is based on the whole site assessment).

Maps are indicative. Please note that there is a discrepancy between the mapping of the potential housing sites and the OS base because the site boundaries were digitised at a more detailed scale.

Table 2 - Landscape and visual sensitivity assessment criteria

Physical and natural character

This criterion considers landform, land cover and landscape elements in relation to the scale of potential development, with particular reference to the Special Qualities of the YDNP that relate to natural beauty and wildlife (e.g. dales with distinctive stepped profiles; spectacular waterfalls; significant glacial/post glacial features; flower-rich hay meadows and pastures; broadleaf woodland/ancient woodland). It considers possible impacts of development on the scale, coherence, condition and intactness of the physical landscape, as well as the presence/absence of natural heritage designations and the extent to which the area is representative of distinctive landscape character. Areas with a smooth or relatively flat topography are likely to be less sensitive to development than areas with more distinct landform features. In addition, areas with a relatively uniform landscape pattern and few natural features will be less sensitive to development than areas with a higher density of natural features which could be vulnerable to loss from development. Areas designated for their natural heritage or which are considered to be exemplars, representative of distinctive or rare landscape characteristics or features are likely to be more vulnerable to development than landscapes with a relatively nondescript character.

Lower sensitivity →				*Higher sensitivity*
Site landscape is degraded and detracts from local landscape character – e.g. land cover has been largely lost and any landscape features are fragmented and/or in poor condition and would not be degraded by development. Landform itself is of low sensitivity to development i.e. simple, smooth or flat landforms. No direct contribution to YDNP Special Qualities (distinctive natural beauty and wildlife features).		Site landscape has some limited characteristics that contribute to local landscape character – e.g. the landscape has reasonable hedgerow boundaries but is indistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type. Some indirect contribution to YDNP Special Qualities (distinctive natural beauty and wildlife features). Scope to integrate carefully designed development.		Site landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses which could be damaged by development. Strong landform features such as slopes, scarps and valleys are likely to be more sensitive to development. Direct contribution to YDNP Special Qualities (distinctive natural beauty and wildlife features).

Settlement form and setting

This considers the extent to which development would contribute to the identity and distinctiveness of a settlement, in terms of the important landscape elements and features that structure the way it is perceived – e.g. gateway views; views to distinctive local features and landmarks; and longer contextual views which express the specific relationship between settlement and its surrounding landscape. It also considers the character of settlement edges, the presence and role of boundary features and the extent to which development on the site would relate to settlement form and pattern, including possible contribution to a perceived gap between settlements (the loss of which would increase coalescence).

Lower sensitivity →				*Higher sensitivity*
Site landscape detracts from the distinctive character of the settlement or does little to contribute positively to settlement identity and distinctiveness. Site is strongly associated with an existing settlement and would not, if developed, be perceived as an extension of the settlement into the countryside. An exposed settlement edge with no landscape features to integrate the settlement/rural fringe will be less sensitive and may offer opportunities for development to enhance the settlement edge and integration.		Site landscape makes a limited positive contribution to the distinctive character and form of the settlement, but does not contribute directly to key gateway or longer contextual views or to views to distinctive local features/landmarks. Development would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature. Development would not have a strong effect on the perception of separate settlements.		Site landscape contributes to the distinctive character of the settlement, either as valued undeveloped land within the settlement or because it is important in relation to its setting for key gateway or longer contextual views or for views to distinctive local features/landmarks. Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape – e.g. beyond a ridge crest or into a valley. Site landscape is important in the perception of a gap between distinct settlements; a well-integrated settlement edge by virtue of landscape structure or landform variation will be more sensitive.

Views and recreational experience

This takes into consideration the visual character of the site and the extent to which development would be visible, including the extent of openness or enclosure, skyline character, the degree to which the landscape contributes to views from sensitive viewpoint locations and/or whether development would intrude on sensitive views. Locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive to development than local footpaths. Locations used for recreation, such as country parks or local public green space, are more sensitive than passing views from rights of way, and private views have less sensitivity than public viewpoints. Visually prominent landscapes which are inter-visible with adjacent landscapes are likely to be more sensitive to development than areas that are visually contained and less widely visible. Distinctive and/or undeveloped skylines, or skylines with landmark features are likely to be more sensitive to development.

Lower sensitivity → *Higher sensitivity*

Site landscape is enclosed and well screened from public or private view, is not visually prominent in the landscape and does not form a visually distinctive or important undeveloped skyline.	Site landscape is semi-enclosed and is likely to have some inter-visibility with surrounding areas. There may be some visually distinctive or important undeveloped skylines. Site landscape makes some positive contribution to local views from public rights of way, but little intrusion on public views from the wider landscape.	Site landscape is open, visually prominent in the wider landscape and/or forms a visually distinctive skyline or an important undeveloped skyline. There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view.

Perceptual qualities

This considers perceptual qualities, including scenic value, intact rural character, sense of remoteness and tranquillity. The criterion also considers the degree a site may contribute to key perceptual features noted as contributing to the distinctive landscape of each landscape character area in the YDNP LCA. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of sensitivity to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion.

Lower sensitivity → *Higher sensitivity*

Site landscape has a disturbed landscape, strongly influenced by development/activity/ intrusion.	Site landscape has scenic qualities and/or some rural character, separation or isolation, but with some distinct intrusive elements – e.g. road noise or an abandoned character resulting from a lack of management.	A highly tranquil and scenic site landscape with relatively dark skies and a natural and/ or traditional rural character which lacks intrusive elements. It contributes to the distinctive perceptual features of local YDNP landscapes.

Cultural and historical associations

This considers the extent to which the landscape has 'time-depth' – a sense of being a historic landscape, with particular reference to the Special Qualities of the YDNP that relate to historic and cultural heritage (e.g. the stone built field barns that are part of traditional pastoral landscapes; prominent archaeological landscapes in the form of strip lynchets and prehistoric field systems; ancient and historic parklands; remnant sites of former industrial landscapes; and conservation areas which define historic settlements with distinctive traditional architecture and/or the Settle-Carlisle Railway line. This part of the assessment considers historical associations in relation to landscape character and is not a heritage assessment. Landscapes with strong and visible historic and cultural heritage are more likely to be sensitive to development than those with limited time depth.

Lower sensitivity → *Higher sensitivity*

Site landscape has limited cultural or historical influence or associations. It does not contribute to landscape patterns or features that have historic value.	Site landscape with visible historic elements or cultural associations which has some historic character, but which is not part of a wider historic landscape; or a site with little historic character but which forms part of an area that does have some historic character.	Site landscape with a strong, intrinsic historic character that is not diminished by modern human influence. Direct contribution to YDNP Special Qualities (historic and cultural heritage features)

Summary landscape sensitivity scores

Overall landscape sensitivity scores per settlement

The table below provides a quick reference summary of the overall sensitivity scores for each of the assessed settlements within Craven District.

District / Sub area	Settlement	REF.	Overall landscape sensitivity
Craven **Ribblesdale and Chapel-le-Dale**			
Local Service Centres	Ingleton	ING 1	Moderate*
	Giggleswick	GIG 1	Moderate-high
	Settle	SET 1	Moderate-high
		SET 2	Moderate
Large Villages	Austwick	AUS 1	Low-moderate
		AUS 2	Moderate-high
	Clapham	CLA 1	Moderate
	Horton in Ribblesdale	HOR 1	Moderate
		HOR 2	Low-moderate
		HOR 3	Moderate*
		HOR 4	Moderate-high
		HOR 5	Low-moderate
		HOR 6	Moderate-high*
	Langcliffe	LAN 1	Moderate
	Long Preston	LON 1	Moderate-high*
		LON 2	Moderate-high
		LON 3	Moderate-high*
		LON 4	Moderate-high
		LON 5	Moderate-high*
		LON 6	Low-moderate
		LON 7	Moderate
		LON 8	Moderate
	Stainforth	STA 1	Moderate
Wharfedale, Littondale, Langstrothdale & Malhamdale			
Local Service Centres	Grassington	GRA 1	Moderate*
		GRA 2	High
		GRA 3	High
		GRA 4	Moderate-high*
		GRA 5	Moderate-high*
		GRA 6	Moderate-high*
		GRA 7	Moderate

District / Sub area	Settlement	REF.	Overall landscape sensitivity
	Threshfield	THR 1	Moderate-high*
		THR 2	Moderate-high
		THR 3	Low-moderate
		THR 4	Low-moderate
		THR 5	Moderate-high*
		THR 6	Moderate-high
		THR 7	Low-moderate
		THR 8	Moderate
Large Villages	Airton/Scosthrop	AIR 1	Moderate-high*
		AIR 2	Low-moderate
	Bolton Abbey	BOL 1	Moderate*
	Bolton Bridge	BOL 2	Low-moderate
	Buckden	BUC 1	Moderate-high*
	Burnsall	BUR 1	Moderate-high
		BUR 2	Moderate-high
		BUR 3	Moderate
	Cracoe	CRA 1	Moderate
		CRA 2	Moderate-high
		CRA 3	Low-moderate
		CRA 4	Moderate-high*
		CRA 5	Moderate-high*
	Eastby	EAS 1	Moderate-high
		EAS 2	Moderate-high *
	Embsay	EMB 1	Low-moderate
		EMB 2	Moderate-high*
		EMB 3	Low
		EMB 4	Moderate-high
	Hebden	HEB 1	Moderate-high*
	Hetton	HET 1	Moderate
	Kettlewell	KET 1	High
		KET 2	Moderate-high
	Kirkby Malham	KIR 1	Moderate
	Stirton	STI 1	Low-moderate
	Thorlby	TBY 1	Low-moderate
		TBY 2	Moderate-high
		TBY 3	Moderate

Craven District

Landscape Sensitivity Assessment

Ribblesdale & Chapel-le-Dale

Local Service Centres

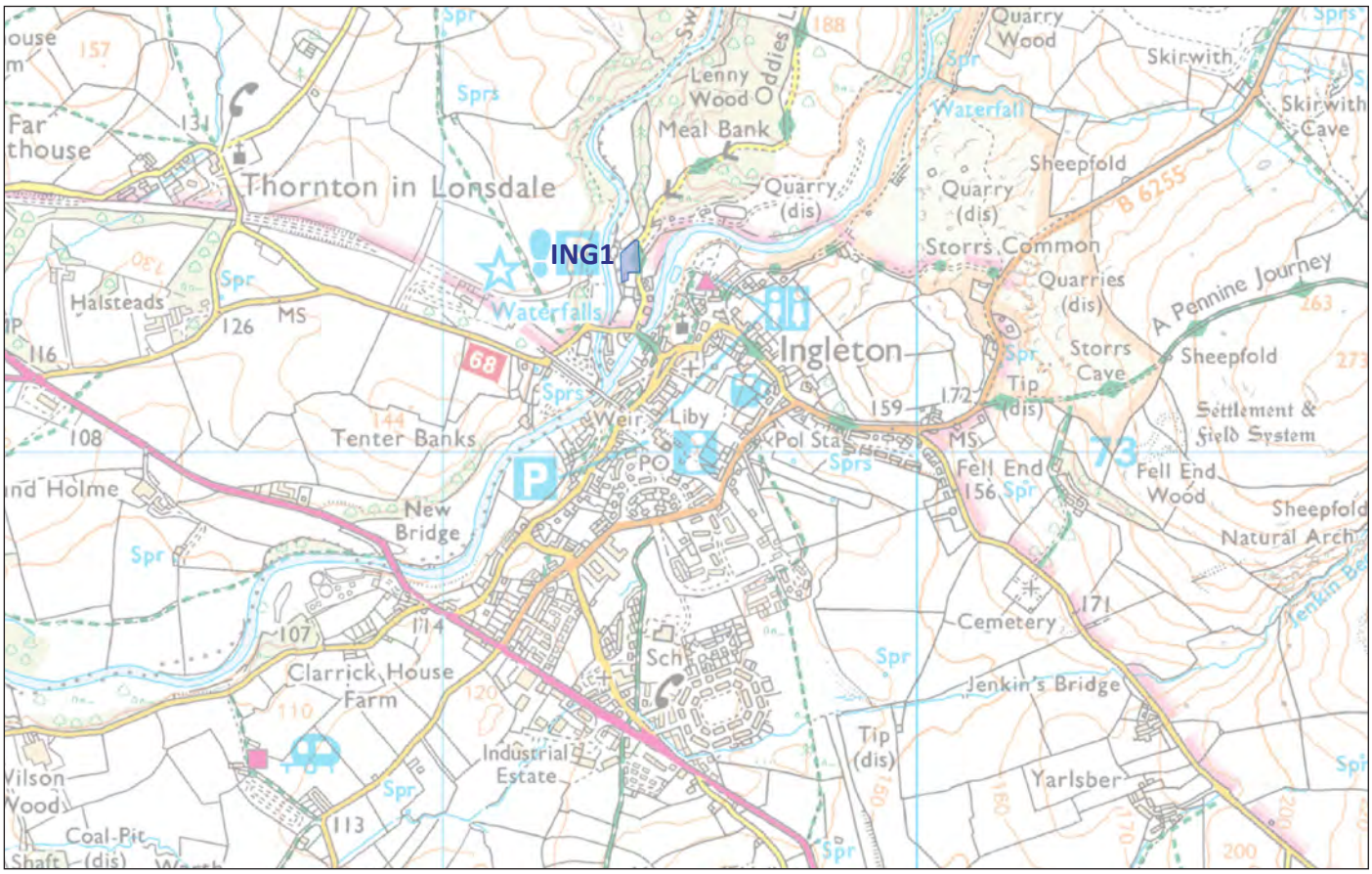
Ingleton
Giggleswick
Settle

Large Villages

Austwick
Clapham
Horton in Ribblesdale
Langcliffe
Long Preston
Stainforth

Ingleton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		ING 1	Land north of The Old Barn, Oddies Lane



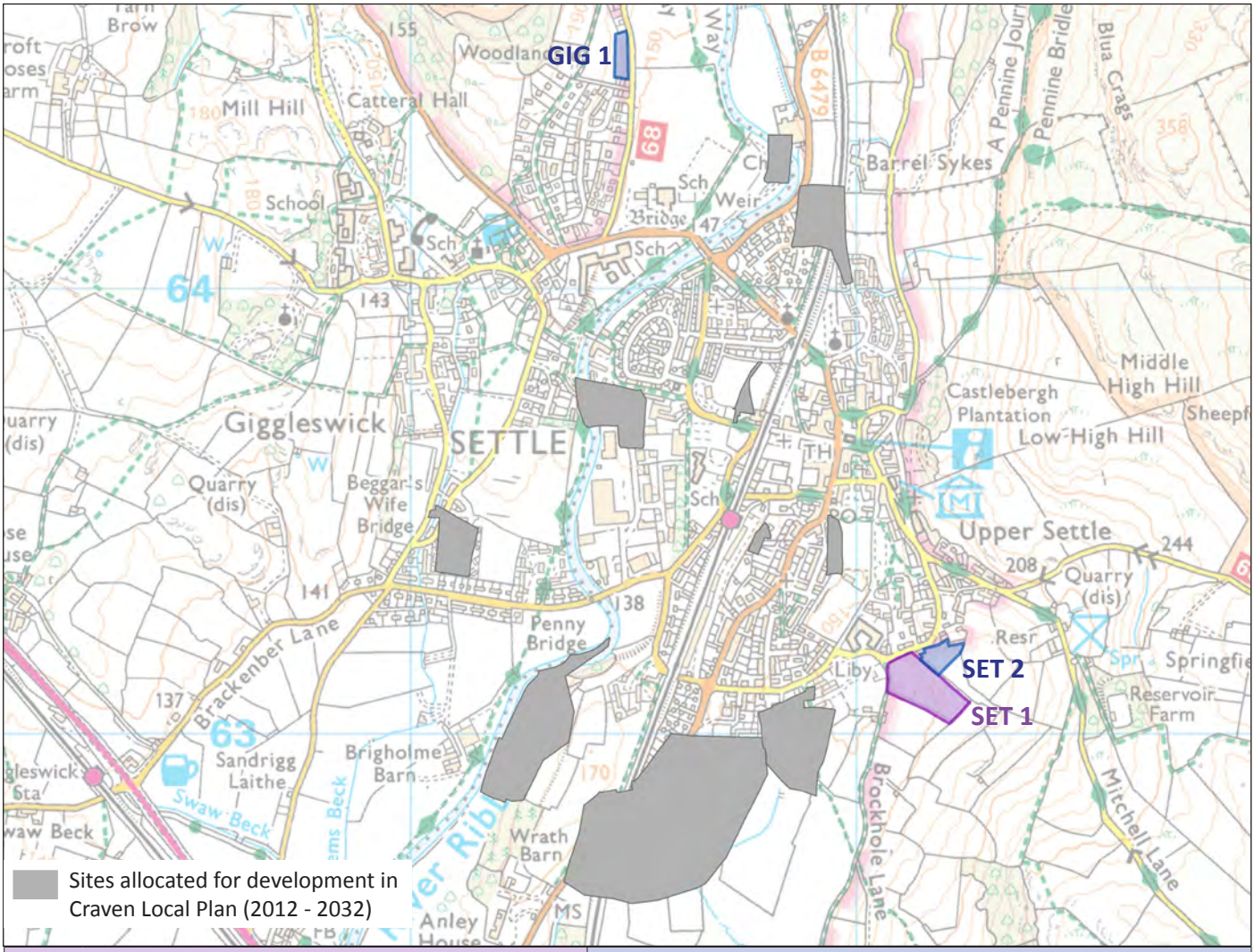
Land north of The Old Barn, Oddies Lane, Ingleton
ING 1

Physical and natural character	Moderate-high
This riverside site is within the deeply incised narrow wooded glens on the lower slopes of West Fell/Gragareth. It is an open meadow (with a group of immature trees) just beyond the edge of the woodland on the spur that separates the River Twiss (to the west) and the River Doe (to the east). The River Twiss flows close to the western edge of the site, with a line of mature trees separating the site from the river bank. The site is partially enclosed by woodland and a former railway embankment on the steep slopes to the north but has a relatively open aspect to the south and east, with views to the urban edge of Ingleton and to the historic landmark of St Marys Church on the elevated slopes of the (River Doe) glen to the south west. The site is at the foot of the steep wooded glen and is part of the open riverside landscape on the edge of Ingleton. There are no relevant biodiversity designations, although the steep wooded glens and the fast flowing River Twiss are extremely sensitive natural landscape features adjacent to the site. Development here could be integrated within the adjacent urban landscape, but the interface between the wooded slope and the river meadow is particularly sensitive and should be conserved, with buildings confined to the central/southern part of the site.	
Settlement form and setting	Moderate
The steep descent to the northern edge of Ingleton via Oddies Lane is a distinctive gateway in which there is an abrupt interface between the town and the narrow wooded glens to the north. The site is visible as an open meadow in the views downslope and the edge of town only comes into view as Oddies Lane turns at the foot of the slope. Development on the northern part of the site would erode the distinctive character of the rapid woodland - meadow - urban edge landscape transition in this gateway view. However a layout which confines buildings to the remaining part of the site with a positive built frontage to Oddies Lane and a 'rural' buffer to the north.	
Views and recreational experience	Moderate
Development on this site would be prominent in local views along Oddies Lane, which is part of the promoted Pennine Journey long distance route and a component of the network of walks that connect Ingleton with the dramatic landscapes of Chapel-le-Dale to the north. It may also be visible in views from part of the elevated town centre, including St Mary's Church. However, Ingleton's townscape is tightly squeezed against the landscape of the rivers and steep wooded glens to the north west of the town and a development could be integrated as part of the town, if it provides a positive settlement edge, with an area of open meadow conserved within the viewshed of the Oddies Lane gateway (as described above). Vehicular access should be confined to the south side of the buildings and screened from the sensitive northern (woodland edge) view.	
Perceptual qualities	Moderate-high
This is an attractive and abrupt gateway to Ingleton with a striking contrast between the steep wooded slopes of the glens and the open riverside meadow. The brick built buttresses and embankments of the former railway that crossed the slopes to the north of the site add to the sense of enclosure. The open riverside meadow at the foot of the slope appears as a grassy glade of light in views downslope through the woodland and provides a valuable sense of relief. This is a sensitive riverside site which marks an important and valuable threshold between strikingly different local landscapes. A high quality built development could enhance this transition and a poor quality one could degrade it so the quality of a proposal for built development would be critically important.	
Cultural and historical associations	Moderate
The site forms part of the setting of the designated Ingleton Conservation Area and it is at a sensitive gateway to the historic town. However a development of a high quality scheme, could be accommodated here provided it complements the architectural form, materials and townscape of the adjacent historic town centre.	

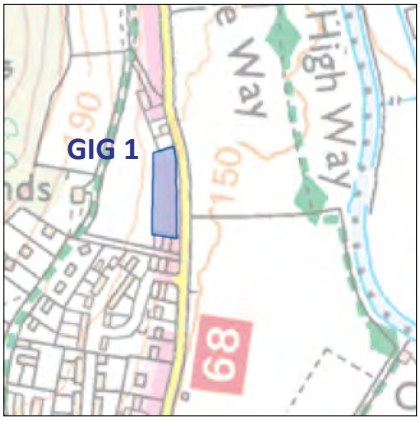
Overall landscape sensitivity - residential development	Moderate*
This is a sensitive riverside site which marks the abrupt gateway to the historic town centre of Ingleton from the distinctive steep wooded glen landscape to the north. The open meadow landscape in the northern part of the site should be conserved as it is visible in the views downslope from Oddies Lane. However, there is an opportunity for a high quality development in the southern/central part of the site which provides an appropriate and attractive settlement edge. Buildings should be confined to the southern/central part of the site, retaining a rural buffer of undeveloped land to the north, within the viewshed of the steep wooded section of Oddies Lane.	

Settle & Giggleswick

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Giggleswick			
		GIG 1	Land between Netherfield & Woodlands, Stackhouse Lane
Settle			
SET 1	Land north of allotments, Ingfield Lane	SET 2	Land to rear of Beau Mont & The Tannery, Ingfield Lane



Land between Netherfield and Woodlands, Stackhouse Lane, Giggleswick

GIG 1

Physical and natural character	Moderate-high

This site is a pasture on the mid-slope of the fells that form the western flank of Lower Ribblesdale. The fell summits loom above the urban area of Giggleswick and Settle, but are relatively low compared to the fells to the east and north and the parts of the upper fell slopes are cloaked in woodland. The site does not have any relevant biodiversity designations, but the upper slopes, to the west, are semi-natural ancient woodland (Lord's Wood) and lowland meadow (a priority S41 habitat) and form part of the Lord's Wood and Pasture SSSI. The site is alongside Stackhouse Lane to the north of Giggleswick. It is a relatively open, sloping field, with long views across the Ribble floodplain. The site is beyond the existing urban edge, but there are individual houses and farms at intervals along the lane and development on this site would connect the existing settlement edge to the first of these, creating a built linear frontage along the lane. A line of houses would be in scale with the pattern of landscapes along this part of the lower dale and would follow the alignment of contours. However, it would extend built development into the countryside beyond the existing edge of the town and, given the relatively steep slope, the buildings would loom high over the road.

Settlement form and setting	Moderate-high

The existing development at Meadow Rise and The Mains on the northern edge of Giggleswick forms an abrupt interface with the scenic countryside of Ribblesdale to the north. Development on this site would continue the existing pattern of settlement northwards along the mid-slope of the dale, continuing the built frontage to a logical 'stop' at the existing property of Woodlands. Just north of Woodlands, Lords Wood extends downslope towards the lane and the road curves slightly westwards to follow the landform of a spur on the slope so this is a natural threshold which could define the gateway approach to the town. However, a linear strip of development along the road which extends beyond the existing settlement edge would have an urbanising effect which would be prominent within the valley edge landscape. It would also slightly increase the risk of perceived coalescence with buildings at Langcliffe Mill to the north.

Views and recreational experience	High

Development on this site would be prominent in the panoramic views from elevated rural lanes and public rights of way on the slopes of Ribblesdale. These routes include the route track on the upper slopes to the west of the site and the promoted long distance routes - The Pennine Bridleway and the Dales High Way - on the slopes below Langcliffe Scar. In views from the latter, development along Stackhouse Lane would have an urbanising effect, extending the influence of the urban area of Settle/Giggleswick along the rural valley slope landscape. In addition, development here would be prominent in views from the riverside walks on both banks of the river, including the Dales High Way. There is potentially some scope for tree planting along the road frontage to mitigate these adverse visual impacts, but this would be difficult to deliver alongside access requirements on a sloping roadside site.

Perceptual qualities	Moderate-high

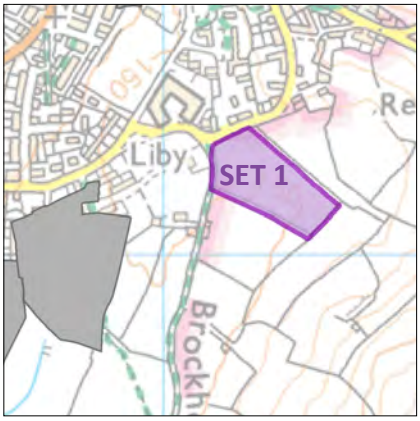
This is an edge of town site which forms the gateway to Giggleswick from the north. A strip of built development along this side of the dale, connecting to an existing property, would have an urbanising influence within a relatively scenic and verdant stretch of Lower Ribblesdale. This is not pristine countryside; the industrial complex at Langcliffe Mill is prominent on the valley floor, but the town is reasonably 'contained' in a zone close to the river bridge crossing and development on this site would result in a linear strip of buildings which is prominent in cross-dale views. This is balanced by the existing abrupt urban edge and the potential natural threshold for the edge of the urban area described above.

Cultural and historical associations	Low-moderate

The site forms part of the historic pattern of walled pastures on the slopes of Ribblesdale between the semi-natural ancient woodland of Lord's Wood on the upper slopes and the meandering River Ribble, but does not have any specific heritage designations.

Overall landscape sensitivity - residential development	Moderate-high

A line of built development along this gateway approach to Giggleswick from the north would have an urbanising effect, extending built development into the countryside beyond the existing edge of the town. Given the relatively steep slope, a row of buildings here would loom high over the road. Development on this site would be prominent in cross-dale and riverside views from the roads and public rights of way in this part of Lower Ribblesdale, particularly in the elevated panoramic views from the minor road and public rights of way near the Winskill Stones on the eastern flank of Ribblesdale which are promoted long distance routes.



Land north of allotments, Ingfield Lane, Settle
SET 1

Physical and natural character	Moderate-high

This site is a large open walled field on the western slopes of Lower Ribblesdale. It is part of a broad, gently sloping terrace of land which is just below the point where the slope steepens on the fringes of the moorland summits (High Langber and Scosthrop High Moor) to the east. The field pattern here is structured by the layout of a network of historic lanes, including Ingfield Lane and Brockhole Lane, with field boundary walls aligned upslope to reflect the contours and take advantage of the relatively gentle lower slope profile. This is a relatively open farmland, with small woodlands on steep sections. The network of stone walls forms an attractive, dynamic pattern, accentuating the local topography; occasional mature trees (single and in groups) mark the corners of fields and frame local views. The field is bounded to the north by houses along Ingfield Lane and to the south by an extensive area of allotments. There are no relevant biodiversity designations. Despite its proximity to the settlement edge, a block of housing across this large site would be over-scaled in relation to the local landform and could not easily be integrated without damaging the sensitive and scenic landscape at the break of slope between upper and lower fell.

Settlement form and setting	Moderate-high

The site forms part of the landscape setting of south east Settle and the historic neighbourhood of Upper Settle, providing scenic and expansive views from Ingfield Lane and Mitchell Lane; it is partially visible in views downslope and southwards from The Green. The network of field stone walls, the sweep of the slope and in particular the break of slope provide an attractive backdrop to this part of the town, but is not prominent in wider views from other parts of Settle. The allotment site intrudes within these views, but is not a significant feature. The extensive new housing that is allocated on the slopes below the allotments will consolidate the urban area, adding value to the remaining rural scenic views across this site. Built development on this extensive area would continue the pattern of settlement form and growth but would be visually dominant and would detract from the fell slope landscape setting of Upper Settle and Ingfield Lane. Development on this scale would mask the gentle sweep and break of slope of the local landform, reducing the scale of the slope to a remnant and damaging Settle's dramatic and distinctive landscape setting.

Views and recreational experience	Moderate-high

Development on this site would be prominent in views from the network of public rights of way to the south east of Settle, including Brockhole Lane and Mitchell Lane. Development across the whole of this site would be visually intrusive in these views and would have an urbanising effect on the landscape setting of the town, as viewed from footpaths and bridleways that traverse the fell slopes. These public rights of way provide recreational routes for local residents and will be increasingly highly valued when the extensive new housing on the lower fell slopes is complete.

Perceptual qualities	Moderate-high

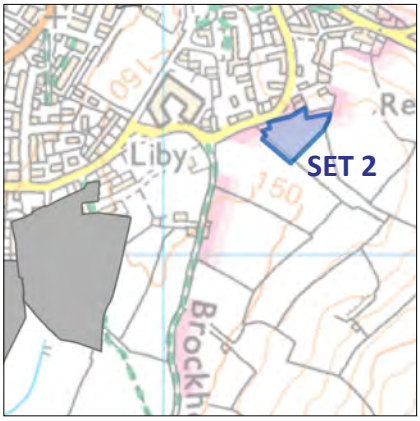
This site contributes to the scenic fell slope landscape setting of the Ingfield Lane part of the town. It forms a sweeping foreground to views to the edge of Lower Ribblesdale; the network of historic stone walls reveals the intricate pattern of the underlying landform and there is an evocative connection to the natural landscape setting of the town. However, this is also an edge of settlement location; the extensive allotments site cuts across the landform and there is extensive built development to the south and west of Ingfield Lane. Given the extent of new housing development planned for south east Settle, the scenic views across this upper fell slope landscape will become increasingly precious, forging a strong connection with Settle's Lower Ribblesdale landscape setting at a gateway to the YDNP. Development here would damage a fragile and valued asset.

Cultural and historical associations	Moderate-high

The site is part of a pastoral farmland with a relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. The rippling surface of the steeper slopes above the site indicates the presence of a terraced medieval (lynchet) field system, which is noted on the Historic Environment Record. The site is to the south of the Settle Conservation Area and is not close to any listed buildings, but the field does form part of the landscape setting of the Settle Conservation Area and is partially visible in views southwards from The Green.

Overall landscape sensitivity - residential development	Moderate-high

Development across this large field would detract from the sensitive landscape setting of south east Settle. It would seem over-scaled in relation to the local landform and could not easily be integrated without damaging the sensitive and scenic landscape at the break of slope between upper and lower fell. The sweep of the pasture that leads from the edge of Ingfield Lane upslope to the rugged, steep upper slopes, remnant medieval terraced fields and walled pastures provides the landscape setting and foreground to views across the sensitive upper slope landscape. The ongoing urbanisation of the lower fell slopes makes the landscape of the remaining undeveloped upper slopes increasingly valued and development here would cause significant damage.



Land to the rear of Beau Mont and The Tannery, Ingfield Lane, Settle

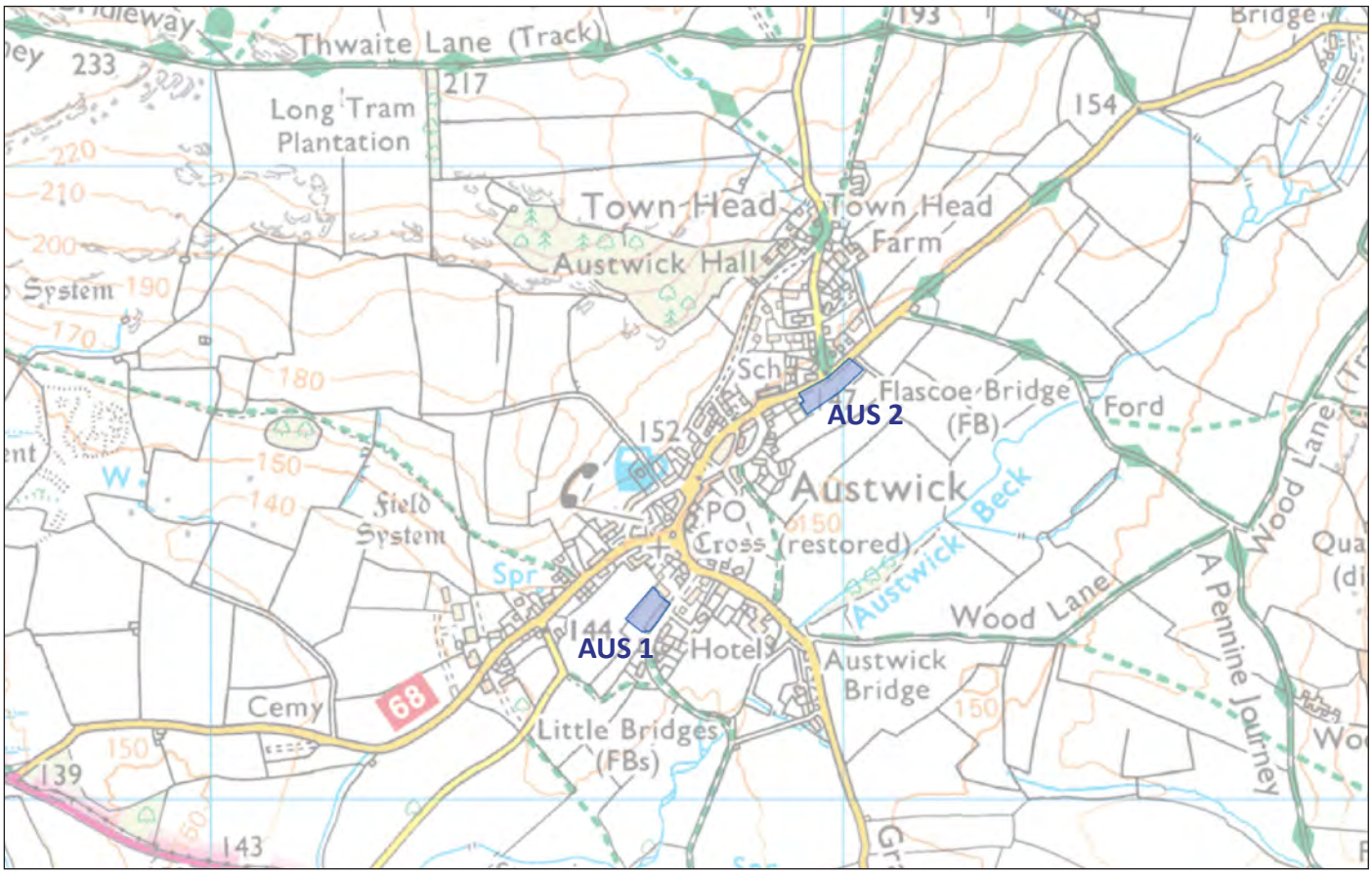
SET 2

Physical and natural character	Moderate
This site is an open walled field on the western slopes of Lower Ribblesdale. It is part of a sloping terrace of land which is just below the point where the slope steepens on the fringes of the moorland summits (High Langber and Scosthrop High Moor) to the east. The historic pattern of field stone walls is aligned upslope to reflect the contours and take advantage of the relatively gentle lower slope profile. The network of stone walls forms an attractive, dynamic pattern, accentuating the local topography; occasional mature trees (single and in groups) mark the corners of fields and frame local views and there are small woodlands on steep sections. The field is bounded to the north by the houses and gardens of properties along Ingfield Lane. There are no relevant biodiversity designations. The existing settlement is relatively close to the steep landform and this site is tucked in to the rear of existing buildings. The site has a sensitive natural slope profile and a historic field pattern, but development here could be integrated without significant damage to the local landscape setting as it would be confined to the lower slope and its form would reflect the alignment of the contours.	
Settlement form and setting	Moderate
The site is on the south eastern fringes of Upper Settle, a part of town on the fell slopes to the south east of Settle, which developed with terraced housing, mills (Dog Kennel Mill), a weaving shed (Brennards) and a tannery. The historic core of the neighbourhood is The Green, which is to the north east of the site. By the 1890s, development had extended south-westwards along Ingfield Lane and recent development has continued this pattern of growth. Development here would be prominent in eastward views to Upper Settle from Brockhole Lane and parts of the town. However, the site is tucked to the rear of the existing properties in the lee of the steep slope and development here would generally be seen against the backdrop of the existing buildings. A high quality traditional development that is scaled to sit comfortably against the existing buildings would not disrupt the sensitive interface between Upper Settle and the elevated moorland edge.	
Views and recreational experience	Moderate-high
Development on this site would be prominent in views from the network of public rights of way to the south east of Settle, which are likely to be popular recreational routes for local residents, including (particularly) Brockhole Lane and Mitchell Lane. It would have a slight urbanising effect on the landscape setting of the town, as viewed from footpaths and bridleways that traverse the fell slopes. A high quality development would be required as the new housing would be seen against the backdrop of Upper Settle and the scenic steep moorland slopes to the south east of Settle.	
Perceptual qualities	Moderate
This site is part of the scenic fell slope landscape setting of Upper Settle and the Ingfield Lane part of the town. However, it is relatively sheltered and would read as a logical part of Upper Settle, off Ingfield Lane. Development here would be prominent in views from Brockhole Lane and Ingfield Lane and partially visible from The Green, but is likely to be perceived as a logical extension to the urban area.	
Cultural and historical associations	Moderate-high
The site is part of a pastoral farmland with a relatively intact and scenic network of field stone walls, which has evolved in response to the local valley slope landform. The rippling surface of the steeper slopes above and to the south west of the site indicates the presence of a terraced medieval (lynchet) field system, which is noted on the Historic Environment Record. The site is to the south of the Settle Conservation Area and is adjacent to The Tannery, a grade II listed building which comprises a former farmhouse and barn. The farm became a tannery c.1792 and the garden contains the remains of slate-lined tanning pits. The site also forms part of the landscape setting of the Settle Conservation Area; it is partially visible in views southwards from The Green and prominent in views north eastwards towards Upper Settle from Brockhole Lane.	

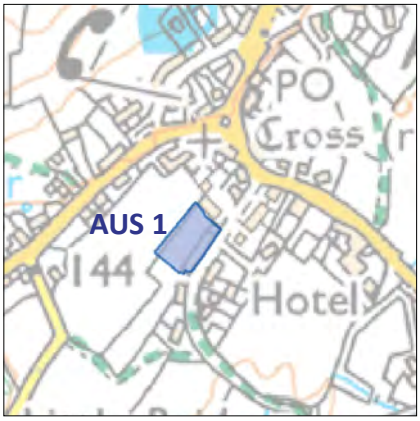
Overall landscape sensitivity - residential development	Moderate
This is a sensitive site on the edge of a historic part of Settle which adjoins an attractive natural landform on the steep fell slopes. However, it is tucked behind existing properties in an area where there is space for a further 'rim' of built development alongside Ingfield Lane which fits against the curve of the lane and the curve of the landform. Development here would be prominent in local views from Brockhole Lane and (in part) from Ingfield Lane and so a high quality development would be important. However, it would be seen against the backdrop of existing buildings and a high quality scheme need not be intrusive in such views, particularly if the buildings are partially screened and visually 'contained' by native tree planting. The historic landscape setting of The Tannery (grade II listed building) is also a significant consideration but the assessment of the setting of heritage assets falls outside the scope of this assessment.	

Austwick

Location of assessed sites



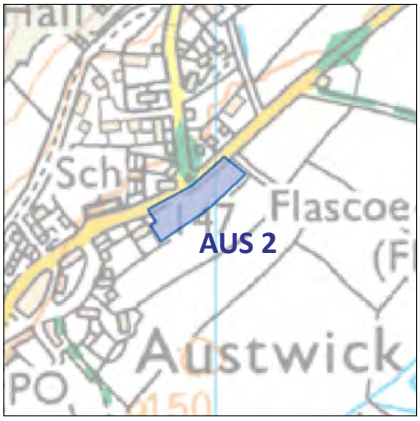
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		AUS 1	Land north east of Well Spring Cottage, Pant Lane
		AUS 2	Land east of Battle Hill, Hobbs Gate



Land north east of Well Spring Cottage, Pant Lane, Austwick
AUS 1

Physical and natural character	Low-moderate
This site is a flat walled pasture on the southern fringes of Austwick. There are no relevant biodiversity designations here and the site is part of the patchwork of farmland on the broad floor of the Austwick Beck Valley. This is a relatively open and large scale farmland landscape in which fields are subdivided by an intact network of low stone walls. The meandering alignments of Austwick Beck and its tributaries are picked out by sinuous lines of trees. There are also lines of trees along some of the narrow walled lanes and the village of Austwick is relatively sheltered (compared to the surrounding farmland) by groups of trees in gardens and the smaller village edge fields. There are no constraints to built development on this site, provided it respects and conserves the most sensitive landscape features and elements, which are the mature Horse Chestnut trees along the frontage to Pant Lane and the stone wall field boundaries which border Pant Lane and connect to the historic network of field stone walls that extends across the valley.	
Settlement form and setting	Moderate
The village of Austwick has developed on the western slopes of the broad Austwick Beck Valley. The linear historic core of the settlement is between the Church of the Epiphany to the south west and the school and reading room to the north east, with narrow lanes connecting a number of peripheral hamlets/farmstead including Town Head (and Austwick Hall) to the north, Harden to the south west and Pant to the south east. Development has subsequently extended along these lanes to give the settlement a fairly open, informal landscape pattern; it is characterised by lines of buildings along the lanes separated by wedges of open farmland. Pant Lane is one such lane and development on the site would be consistent with the existing pattern of settlement growth and form. The principal adverse landscape/visual impact would be the loss of the attractive views westwards from Pant Lane across open fields to the houses on Clapham Road. These local views are characteristic of Austwick's informal farmland landscape setting and contribute to its distinctive character.	
Views and recreational experience	Low-moderate
The frontage of a residential development on this site would be visible from Pant Lane and the rear/side elevations of some properties would be visible in more distant views from Clapham Road and Holm Lane to the west and south west of the site. There would also be views to these same boundaries from the public right of way that connects Holm Lane and the southern part of Pant Lane. However these are local views to a mix of houses, lanes and fields in the context of a village edge landscape and there are not predicted to be adverse visual impacts. There would be no visual impacts in longer views from elevated promoted public rights of way on the slopes of the fells to the north.	
Perceptual qualities	Low-moderate
This site has a domestic, village lane character and the framed views through the horse chestnut trees across the open fields between Pant Lane and Clapham Road contribute to the spacious, farmland landscape setting of the village. However, the character of the local townscape along Pant Lane is partially degraded by car parking and damage to the stone walls and built frontages that structure the public realm along this narrow street. There are opportunities for a built development that provides a positive frontage to the road, incorporating and conserving the existing line of horse chestnut trees, and which integrates vehicular access and parking to avoid its dominance.	
Cultural and historical associations	Moderate
The network of field stone walls, narrow village lanes and lines of terraced stone cottages has a relatively strong time depth and the site is adjacent to a grade II listed cottage (Pant Cottages South). It is also within the viewshed of the grade II listed Church of the Epiphany to the north. Development on this site should be designed to complement the layout and built form of the historic village.	

Overall landscape sensitivity - residential development	Low-moderate
A residential development on this walled central village lane site would be consistent with the existing pattern of settlement form and growth in Austwick. The loss of the attractive local framed views across the fields on the south side of the village would be balanced by the opportunity to create a residential development that contributes positively to the character of Pant Lane, conserving the existing mature trees and stone wall boundaries that are positive landscape features on the site. There may also be opportunities to conserve some inter-visibility between Pant Lane and Clapham Road.	



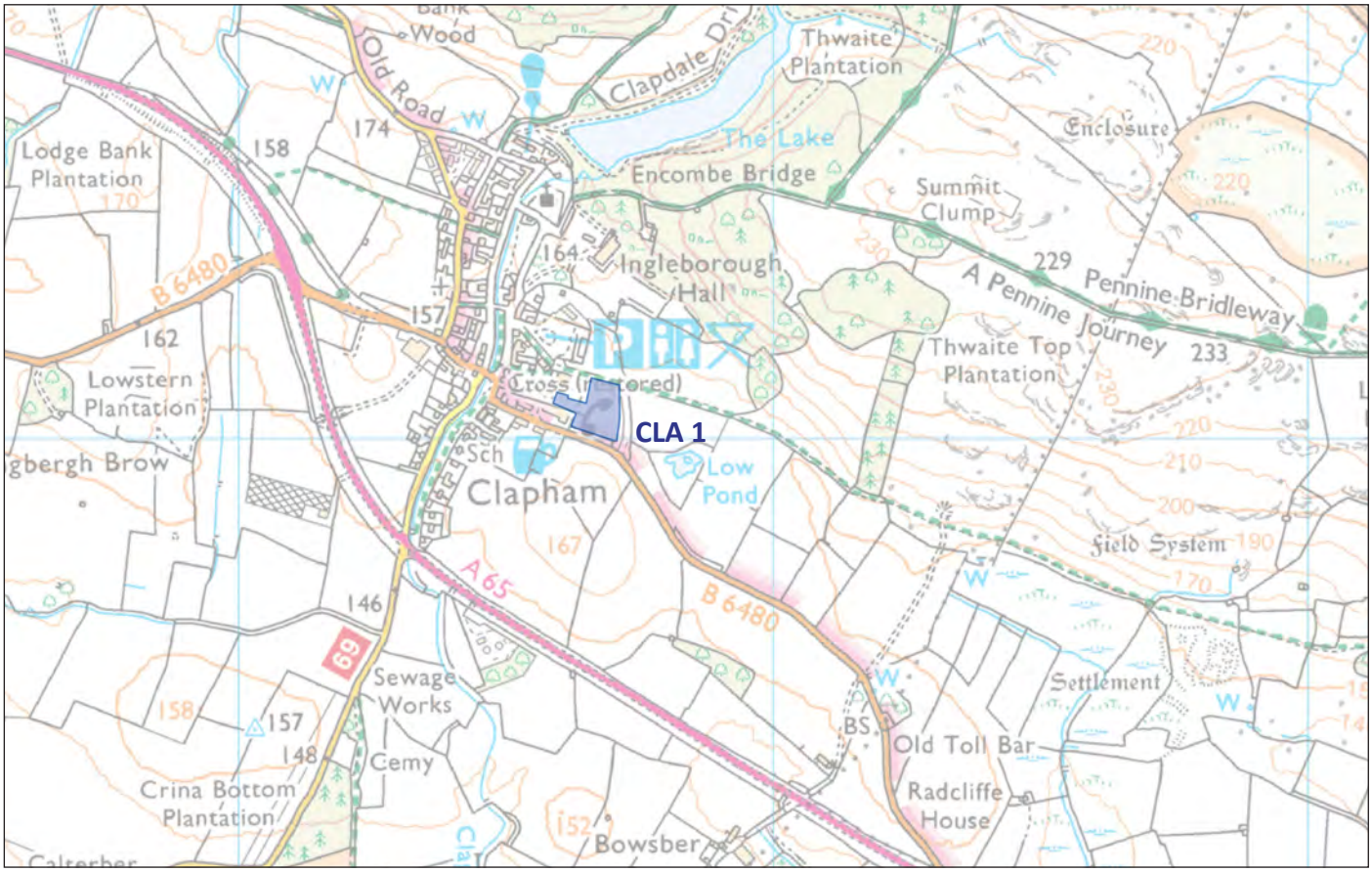
Land east of Battle Hill, Hobb's Gate, Austwick
AUS 2

Physical and natural character	Moderate
This site is a slightly sloping open walled pasture on the western edge of the broad Austwick Beck valley and the northern fringes of Austwick (to the east of Hobb's Gate). There are no relevant biodiversity designations here and the site is part of the relatively open and large scale farmland landscape that extends across the gently rolling valley floor. Fields are subdivided by an intact network of low stone walls and the site is part of an area which has distinctive linear pattern of stone walls, which is parallel to the village road. The meandering alignments of Austwick Beck and its tributaries are picked out by sinuous lines of trees, which form a backdrop to part of the view from Hobb's Gate. However the principal landmark in views on this northern side of the village is the steep wooded outcrop of Wharfe Wood, which is prominent on the fells to the north east. Development on this site would screen the scenic cross-valley views which are locally valued as part of the landscape setting of Austwick. However these views are not exclusive to Hobb's Gate built development here could be integrated within the pattern of the village edge landscape on the northern fringes of Austwick.	
Settlement form and setting	Moderate-high
The village of Austwick has developed on the western slopes of the broad Austwick Beck Valley. The linear historic core of the settlement is between the Church of the Epiphany to the south west and the school and reading room to the north east, with narrow lanes connecting a number of peripheral hamlets/farmstead including Town Head (and Austwick Hall) to the north, Harden to the south west and Pant to the south east. Development has subsequently extended along these lanes to give the settlement a fairly open, informal landscape pattern; it is characterised by lines of buildings along the lanes separated by wedges of open farmland. The hamlet of Town Head is now connected to Austwick, forming a relatively dense built up area on the gentle fell slopes to the north west of the village. The properties in this northern part of Austwick overlook the site and the broad valley of Austwick Beck, and the scenic views across the valley farmland south eastwards from Hobb's Gate contribute to the attractive landscape setting of the village. The linear pattern of field stone walls, which is parallel to the village road, accentuates the gently slope of the valley landform and the connection between village and its landscape context in local views. Development here would be consistent with the local pattern of settlement form and growth but would screen this scenic view in the view southwards from Hobbs Gate and would damage the landscape setting of the village at a local scale.	
Views and recreational experience	Moderate
The expansive views westwards across the Austwick Beck Valley from Hobb's Gate would be degraded at a local scale by development on this site, which would screen the view from the road just north of the village centre. The promoted 'A Pennine Journey' long distance path is aligned along the lane that leads westwards to the playing fields and river crossing beyond and the northern and eastern boundaries/built form of development here would be visible in views from this route. However the development would be perceived as part of the settlement in these views and would not be intrusive.	
Perceptual qualities	Moderate-high
The views across the Austwick Beck Valley from Hobb's Gate have a special, expansive quality. The combination of the linear pattern of stone walls and a gently sloping landform creates an attractive layering effect, which foreshortens the view and highlights the regular lines of walls. There is a striking contrast between built village edge and open farmland and a strong connection between settlement and hinterland. Opportunities for open views from a village road (which is developed on one side only) are becoming increasingly rare. Development on this site would partially screen this view and would damage the landscape setting of Austwick at a local scale.	
Cultural and historical associations	Moderate-high
The site is noted (in the Historic Environment Record) as part of the medieval ridge and furrow field system that extends across the Austwick Beck Valley and the historic network of field stone walls has a relatively strong time depth. It is also adjacent to a grade II listed house (Battle Hill), although this is a less relevant constraint than damage to the medieval field system.	

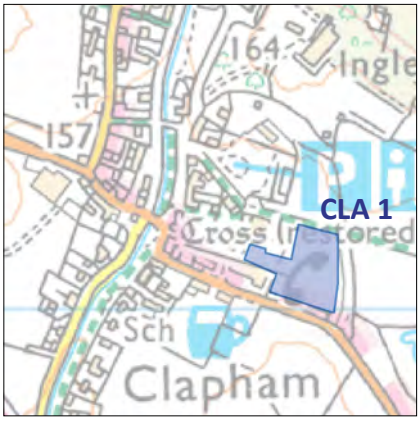
Overall landscape sensitivity - residential development	Moderate-high
A judgement on the landscape sensitivity of this site for residential development is finely balanced as the adverse impacts on the landscape setting of the village are relevant at a local scale. The expansive and evocative cross valley views are not exclusive to Hobb's Gate and/or this site, but this is a rare opportunity to conserve the direct relationship between village and landscape (in an area with a historic field pattern and a remnant ridge and furrow medieval field system). Overall this is not a site that should be a priority for residential development.	

Clapham

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		CLA 1	Land at Home Farm, Old Road/B6480



Land at Home Farm, Old Road/B6480, Clapham
CLA 1

Physical and natural character	Moderate

This site is a field, partially enclosed by woodland and a formal avenue of trees on the edge of the Ingleborough Hall parkland to the east of Clapham. It is adjacent to working farm buildings and is bordered to the south by the B6480. It is enclosed by a belt of mature trees along the road and by an avenue of copper beech trees along a straight driveway to the east, which is a former entrance to Ingleborough Hall. There is an area of open grassland (alongside a tennis court) and the village car park to the north. The most important sensitivity consideration here is the distinctive character of the historic parkland landscape to the south of Ingleborough Hall. Built development would intrude slightly within this setting, but the existing large agricultural buildings adjacent and to the west of the site have already compromised the symmetry of the parkland and driveway. The beech avenue is the most sensitive landscape feature on the site and development should be set back from the canopy edge of these trees.

Settlement form and setting	Low-moderate

The site is outside the designated Clapham Conservation Area and the historic core of the village. However, it does form part of the parkland landscape of Ingleborough Hall and is adjacent to an avenue of copper beech trees which was formerly the principal driveway entrance to the hall. The village has expanded with an outer rim of modern development to the north and south of the historic core and, most recently, to the south of the B6480. The drumlin to the south east of the village provides a natural threshold at the gateway to the village on this eastern approach and development on this site could be well integrated as it would form part of the existing, relatively dense settlement form in the south east part of the village, would be reasonably well screened in gateway views westwards from the B6480 and would provide an opportunity for additional woodland planting to 'contain' and integrate the large scale agricultural buildings and roadside retail units that do not currently contribute positively to the local village landscape.

Views and recreational experience	Low-moderate

The village of Clapham is a popular visitor hub within the YDNP and the public right of way between the villages of Clapham and Austwick is aligned along the path that is adjacent to the northern boundary of the site, so development on this site would form a new local gateway to the village from the parkland to the east. However, this is not a landscape/visual constraint as the existing agricultural buildings do not provide a positive gateway feature and a new residential development could provide an opportunity for enhancement. The site is generally well screened in views from the B6480 and other parts of the village.

Perceptual qualities	Moderate

This site is tucked away from view and is close to the village centre, but nevertheless feels oddly disconnected from the village, perhaps because it is separated from the principal residential areas by large agricultural and commercial buildings. The relationship of the site to the historic parkland landscape to the east is also slightly uncomfortable as development here would be a slight intrusion into the former parkland which would disrupt the symmetry of the driveway/avenue entrance to the estate. These issues could be mitigated by a layout which incorporates a substantial belt of woodland planting to the rear of the existing retain units and (on a more limited scale) to the east; a more formal tree planting scheme which complements (but does not compete with) the parkland landscape would be appropriate to the north.

Cultural and historical associations	Moderate

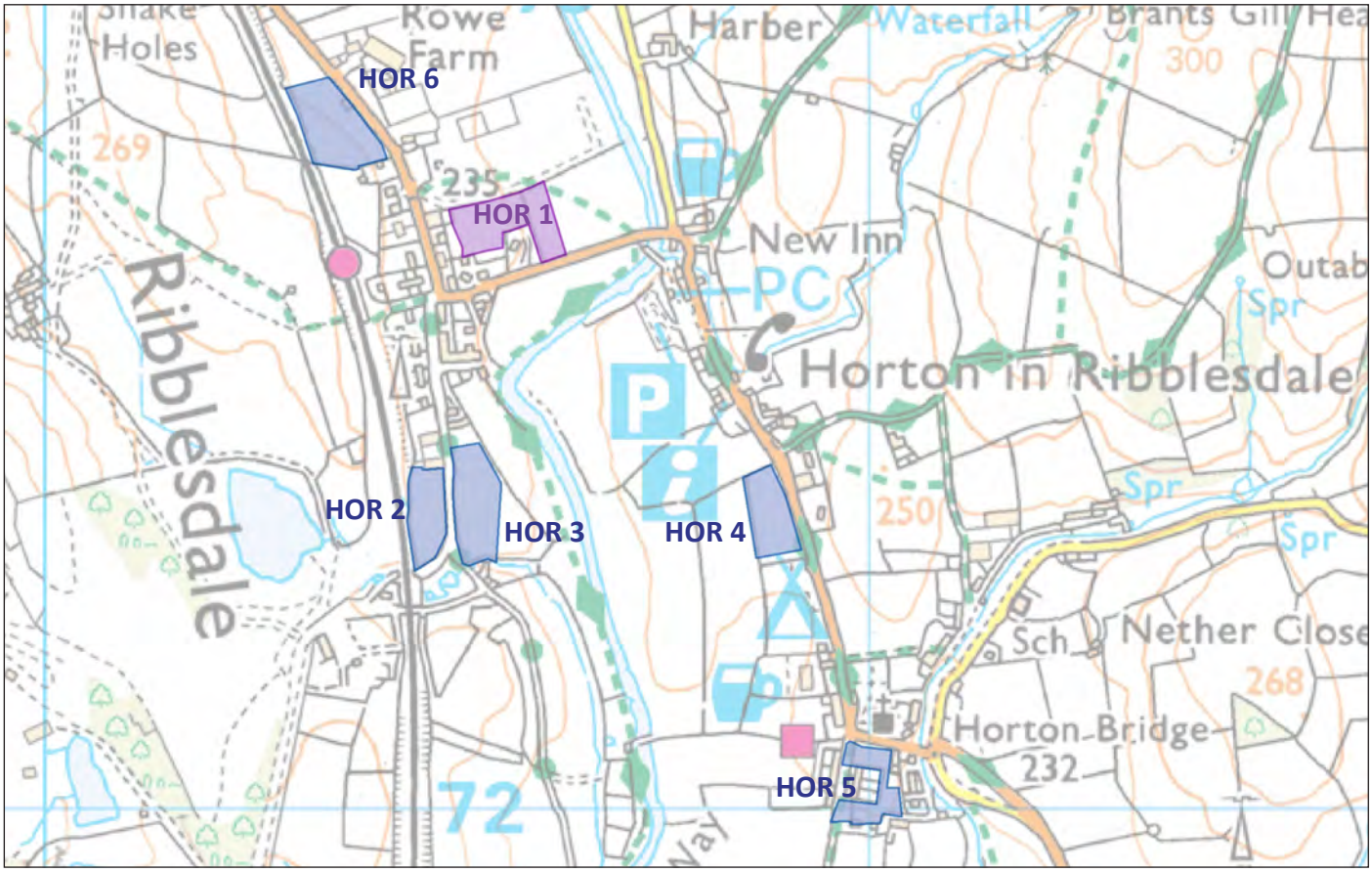
The site is outside the designated Clapham Conservation Area and is screened from the gateway B6480 approach by a belt of mature trees. However, it is a component of the historic parkland landscape of Ingleborough Hall and the layout and design of development here should complement and respect the historic parkland setting.

Overall landscape sensitivity - residential development	Moderate

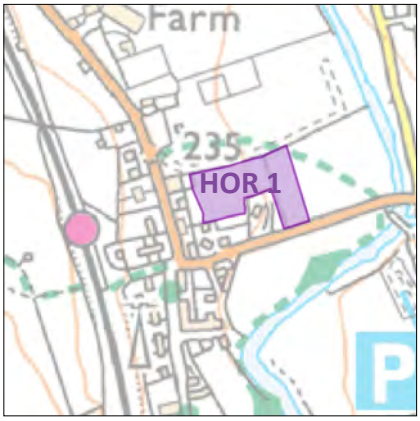
Development could be well integrated on this site, which is close to the village centre yet would have minimal landscape and visual impacts on existing landscape and visual amenity. The principal constraint is its relationship with the historic parkland landscape of Ingleborough Hall. However, the existing large agricultural and retail buildings adjacent to the site have degraded the landscape setting of the historic village and its relationship to the adjacent parkland on this south eastern side of the village and a carefully designed residential development here may provide an opportunity to improve the integration of these existing buildings and enhance the local village edge landscape. The layout should incorporate a substantial belt of woodland planting to the rear of the existing retail units and (on a more limited scale) to the east; a more formal tree planting scheme which complements (but does not compete with) the parkland landscape would be appropriate to the north. A broad buffer zone to the east would protect the canopies of the trees within the formal copper beech avenue. Future additional development to the north of this site (and east of the car park) could help to balance and integrate a development here.

Horton in Ribblesdale

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
HOR 1	Land between Hillside and recreation ground	HOR 2	Land between Cragg Hill Road and railway
		HOR 3	Land east of Cragg Hill Road
		HOR 4	Land west of B6479 & north of Holme Farm Campsite
		HOR 5	Land to north, east and south of Chapel Lane terrace
		HOR 6	Land north of Hill Croft Cottage and east of B6479



Land between Hillside and recreation ground, Horton in Ribblesdale

HOR 1

Physical and natural character	Low-moderate

This large site comprises part of two open flat walled fields on the eastern fringes of the Rowe End component of Horton in Ribblesdale. Part of the site fronts onto the B6479/Station Road, but the majority of the area is a backland field which is partially enclosed by existing houses/trees (to the south and west) and by the large village recreation ground (to the north). The field fronting Station Road is used as an occasional temporary car park for major events. At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked by the exceptionally steep rocky limestone fells of Pen-y-ghent and Ingleborough. These flat fields are part of the terrace of land immediately to the west of the River Ribble and the river channel runs along the eastern edge of the field that fronts onto the B6479. This road twists sharply at the historic New Inn Bridge to the south east of the site. However, the site is confined to the western edge of the large riverside field, conserving the sensitive river corridor. There are no relevant biodiversity designations and built development on this site could be integrated within the existing pattern of this village landscape. There would be some adverse impact on the pattern of walled fields on the village edge but the character of this site is influenced more by its 'village-edge' than its countryside/ farmland qualities and the sensitive riverside edge is conserved.

Settlement form and setting	Moderate

Part of the site is the walled field that fronts onto the B6479/Station Road and which forms the gateway to this part of the village. The village of Horton in Ribblesdale has three separate clusters of buildings and this field separates the clusters at Rowe End (to the west) and New Inn (to the east). It also borders the River Ribble and contributes to both the sensitive riverside landscape setting of the village and the striking fell/quarry slope setting of Rowe End. The site intrudes slightly into the large riverside field and there is a slight risk that this could increase the perceived coalescence between the settlement clusters at Rowe End and New Inn. However, the existing village edge has an informal, relatively nondescript character and there would be an opportunity to create a positive frontage composed of buildings and native trees, which enhances the riverside and recreation ground edges of the village.

Views and recreational experience	Moderate-high

Development on this site would be prominent in views north westwards from the B6479/Station Road just west of the historic bridge crossing and in views westwards from the minor lane to the hamlet of New Houses. Parts of the development would also be visible in views south eastwards from the B6479 at the entrance to the recreation ground and all the development would be prominent in views from the recreation ground and the public right of way that links this playing field to station Road and which is aligned alongside the site. There are stunning views to Pen-y-ghent from this part of the village. This is therefore a prominent and visually sensitive site which is widely visible. However, buildings would be seen against a backdrop of existing buildings and trees and there would be an opportunity to enhance the sensitive interface between the village edge and its surrounding riverside and recreational landscapes.

Perceptual qualities	Low-moderate

The small settlement of Rowe End has developed along the roads next to the railway station and is an informal cluster of buildings and trees with a functional, unpretentious character. The site is contained by the road, existing settlement and the recreation ground and feels more part of the village landscape than the surrounding farmland so development here would be perceived as part of the village and could be integrated, providing the riverside field is conserved intact, with additional tree planting to soften and enhance the village edge.

Cultural and historical associations	Moderate

The riverside field part of the site contributes to the landscape setting of the grade II listed New Inn Bridge over the River Ribble and the eastern frontage to development on this site would influence this historic landscape setting. The backland field part of the site is close to the grade II listed Pen-y-ghent Cottage but is unlikely to be considered an influential part of the historic landscape setting of this building, which is contained within a domestic curtilage.

Overall landscape sensitivity - residential development	Moderate

Development on this site could be integrated within the settlement of Rowe End as part of the village townscape and could contribute to attractive frontages facing the river to the east and the recreation ground to the north. The informal character of the village should be conserved, with indented built edges and groups of trees that shelter and contain the buildings within the relatively large scale and open landscape of Mid Ribblesdale.

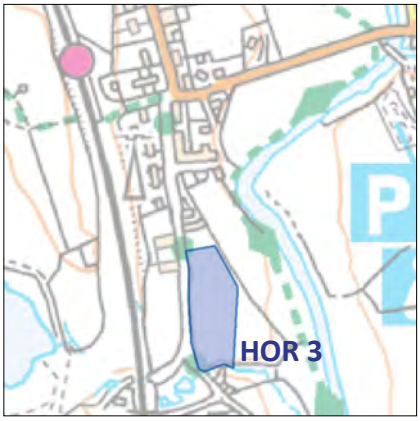


Land between Cragg Hill Road and railway, Horton in Ribblesdale HOR 2

Physical and natural character	Low
This site is a narrow sloping walled pasture between the railway embankment (of the Settle-Carlisle Railway) and the lane connecting the Rowe End part of Horton in Ribblesdale with Horton Quarry. The landscape context is the slopes of the steep limestone fells in Mid Ribblesdale, which loom above the village. In this area the topography of the fell slope is influenced by the steep railway embankment, which forms a backdrop to the eastern upslope edge of the site, accentuating the perceived height of the slope. Lines of trees along the road to the quarry, the railway embankment, Whit Beck (a tributary to the south of the site) and the River Ribble emphasise the contours at intervals, creating a terraced effect. This pasture is on the southern edge of the Rowe End settlement, adjacent to a commercial building. There are no relevant biodiversity designations and the site is tucked into the slope, against the railway embankment. There are no constraints to development on this site and this is a backland site where a line of buildings could be integrated between the railway embankment and the lane.	
Settlement form and setting	Moderate
The village of Horton in Ribblesdale has three separate clusters of buildings and the site is on the southern edge of Rowe End, the settlement cluster next to the railway station, and Horton Quarry on the west bank of the river. The central core of Rowe End is around the station and the junction between the B6479 and Cragg Hill Road and the site is separated from this central core by a commercial development and a farm with a series of large barns. The site is relatively isolated from the residential part of the settlement, but the alignment of road and railway mean that it feels part of the railway/industrial zone. A residential development on this site would seem slightly odd and separate from the village, although this type of straggling, linear settlement form is characteristic of Horton in Ribblesdale as a whole.	
Views and recreational experience	Low-moderate
Development on this site is tucked away and well screened in local views from the B6479 by a combination of buildings, riverside trees and the slightly rolling local topography, which is influenced on these lower slopes by rounded drumlin-type landforms composed of glacial drift. Development on this site would be visible in some elevated panoramas from the promoted long distance footpaths on the slopes of Pen-y-ghent (Pennine Way and A Pennine Journey) but a single line of buildings, seen against the alignment of the railway embankment, would not be prominent or intrusive in these distant views.	
Perceptual qualities	Moderate
Residential development on this site would feel separate and 'out on a limb' to the south of Rowe End. This part of the village has a rather industrial character, with commercial buildings, the railway embankment and heavy traffic along Cragg End Road at the connection to Horton Quarry. However, the stone wall along the west site boundary, which is adjacent to the steep railway embankment, forms a terraced effect and seems to connect the site to the built infrastructure on the slopes of the fell. A line of terraced houses would be the most appropriate form in this location, as it would fit with the semi-industrial character of this setting and would be integrated with the linear alignment of the railway/road.	
Cultural and historical associations	Low-moderate
The site is adjacent to the Settle-Carlisle Railway Conservation Area and forms part of the landscape setting of this historic railway line. However, this is a settled section of the railway line (through the Rowe End part of the village of Horton in Ribblesdale) and development here would seem to fit within the overall landscape pattern. There are no other heritage features or designations	

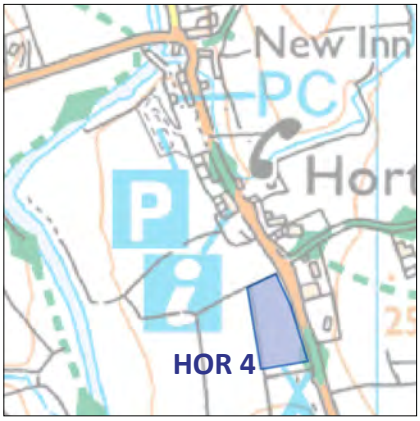
Overall landscape sensitivity - residential development	Low-moderate
This is a slightly odd site for residential development as housing here could seem isolated from the centre of Rowe End. However, this type of clustered linear development is typical of the sprawling settlement of Horton in Ribblesdale, which is strung out on both banks of the river across the centre of the dale. Development could be integrated from a landscape and visual perspective, particularly if the built form is a terrace of houses and if the alignment of the slope contours, road and railway is emphasised by a line of trees.	

Land east of Cragg Hill Road, Horton in Ribblesdale
HOR 3



Physical and natural character	Moderate
This site is part of a fairly flat open walled pasture on a slight terrace of land above the west bank of the River Ribble. It is to the south of the Rowe End part of Horton in Ribblesdale and alongside the lane connecting Rowe End with Horton Quarry. The landscape context is the slopes of the steep limestone fells in Mid Ribblesdale, which loom above the village. In this area local variations in the topography of the fell slope are emphasised by bands of woodland and lines of trees along the road to the quarry, the railway embankment, Whit Beck (a tributary to the south of the site) and the River Ribble. The alignment of the pattern of field stone walls also accentuates the contours, creating a terraced effect to the west of the floodplain. This pasture is to the south of a farmstead on the edge of the settlement and is adjacent to a large agricultural barn to the north. There are no relevant biodiversity designations. A large block of development here would be relatively exposed on the outer fringes of Rowe End, but would fit within the overall pattern of settlement and terraced fields in this part of Ribblesdale, particularly if the new built edge is softened by bands of native trees, which also align and integrate with the slope contours.	
Settlement form and setting	Moderate
The village of Horton in Ribblesdale has three separate clusters of buildings and the site is on the southern edge of Rowe End, the settlement cluster next to the railway station, and Horton Quarry on the west bank of the river. The central core of Rowe End is around the station and the junction between the B6479 and Cragg Hill Road and the site is separated from this central core by a commercial development and a farm with a series of large barns. The site is relatively isolated from the residential part of the settlement, but the alignment of road and railway mean that it feels part of the railway/industrial zone. A residential development on this site would seem slightly odd and separate from the village, although this 'linear-with-clusters' type of settlement form is characteristic of Horton in Ribblesdale as a whole. A layout that conserves the lower (eastern) part of the site and which tapers towards the south, would be more easily integrated.	
Views and recreational experience	Moderate-high
Development on this site is generally screened in local views from the B6479 by a combination of buildings, riverside trees and the slightly rolling local topography, which is influenced on these lower slopes by rounded drumlin-type landforms composed of glacial drift. However, a block of built development on this site would be prominent in elevated panoramas from the promoted long distance footpaths on the slopes of Pen-y-ghent (Pennine Way and A Pennine Journey) to the east, which are part of the popular Three Peaks Walk and so experienced by very large numbers of YDNP visitors.	
Perceptual qualities	Moderate
Residential development on this site would feel separate and 'out on a limb' to the south of Rowe End. This part of the village has a rather industrial character, with commercial buildings, the railway embankment and heavy traffic along Cragg End Road at the connection to Horton Quarry. However, the overall pattern of the landscape in this part of Ribblesdale has a slightly disconnected quality, with clusters of buildings at road junctions, bridge crossings and the railway station linked by a twisting road. The dramatic craggy uplands that flank both sides of Ribblesdale and the huge scar of Horton Quarry ensure that buildings are dwarfed by the scale of the dale landscape. This feels like a working landscape where a block of built development could be integrated, particularly if buildings are interlaced and/or edged by bands of trees that are aligned to fits with the slope contours.	
Cultural and historical associations	Low-moderate
The site is close to the Settle-Carlisle Railway Conservation Area and forms part of the wider landscape setting of this historic railway line. However, this is a settled section of the railway line (through the Rowe End part of the village of Horton in Ribblesdale) and development here would seem to fit within the overall landscape pattern. There are no other heritage features or designations	

Overall landscape sensitivity - residential development	Moderate*
A block of residential development on this relatively open terrace of land to the south of Rowe End could feel like an extension of settlement into the countryside. However, this type of clustered linear development is typical of the sprawling settlement of Horton in Ribblesdale, which is strung out on both banks of the river across the centre of the dale. It is also relevant to consider the overall scale of the landscape in this part of Ribblesdale, and its relatively industrial, working character. A residential area across the western part of this site would be of sufficient scale to define its own sense of place and there would be scope to integrate the built form with bands of trees that align with and emphasise the terraced slope landform, helping to soften the adverse impacts on the elevated long views from the slopes of Pen-y-ghent. The eastern part of the site should be conserved as farmland or planted with trees and development should taper to the south.	

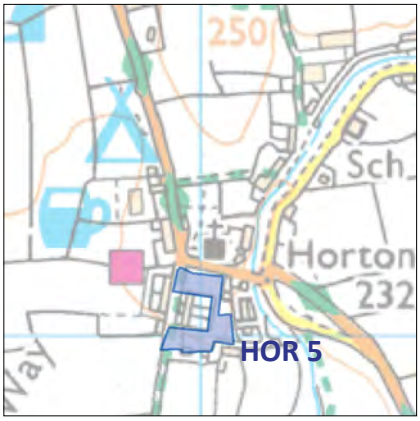


Land west of B6479 & north of Holme Farm Campsite, Horton in Ribblesdale

HOR 4

Physical and natural character	Moderate
This site is a gently sloping rectangular walled pasture on a broad terrace of land to the east of the River Ribble in Mid Ribblesdale. The topography in this part of the dale is mounded into rounded landforms formed from glacial drift and the site is alongside and to the east of one of these low, rounded drumlin forms. The river channel is relatively incised within the mounded landform at a distance of c. 200m from the site and is not visible from it. At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked by the exceptionally steep rocky limestone fells of Pen-y-ghent and Ingleborough. The massive scar of Horton Quarry forms the backdrop to views westwards from the site. The site is on the fringes of (and between) the historic village of Horton in Ribblesdale and the cluster of buildings at New Inn and forms part of the rolling patchwork of open farmland that extends across the low drumlins in this broad part of Ribblesdale. There are no relevant biodiversity designations but development on this site would place built development within an area of open land between two settlements and would disrupt the existing pattern of farmland and settlement in this part of Ribblesdale.	
Settlement form and setting	Moderate-high
The village of Horton in Ribblesdale has three separate clusters of buildings and the site is part of the short stretch of countryside that separates the clusters at Horton in Ribblesdale and New Inn. The site and the adjacent Jubilee woodland and field is the only tract of open countryside separating the northern edge of Horton and New Inn on the B6479; there is a campsite and car park on land to the west (with open countryside to the east) and then a line of houses and a shop to the east (with open countryside including the site) to the west. This 'linear-with-clusters' type of settlement form is typical of this part of Ribblesdale, which has a relatively open and expansive landscape setting, with multiple views across a wide area. A block of built development across the site would 'fill in' this remaining gap and would contribute to the perceived coalescence between Horton in Ribblesdale and New Inn, fundamentally changing Horton in Ribblesdale's distinctive settlement pattern.	
Views and recreational experience	Moderate-high
At a local scale this site is relatively well contained - by blocks of trees to the north and south and rising land (a low valley floor drumlin) to the west. However, there are some long cross-dale views westwards from the B6479 which contribute to the distinctive setting of Horton in Ribblesdale. The site provides a short 'break' in the string of roadside development in this area. This break is particularly valued because of the importance of this roadside walk for exceptionally large numbers of recreational walkers who walk along the B6479 between the YDNP car park and the public footpath to Pen-y-ghent. A block of development here would fill in the gap, screen the local view and have an urbanising effect. It would also be visible in some elevated panoramas from the promoted long distance footpaths on the slopes of Moughton (Fell) to the west and Pen-y-ghent to the east (Pennine Way and A Pennine Journey) but these would be distant views and the rolling local landform may provide a partial screen.	
Perceptual qualities	Moderate-high
In general, the landscape within the three component parts of Horton in Ribblesdale has a fairly industrial/working character, but the settlement has a scenic, sweeping landscape setting and is flanked by two of the highest and most dramatic peaks in the YDNP. There is a sense that if this site is developed, there would be a perception of a fairly continuous linear strip of buildings, gardens and semi-built infrastructure (eg car park/camp site) along the B6479 between Horton in Ribblesdale and New Inn. At the one other place (to the east of the B6479) where farmland abuts the road, the view is screened by a steep (drumlin) landform. This is not a pristine piece of landscape, but it is strategically important and contributes significantly to the landscape setting of Horton in Ribblesdale and the perception of the sweeping scale of this part of the Ribblesdale landscape.	
Cultural and historical associations	Low
The site forms part of the historic network of walled pastures that extends across mid Ribblesdale but there are no specific relevant heritage features or designations and it does not have a particularly strong sense of time depth.	

Overall landscape sensitivity - residential development	Moderate-high
The principal landscape and visual constraint to development on this site is the risk that it would result in the perceived coalescence between the clusters of buildings in the historic village of Horton in Ribblesdale (to the south) and New Inn (to the north). The view westwards across Ribblesdale from the B6479 is not remarkable, but provides a welcome opportunity for cross-dale views from the road that connects the three component parts of the settlement. This is a strategically important site which contributes significantly to the landscape setting of Horton in Ribblesdale and the perception of the sweeping scale of this part of the Ribblesdale landscape. It should remain undeveloped to conserve the separation between the historic village of Horton in Ribblesdale and the hamlet of New Inn and prevent ribbon development, which would have an urbanising effect, along this part of the B6479.	

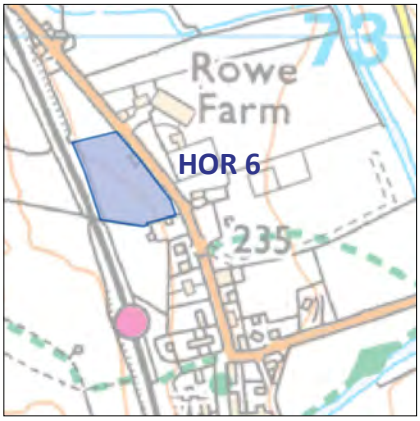


Land to north, east and south of Chapel Lane Terrace, Horton in Ribblesdale

HOR 5

Physical and natural character	Low
This site is the flat walled pasture that surrounds a terrace of houses in the centre of the historic village of Horton in Ribblesdale. It also includes a small area of backland, with hardstanding/agricultural storage, to the south of the existing buildings. It is in the historic core of the village, opposite the church and adjacent to the pub. At a wider scale, the landscape context is the open dale floor of Mid Ribblesdale, which is flanked by the exceptionally steep rocky limestone fells of Pen-y-ghent and Ingleborough. The Horton Beck, a fast-flowing tributary to the River Ribble, is to the east of the site and adjacent existing houses. There are no relevant biodiversity designations and a relatively dense residential scheme would fit well within the existing townscape, potentially making a positive contribution.	
Settlement form and setting	Low
The site is in the historic core of the village of Horton in Ribblesdale - opposite the historic (Grade I) Church of St Oswald and adjacent to the Golden Lion pub/hotel. Historic OS maps (c. 1890) demonstrate that the plot of land opposite the church was open pasture until the 1950s, but even in the 1890s it was surrounded by tracks, with a house/barn (Townend House) and a Methodist Chapel on its southern and western edges respectively. This land has historically been a component of the settlement form and the pattern of built development since the 1950s seems incomplete. The walled pasture fronting the B6479 opposite the church is an excellent site for a scheme that creates a positive built frontage to the road and the land to the south is under-used and in a semi-derelict state. Development here would be an opportunity for enhancement.	
Views and recreational experience	Low-moderate
The existing pasture opposite the historic church in the village centre is a prominent site which is the focus of views to Pen-y-ghent. Horton in Ribblesdale is a popular YDNP visitor hub for walkers and so these central village views are experienced by very large numbers of YDNP visitors. However, the existing views across the site are relatively nondescript and the existing views to the south part of the site from the public right of way/track that leads southwards from the village (to connect with the Ribble Way riverside walk) would be enhanced by a new compact and relatively urban housing development.	
Perceptual qualities	Low
Residential development on this site would contribute positively to the local townscape in a popular and central visitor hub location. The site is perceived as a component of the village centre but it is not publicly accessible and feels 'incomplete'. A carefully designed built development, which reflects the architectural form, character and local materials of the Ribblesdale area, would be a positive addition, which allows this site to function as an attractive and permeable part of the village landscape.	
Cultural and historical associations	Moderate
The key constraint for development on this site is the historic St Oswald's Church, which is directly opposite the northern part of the site, which fronts the B6479. There is also likely to be below-ground archaeological potential. The layout and detailed design of new proposals should respect the historic landscape setting of this grade I listed building. However, the existing open walled pasture and views to the side elevation of a terrace of houses and a garage do not contribute positively to the local landscape setting of this nationally important building and there is scope for enhancement.	

Overall landscape sensitivity - residential development	Low-moderate
This site offers an excellent opportunity for a relatively dense residential scheme in the heart of the village which provides an attractive frontage to the B6479 and contributes to the landscape setting of the historic church. A carefully designed built development, which reflects the architectural form, character and local materials of the Ribblesdale area, would be a positive addition, which allows this site to function as an attractive and permeable part of the village landscape. Tree planting along access roads and in small groups, would help to integrate the scheme and would provide a backdrop to local views.	



Land north of Hill Croft Cottage and east of B6479, Horton in Ribblesdale

HOR 6

Physical and natural character	Moderate

This site is a gently undulating walled pasture between the steep Settle-Carlisle Railway embankment and the B6497 on the northern edge of Rowe End. The landscape context is the steep limestone fells (of Moughton and Ingleborough) however, it is the railway embankment along the eastern site boundary which forms a backdrop to local views. The site (together with the settlement of Rowe End) is part of a broad, relatively flat terrace of land to the west of the River Ribble. However, to the north of Rowe End, the floor of the dale is mounded into low rounded drumlins formed from glacial drift and the views across and out from the site are influenced and contained by this rolling topography. A drumlin in the southern part of the site screens the buildings of Rowe End in gateway views southwards from the B6479 and is a subtle but valuable landscape feature. This pasture is adjacent to groups of existing traditional farm buildings and cottages to the north of Rowe End, including a traditional roadside barn. There are no relevant biodiversity designations. There would be some local loss of an attractive rural patchwork of walled fields and farmland but this is already constrained and structured by the railway embankment.

Settlement form and setting	Moderate

Horton in Ribblesdale has three separate clusters of buildings and the site is on the northern edge of Rowe End, the cluster next to the railway station. The landscape on the northern approach to the village is squeezed between the B6479 and the railway embankment. Indeed, the entrance to the village from the north is defined by a tunnel under the embankment, before the road turns south and there is a scenic gateway view across a landscape of farmsteads, cottages and walled pastures. Development here would detract from the rural character of this approach. However, it is also a landscape setting that is structured by the road and railway infrastructure and the alignment of these two routes ensures that there is a logical terminus to the village edge. Development on this site would continue the existing pattern of Rowe End's settlement form and growth and it could be integrated, provided the existing traditional roadside barn and its landscape setting is incorporated as part of the scheme and if the elevated part of the site avoided. Groups and bands of native trees should form part of the layout to shelter and integrate a relatively low density built development scheme within the existing village landscape.

Views and recreational experience	Moderate-high

Development on this site would be prominent in the gateway views to and from the northern edge of Rowe End and would also be visible in views from the elevated platform at Horton in Ribblesdale Railway Station. The gateway view southwards to Rowe End from the B6479 is exceptionally scenic; it is backed by the steep embankment of the Settle-Carlisle Railway to the west and focuses on clusters of traditional farm buildings that are set back from the road, with framed views eastwards between the buildings to the summit of Pen-y-ghent across a network of walled pastures on the valley floor. Given the relatively elevated land in the southern part of the site, development here would be prominent and potentially dominant. It would damage a sensitive scenic gateway view across a traditional pastoral landscape.

Perceptual qualities	Moderate-high

This is an attractive northern rural gateway to Rowe End, with scenic views eastwards between the farmsteads and barns across the rolling dale landscape to Pen-y-ghent. The sense that the farmland 'flows' across the road and right up to the railway embankment is accentuated by the presence of the traditional farmsteads and the roadside barn, which are distinctive local landmarks. Development here would have an urbanising effect and some breaks in the layout, to allow an indented built edge, softened by trees, would help to conserve the rural village edge landscape character

Cultural and historical associations	Moderate-high

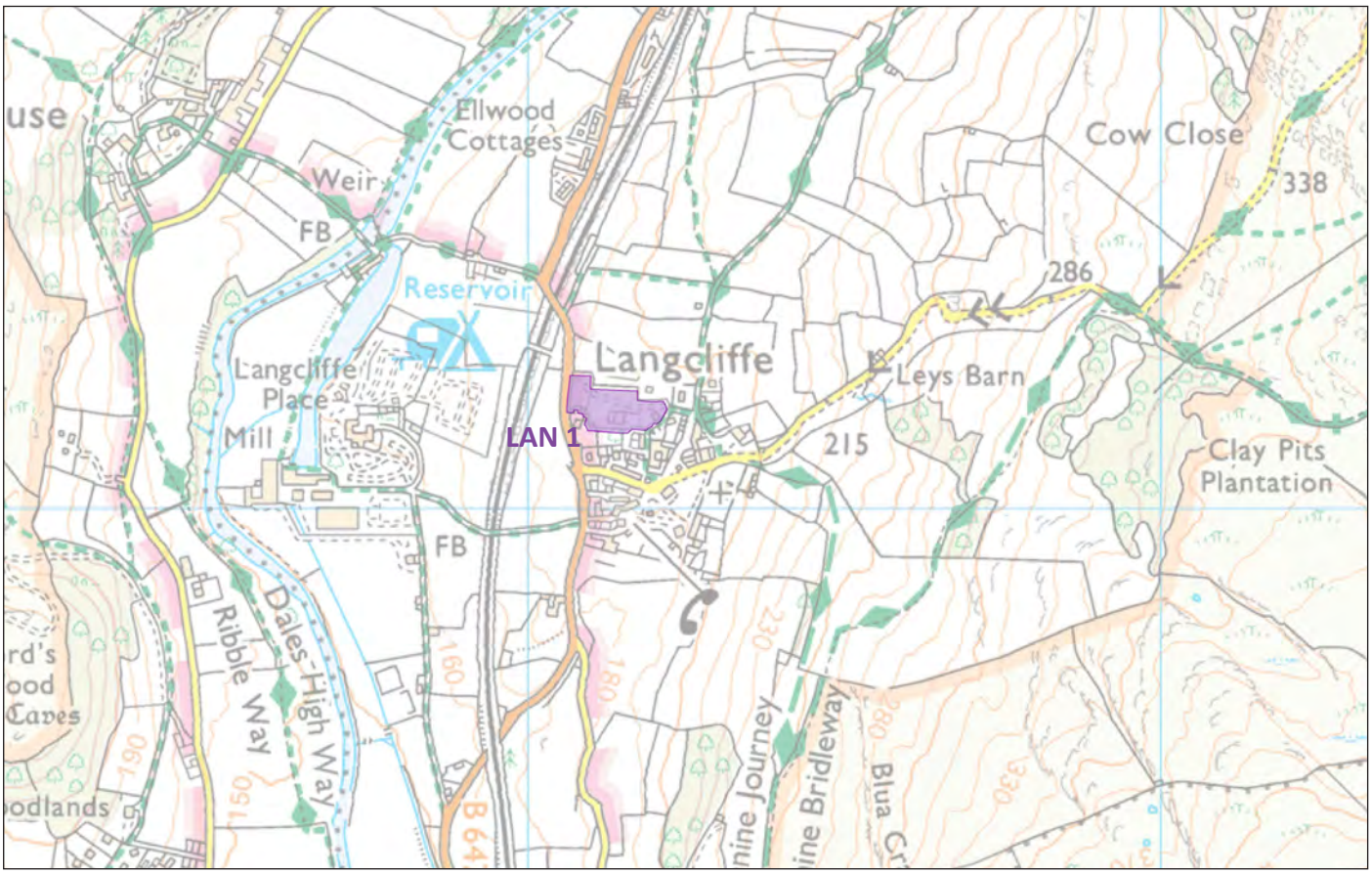
The site is adjacent to the Settle-Carlisle Railway Conservation Area and forms part of the landscape setting of this historic railway line; development here would be visible from the elevated station platform. However, this is a settled section of the railway line (through the Rowe End part of the village of Horton in Ribblesdale) and development here would seem to fit within the overall landscape pattern. The traditional field barn alongside the road is a prominent local heritage feature, which forms part of a historic complex of traditional farm buildings, including the grade II listed Rowe Farmhouse. Given the elevated landform of the site relative to the adjacent historic buildings, there is a risk that built development would dominate.

Overall landscape sensitivity - residential development	Moderate-high*

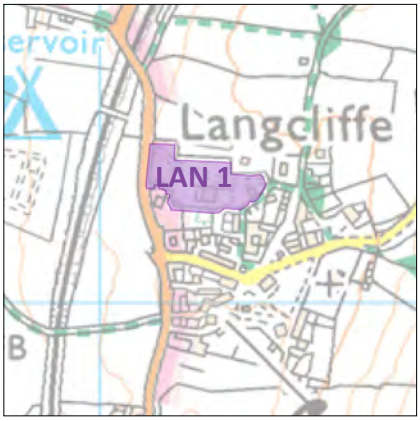
This is a scenic village edge landscape which forms an attractive northern gateway to Rowe End. Given the relatively elevated drumlin landform on the site, there is a risk that built development would dominate and detract from the distinctive rural character of the gateway views and landscape setting of Rowe End. It could also damage the historic landscape setting of the traditional farmsteads and barns that flank the road. However, development here would continue the existing pattern of Rowe End's settlement form and growth and it could be integrated, provided the existing traditional roadside barn (and its setting) is incorporated as part of the scheme and if the elevated southern part of the site remains undeveloped. Groups and bands of native trees should form part of the layout to shelter and integrate a relatively low density development.

Langcliffe

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
LAN 1	Land between The Meadows and Maple Cottage		



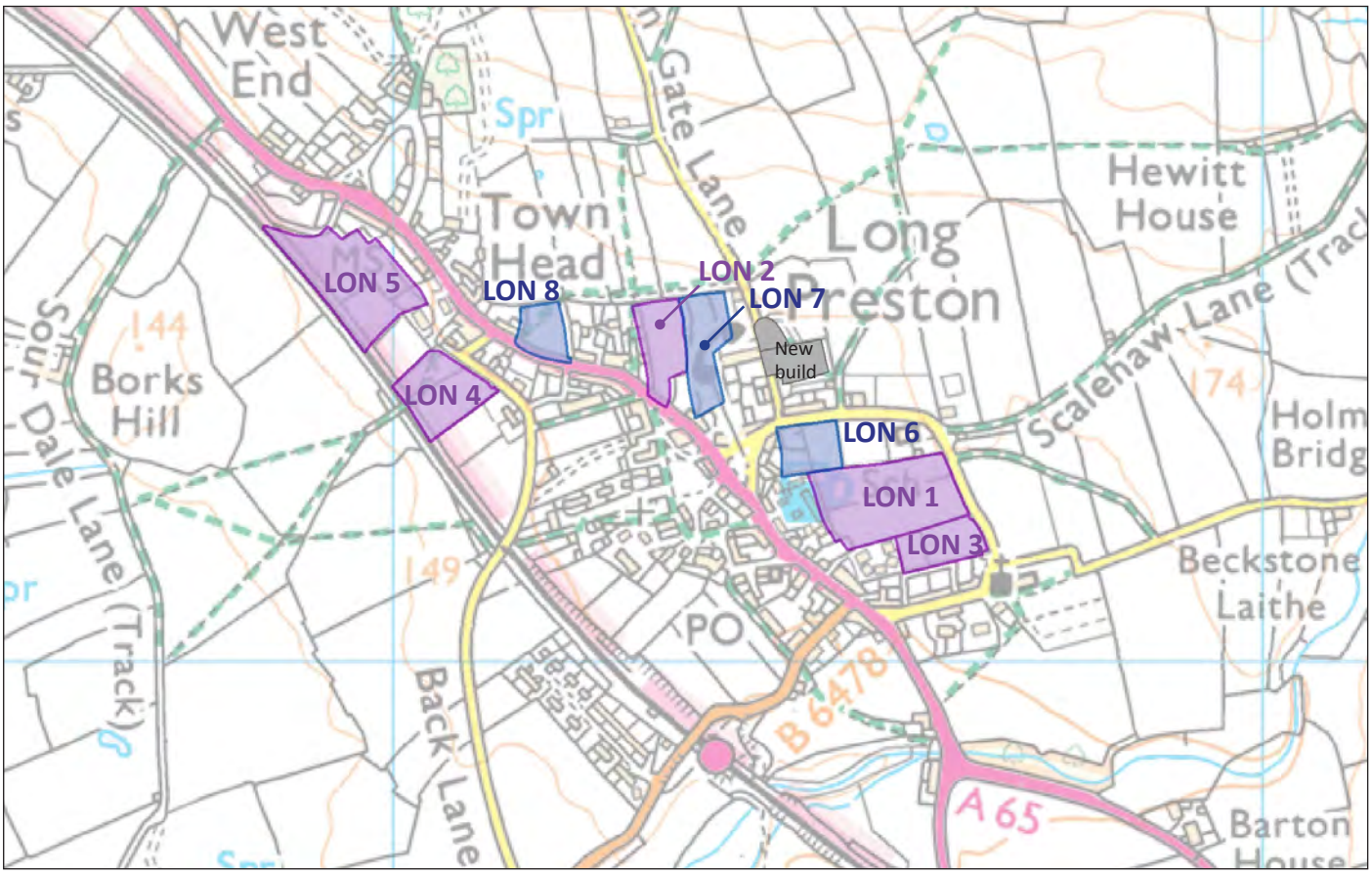
Land between The Meadows and Maple Cottage, Langcliffe
LAN 1

Physical and natural character	Low-moderate
This site is part of a village edge landscape which comprises areas of pasture, rough grassland and some derelict storage structures. At a broader scale the landscape context is the lower slopes of the steep fells to the east of Lower Ribblesdale. The site is sloping land on the northern fringes of the village of Langcliffe and has a sheltered village-edge character with a rather haphazard pattern of fields and paddocks that are partially enclosed by belts of mature trees, the historic stone walls of village properties, houses, agricultural barns and tracks. Development here would be partially enclosed by existing mature trees and would fit within the pattern of the village edge landscape, without imposing on the open, extensive walled field pattern of the surrounding fell slopes, which form the setting to the rocky limestone scars above and to the north of the village. There are no relevant biodiversity designations.	
Settlement form and setting	Moderate-high
The village of Langcliffe developed around the large Green and smaller 'urban' Square, with a pattern of narrow lanes radiating from this central core. The site is to the north of the Langcliffe Conservation Area and the historic stone walls along part of its southern boundary relate to the properties on the northern edge of the village, including Mount Pleasant House (grade II listed). Development on this site would continue the relatively dense settlement form that is characteristic of the northern part of Langcliffe, extending the village into a backland area of under-used land. However, Langcliffe's historic townscape has an unusual, irregular layout and there is a risk that a standard pattern of new built development would clash with and degrade the historic townscape. The interface between the historic village (the conservation area) and the new development should therefore be carefully designed to provide a hierarchy of informal views and open spaces which connect with the existing pattern of lanes, terraces and cottages. The frontage to the B6749 is also prominent and relatively sensitive and development here should be visible, but set back with buildings and the access road integrated with informal native tree planting.	
Views and recreational experience	Low
Part of the development on the southern edges of this site (and the access road) would be visible from the B6749 but would be well integrated by the existing pattern of trees and buildings (plus new native tree planting) and need not be intrusive. There is a network of public right of ways connecting the village of Langcliffe to the fell slopes and summits on the east flank of Ribblesdale, including the upland lane to Malham and a route that is aligned across the lower slopes north of the village to Stainforth Scar, which is a component of the promoted long distance route (A Pennine Journey). However the existing tree cover within and on the north eastern fringes of Langcliffe partially screens the existing village buildings and development on this site (assuming the layout incorporates tree planting) would blend unobtrusively within the elevated views fro public rights of way to the east and north.	
Perceptual qualities	Low-moderate
This village edge backland has a relatively scruffy, under-used character and is inaccessible to the public. Parts of the site have derelict buildings and are locally intrusive. There is scope for a high quality built layout which respects the historic character of the village and creates a permeable townscape and positive village edge landscape.	
Cultural and historical associations	Moderate-high
This backland area's relatively high sensitivity to historical and cultural factors reflects the importance of its location on the edge of the designated Langcliffe Conservation Area and adjacent to Mount Pleasant House, a Grade II listed building. The interface between the historic properties and pattern of stone wall boundaries, terraces houses, lanes and cottages on the northern edge of the historic village is sensitive to change and would require a carefully integrated layout of houses and streets which connects seamlessly with the existing rather irregular townscape. However, there is an opportunity to create a development which makes a positive contribution to the existing village.	

Overall landscape sensitivity - residential development	Moderate
There is an opportunity to develop this backland site in a way that extends the existing pattern of Langcliffe's historic townscape and creates an attractive and permeable public realm. The site is visible from the B6749 but quite sheltered from other external views and currently has a relatively degraded landscape so there is scope for enhancement. However, it is on the edge of the Langcliffe Conservation Area and adjacent to a listed building and the interface between the historic village and the site is particularly sensitive to change. A high quality scheme is required, which respects and connects seamlessly with the historic townscape. The proposed layout should also incorporate groups and bands of native trees to soften and shelter the scheme, providing a positive frontage (trees and buildings) to the B6749 and ensuring that only glimpses of the new buildings are visible in the elevated views from the steep fell slopes to the north east.	

Long Preston

Location of assessed sites



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



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

Physical and natural character	Moderate-high

This sloping site comprises two open walled pastures on the lower slopes of Newton Moor and Scosthrop Moor and the northern fringes of Long Preston. The overall slope has a gently rolling landform, with a distinct increase in elevation towards the north west, adjacent to the school along Back Lane. The site is enclosed to the south by residential development (off Hartley Green) and in part to the west by Long Preston Primary School. The most sensitive part of the site is the northern, more elevated land and its boundary with Back Lane, which is a component of the network of historic narrow walled lanes that link the village centre with the Church of St Mary the Virgin to the east and the moors to the north. The field stone walls that enclose the two crofts are also a distinctive landscape element which connects to the wider pattern of walled fields on the moorland slopes. There are no relevant biodiversity designations and development could be integrated on the southern, lower part of the site, alongside the existing residential areas (with vehicular access via Hartley Green). However, development across the northern (elevated) part of the site would detract from the rural (narrow walled) character of Back Lane which, though clearly defining the edge of the settlement, is a distinctive landscape feature, with its own sensitive landscape setting.

Settlement form and setting	Moderate

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

Views and recreational experience	Moderate-high

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

Perceptual qualities	Moderate-high

Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. It defines the interface between village and moorland and there is some logic in development extending to this edge. However, built development along the Back Lane frontage would be damaging to the landscape setting of Long Preston at the point where several of the historic walled lanes meet. The landscape setting of this lane merits conservation, with built development confined to the central and lower slopes of the site, where high quality housing could enhance the existing settlement edge.

Cultural and historical associations	Moderate-high

These two walled crofts are part of the designated Long Preston Conservation Area and, together with the historic pattern of crofts and walled lanes that lead to the pastures on the moorland slopes to the north of the village, have a relatively strong time depth. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets. In addition, Back Lane contributes to the historic landscape setting of the Church of St Mary the Virgin (grade I listed) as it is an historic approach to the church from the village centre.

Overall landscape sensitivity - residential development	Moderate-high*

Development across the whole of this site would be consistent with the pattern of settlement growth in Long Preston but the sensitivity assessment recognises the distinctive historic character of Back Lane and there is a risk that a built frontage along Back Lane would damage Long Preston's rural character and sensitive moorland landscape setting. However, development that is set well back from Back Lane across the lower, southern and central part of the site (with vehicular access via Hartley Green) could be integrated successfully. This would provide an opportunity to conserve the special historic (narrow, walled) character of Back Lane, including its landscape setting, while providing an attractive frontage in views southwards from Back Lane.



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

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

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



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

Physical and natural character	Moderate-high

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

Settlement form and setting	Moderate

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

Views and recreational experience	Moderate-high

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

Perceptual qualities	Moderate-high

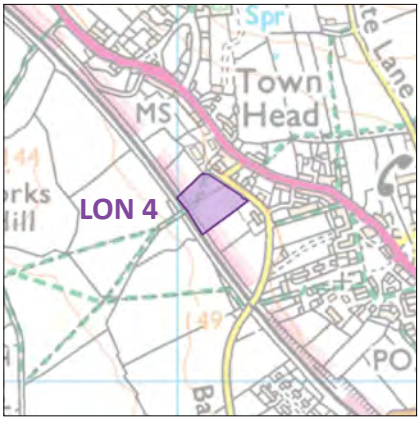
Back Lane has a distinctive rural character and a strong sense of connection to the surrounding moorland landscape. It defines the northern edge of the village and there is some logic in development extending to this edge. However, built development along the Back Lane frontage, in the more elevated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

Cultural and historical associations	Moderate-high

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

Overall landscape sensitivity - residential development	Moderate-high*

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



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

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

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



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

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

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



Land south of School Lane Long Preston
LON 6

Physical and natural character	Low-moderate
This site comprises two small walled crofts and a larger partially walled pasture alongside a back lane on the northern fringes of Long Preston. It is bordered to the east by the building and playing field of Long Preston Primary School and to the west by residential development (off Maypole Green). The western boundary of the site and the rear of the existing houses off Maypole Green, is sheltered by groups of mature trees and shrubs and there are individual trees along the stone wall boundary to School Lane. The field stone walls that enclose these crofts are also a distinctive landscape element, although there is a fenced boundary to the east (with the school playing field). There are no relevant biodiversity designations and development could be integrated on the site; the loss of the remnant crofts and their stone wall boundaries would lead to some degradation of the rural character of the village, but this impact would be at a local scale.	
Settlement form and setting	Low-moderate
The site is to the north east of one of the central village greens (Maypole Green) and adjacent to the village school so it feels central to the village and a logical part of the settlement. Development here would fill in a small part of the remnant croft landscape to the north east of the village but this backland area is tucked behind the school and development here would not impinge on the sensitive moorland landscape setting of Long Preston to the north of the village. Over the past few decades, new development has occurred along some of the back lanes, extending the 'depth' of the settlement away from the main road. Development on this site would continue this pattern of settlement growth, with only minor adverse landscape and visual impacts on the pattern of walled crofts which contributes to the rural character of the village landscape.	
Views and recreational experience	Moderate
Development on this site would be prominent in local views along School Lane and Back Lane. Given its proximity to the primary school and also the relatively heavy footfall along School Lane and Back Lane due to the links along these routes to the Church of St Mary and the public rights of way to the north east of the village, new built frontages along School Lane and the school playing field boundary would be prominent. It is important that the existing field stone walls that enclose and integrate the outer boundaries of the site to the north, west and south are conserved and that a new stone wall boundary is completed to the east, separating the site from the playing field and integrating this boundary with the existing network of stone walls and the traditional buildings in the centre of Long Preston.	
Perceptual qualities	Low
This site is perceived as a backland area which is a mix between a domestic, remnant croft landscape (alongside the existing houses to the west) and farmland to the south and east. Development here would potentially contribute positively to the local townscape in a central part of the village.	
Cultural and historical associations	Moderate
The site is part of the designated Long Preston Conservation Area and the majority of the site is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets.	

Overall landscape sensitivity - residential development	Low-moderate
There are no significant constraints to the development of this site from a landscape and visual perspective. The network of stone walls that (partially) enclose the crofts contributes to the rural character of Long Preston, but this is a backland area, tucked between the school grounds and existing houses and alongside a central village street and development here would be well integrated with the local townscape.	

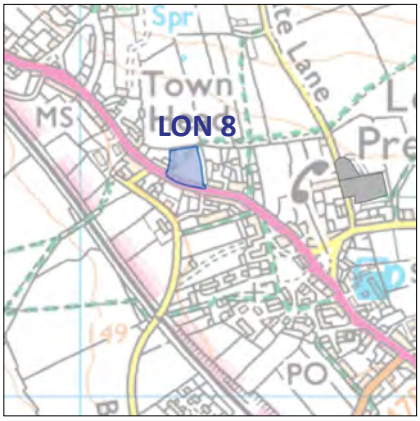


Land between Burial Ground, Megs Croft and Megs Barn, Long Preston

LON 7

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

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



Land between Mebo Cottage and Grosvenor Place, Main Street Preston

LON 8

Physical and natural character	Low-moderate

The site is a walled field which is on the northern side of Long Preston's Main Street on the lower slopes of the moors to the north of the village. The field has a square shape and is ungrazed, with long grass and regenerating scrub/trees. It is adjacent to buildings and properties along Long Preston's Main Street, including the former (grade II listed) farm house and crofts associated with Grosvenor Farm. The field has a fairly flat landform and a sheltered character as it is flanked by adjacent properties, together with their gardens/outbuildings, and is partially enclosed by groups of mature trees and scattered immature trees. The most sensitive parts of this site are the stone wall boundaries to the north (with the open farmland on the slopes of the moors) and to the south (with Main Street), which reflect the historic pattern of crofts, farms and cottages within the village. The interface between the settlement and its hinterland at the northern site boundary is here emphasised by the alignment of a public right of way, which crosses the site diagonally to connect the moorland slope edge of the crofts with Main Street. There are no relevant biodiversity designations and development on this site could be integrated as a logical extension of the existing settlement pattern.

Settlement form and setting	Moderate

The village of Long Preston has a linear form, with the historic 'spine' of the settlement and the alignment of Main Street/ A65 following the contours on the lower slopes of the moors that overlook the broad valley of the River Ribble to the south of the YDNP. The site is to the west of the village centre greens and this field is the only 'gap' in the buildings that line the road; it enables long views (filtered by trees) to the moorland slopes to the north of Long Preston and thus contributes to the landscape setting of the village. Development on this site would screen these views and result in some damage to Long Preston's landscape setting. However, a layout with terraces of houses fronting onto Main Street would continue the existing form of the settlement and the overall shape of the plot 'fits' as part of the land use pattern of the existing settlement rather than the elongated pattern of the fell slope fields to the north.

Views and recreational experience	Moderate-high

The existing public right of way that crosses the site connects Main Street with the network of public rights of way on the moorlands to the north of the village, including the promoted Pennine Bridleway. It is well used for recreational circular walks around the village. Development would require a minor realignment/diversion of this public right of way. However there are many examples in the village where such routes are 'channelled' between buildings on approaches to the village centre and this type of change could be well integrated. Of more significance would be the loss of the visual connection between Main Street and the moorland slopes, which provides an evocative and scenic contribution to the landscape setting of Long Preston. However these views are less important than those from Main Street in the village centre (adjacent to The Green and the Burial Ground) and the existing trees and shrubs ensure that they are partially screened by existing vegetation. Development here would disrupt local views, including those that contribute to Long Preston's landscape setting

Perceptual qualities	Low-moderate

The site has an abandoned character. The land is ungrazed and the vegetation has been left to regenerate with long grass, scattered shrubs and immature trees. The stone wall that provides the boundary with Main Street is in a poor state of repair and Main Street/A65 is a relatively noisy road corridor. Development could enhance the perceived character of this site, bringing it into use as part of the local townscape, albeit with the loss of some rural character and evocative moorland views.

Cultural and historical associations	Moderate-high

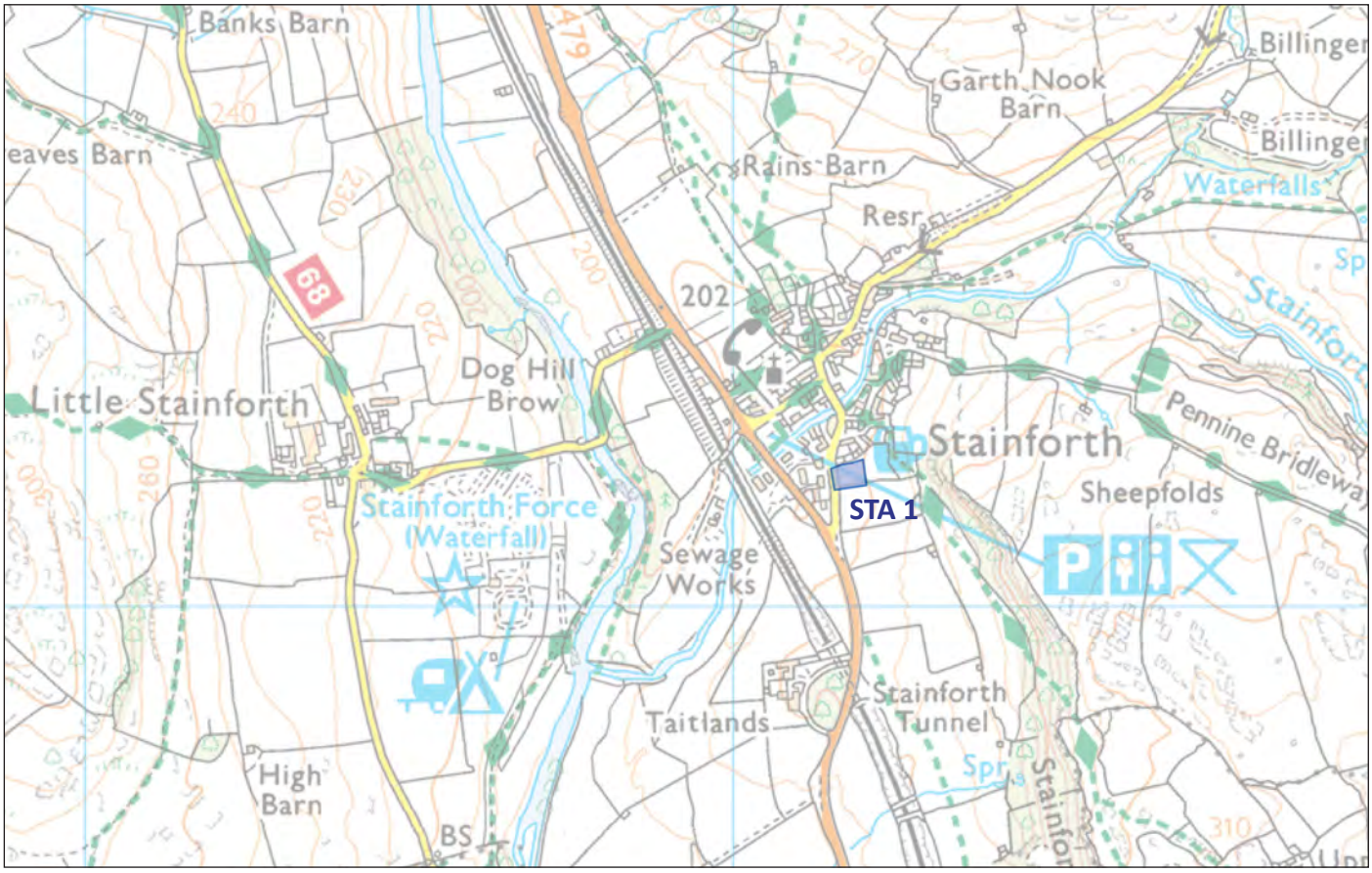
The site is part of the designated Long Preston Conservation Area and is part of the historic village core. It is adjacent to and opposite two grade II listed building (36 Main Street and Moorland View respectively) and forms part of the historic pattern of farms, cottages, crofts and walled lanes that contribute to the historic character and identity of Long Preston. The whole of the site and the land to the north is also noted (in the Historic Environment Record) as part of an extensive area of medieval ridge and furrow and terraced lynchets.

Overall landscape sensitivity - residential development	Moderate

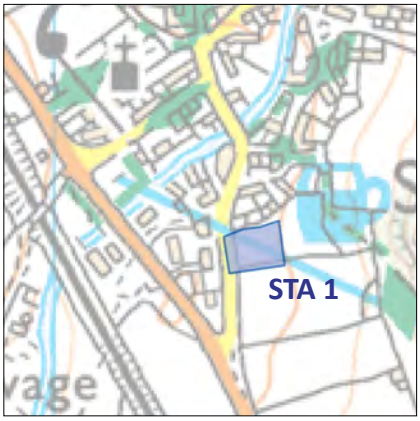
This plot of land has an abandoned character and its development with terraces of houses fronting Main Street, (repaired) stone wall boundaries and a carefully realigned public right of way could be well integrated with the existing settlement form and could contribute positively to the local townscape.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

Stainforth

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		STA 1	Land east of Main Road and south of Town End



Land east of Main Road and south of Town End, Stainforth
STA 1

Physical and natural character	Moderate

This site is part of the network of walled pastures on the edge of Stainforth village and on the slopes of the fells to the east of Ribblesdale. It is gently sloping land on the lower fell slopes, just below part of the wooded limestone cliffs of Stainforth Scar. This is a fenced off part of a larger walled pasture which is a component of the open farmland on the edge of the village. It has a relatively sheltered character because it is bordered by the frontage of terraced houses (Brook House Croft) onto the Main Road and by the cottages, walled gardens, outbuildings and trees to the rear of properties to the north (along Main Street). There are no relevant biodiversity designations on the site, but it forms part of the landscape setting of Stainforth Scar, a distinctive sheer limestone cliff, clothed in semi-natural ancient woodland, which reveals the underlying bedrock. It is a striking natural landscape feature which contrasts with the landscape of the village and its surrounding farmland patchwork. Development on this site could be integrated as a component of the village edge landscape. it would impose on and degrade the scenic landscape setting of Stainforth Scar, but there is sufficient space on the lower fell slope, below the break of slope, to accommodate this change.

Settlement form and setting	Moderate

This is the principal gateway to Stainforth village from the south and the site is an important component of the fell slope landscape setting of the village which includes the relationship of the settlement to the wooded limestone cliffs at Stainforth Scar. The site is in the lee of the steep scar landform and is partially enclosed by existing village properties, including a terrace of houses (Brook House Croft) which forms a positive built frontage in a traditional architectural style. A similar terrace on the opposite side of the road, with a courtyard-style layout of buildings to the rear, would form an appropriate and attractive 'dales village' gateway to Stainforth which would fit with the existing settlement form and within the scale and sweep of the lower slope farmland landscape below Stainforth Scar. The built frontages and stone wall boundaries to the west and south of the site are particularly sensitive in the gateway views and a vehicular access road should be carefully sited to minimise its landscape and visual impact within this small scale rural village townscape.

Views and recreational experience	Moderate

There is a network of public right of ways connecting the village of Stainforth to the fell slopes and summits on the east flank of Ribblesdale, including a route that is aligned across the slopes to Stainforth Scar some 40m from the site, which is a component of the promoted long distance route (A Pennine Journey). This route forms a popular circular walk between Stainforth, Stainforth Scar, the Craven Lime Works and the Stainforth Force waterfall (via the riverside Ribble Way). Development here would be prominent in the elevated views north westwards to Stainforth from this route and there is a risk that it could have an urbanising influence. However, such potential adverse effects could be minimised by a layout, which integrates the built form with the existing historic walled field pattern and incorporates trees to shelter and soften the new village edge.

Perceptual qualities	Low-moderate

This village edge pasture has a relatively scruffy, under-used character; it is often used as a temporary car park. The walled field boundaries are only partially intact and the wall along the southern boundary of the field has been partially replaced by a hedgerow. The overall impression is of a slightly degraded settlement fringe landscape which detracts from the stunning fell slope (and Stainforth Scar) scenery to the south. A new, relatively small scale village edge housing development would create a neater and more urban village gateway; it would change but would not detract from the quality of this local village landscape.

Cultural and historical associations	Low-moderate

The site forms part of the historic network of walled pastures that extends across mid Ribblesdale but there are no specific relevant heritage features or designations. There is an opportunity to restore part of the historic field stone wall boundary to the south of the site.

Overall landscape sensitivity - residential development	Moderate

This is a sensitive gateway site to a rural Ribblesdale village which forms part of the landscape setting of the village and also contributes to the setting of Stainforth Scar, a distinctive and scenic limestone cliff on the lower fell slopes which is a popular destination for walkers who are seeking accessible recreational routes that connect landscape features and visitor sites within Ribblesdale. Development here could be well integrated with the existing form and setting of the village provided the layout and built form reflects the traditional 'Dales Village' character, with a terraced frontage along Main Street, stone boundary walls that connect with the historic field wall network and built frontages to the south and east which incorporate trees to shelter and soften views to the new village edge.

Craven District

Landscape Sensitivity Assessment

Wharfedale, Littondale, Langstrothdale & Malhamdale

Local Service Centres

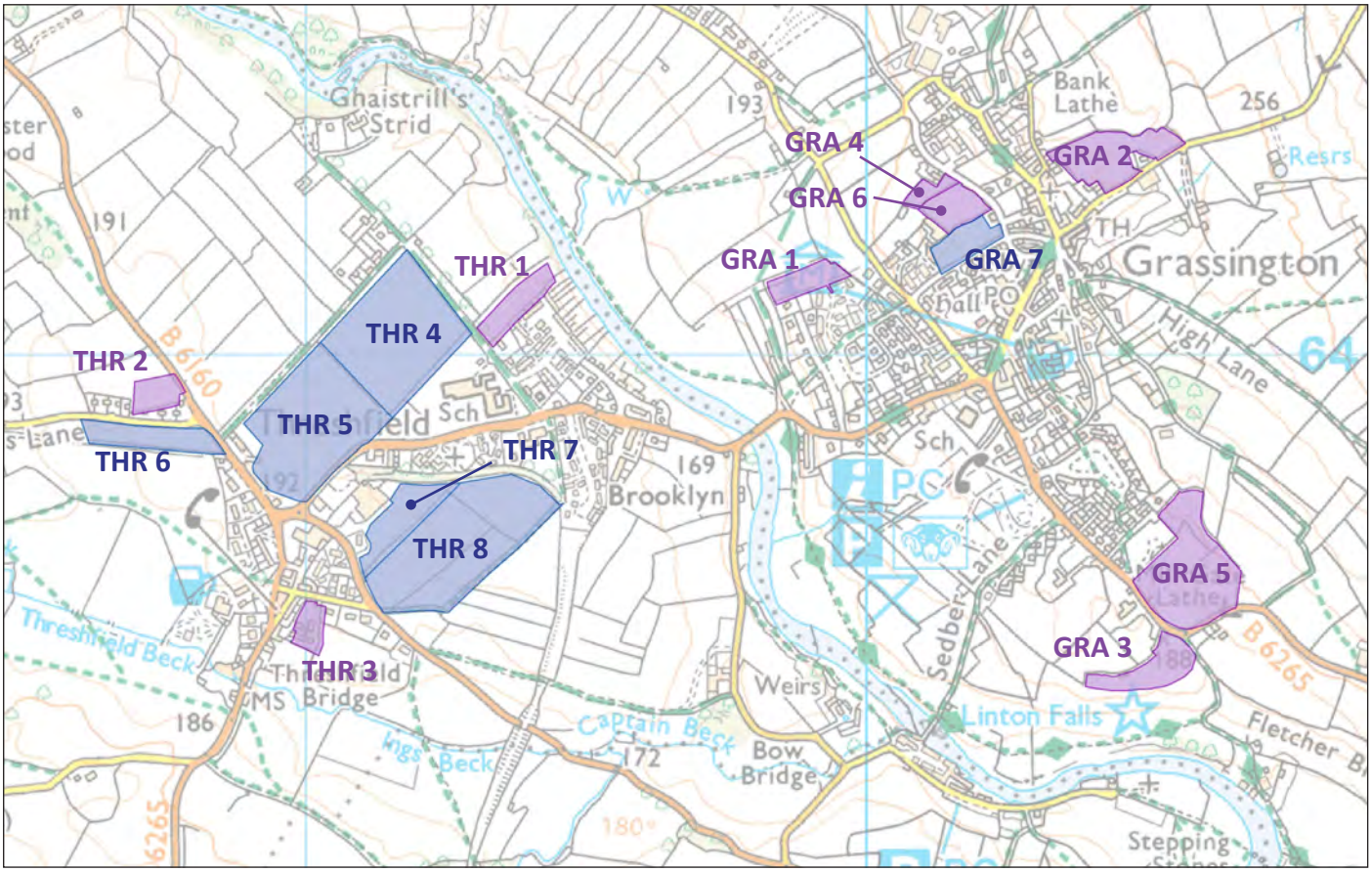
Grassington
Threshfield

Large Villages

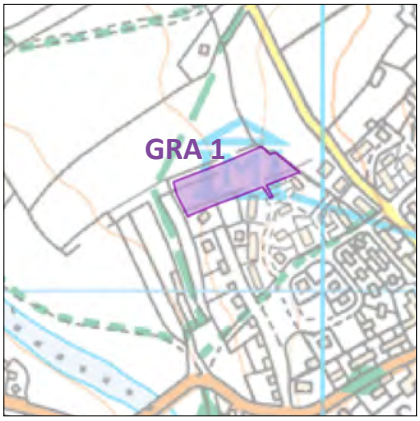
Airton/Scosthrop
Bolton Abbey/Bolton Bridge
Buckden Burnsall
Cracoe
Eastby
Embsay
Hebdon
Hetton
Kettlewell
Kirkby Malham Stirton/Thorlby

Grassington & Threshfield

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
GRA 1	Land north of Wharfe View	GRA 7	Land north of Moody Sty Lane
GRA 2	Land adjacent to Knoll View, Moor Lane	THR 4	Land west of Wharfedale Avenue
GRA 3	Land between Elbolton & High Cross Laithe, Hebden Road	THR 5	Land north of B6265 and west of Upper Wharfedale School
GRA 4	Land adjacent to Ash View, Garrs End Lane	THR 6	Land south of Skirethorns Lane
GRA 5	Land south east of Aynham Close, Hebden Road	THR 7	Land south east of barns at Toft House Farm
GRA 6	Land opposite Lyle Croft, Garrs End Lane	THR 8	Land east of B6160, Threshfield
THR 1	Land east of Wharfedale Avenue		
THR 2	Land between Skirethorns Lane/B6160		
THR 3	Land rear of Manor Farm/Village Institute		



Land north of Wharfe View, Grassington
GRA 1

Physical and natural character	Moderate

This site is an open walled pasture on the slopes of Wharfedale and on the northern edge of Grassington. The field has historically been divided into two strips, but is now one fairly narrow field which is aligned upslope. There are no relevant environmental designations and the field is bordered to the south by modern housing development. This pasture is a component of the network of walled pastures across the broad U-shaped valley of the River Wharfe; the low stone walls that divide the open pastures articulate the sweeping valley landform and contribute to the scenic river corridor landscape. The intact historic pattern of walled fields, that is continuous across both sides of the river valley, is an important and sensitive of the landscape setting of Grassington. Development of this site would erode the sensitive field pattern to the north of Grassington. However, the site is contained within the existing walled field and is adjacent to an existing residential area.

Settlement form and setting	Moderate-high

Grassington has extended downslope towards the river from the historic core of the town and this site is a logical extension northwards from the lower slope residential areas, which are visually contained by narrow stepped pastures and strips of woodland that are aligned alongside the river. However, the site is at a historic edge, where a trackway known as Bridle Road which connects Bull Ing Lane on the upper valley slope to Grassington Bridge turns to follow the alignment of the field pattern on the lower valley slopes. This historic track remains a bridleway which contributes to the distinctive character of Grassington's landscape setting. Development of this site would extend houses to the edge of the bridleway at the point where the route turns towards the river and would 'squeeze' the landscape setting of the town at this sensitive point.

Views and recreational experience	Moderate

Development on this site would be visible in the gateway views southwards from Grass Wood Lane and (to a lesser extent) from Garrs End Lane. In these views, new houses would be partially visible and seen against a backdrop of (riverside) woodland. However, they would also be viewed within the context of other houses, some of which already break the skyline. There are also particularly clear views to the site from Wharfeside Avenue in Threshfield, on the western side of the valley, in which the layout of the historic walled field pattern is evident. Again, new development would be seen within the context of existing housing areas. The most sensitive landscape element (re. views and recreational experience) is the historic bridleway, which is a popular short cut for the promoted Dales Way. The quality of views from this route in and on the northern approaches to Grassington would be compromised by new development on this site because the track would pass alongside the housing edge, with no foreground 'space.' It would also be visible from the riverside public rights of way and (subject to the detailed layout of buildings) potentially also from the river corridor at Grassington Bridge. There would be some damage to the experience of the traditional pastoral landscape setting to the north of Grassington (one of the YDNP special qualities).

Perceptual qualities	Moderate

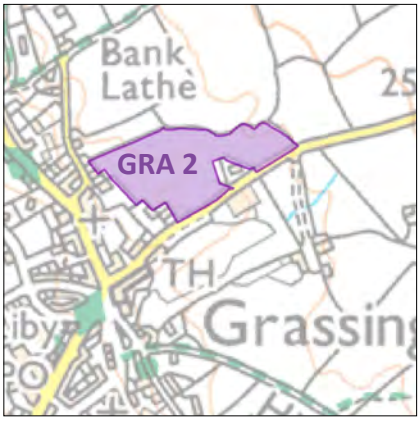
This site contributes to Grassington's scenic river valley landscape setting at one of the gateway thresholds to the town, particularly for those enjoying recreational walks along the river and across the lower valley slopes. However this is also an urban edge and the site is enclosed on two sides by existing housing which is not locally distinctive. There may be an opportunity to enhance this urban edge with high quality development that reflects its sensitive landscape setting.

Cultural and historical associations	Moderate-high

The site is part of a pastoral farmland with a relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. It is also sensitive in relation to the historic Bridle Road and, of particular relevance, in views from the historic Grassington Bridge (Grade II listed) because built development in the south west corner of the site could be visible in views northwards from both the road bridge and the riverside public rights of way. This potential adverse impact could be mitigated by sensitive design/layout of built development and by tree planting.

Overall landscape sensitivity - residential development	Moderate*

Development on this site would be a logical extension northwards from the existing settlement. The analysis demonstrates that it would be partially visible in multiple gateway views and that it would compromise the sensitive and scenic traditional pastoral landscape setting to the north of Grassington. However, new housing in all such views would be seen within the context of an existing relatively nondescript and abrupt housing edge and there may be an opportunity for high quality new housing to form a more attractive edge in this part of Grassington. Given the high sensitivity of views from the historic (Grade II listed) Grassington Bridge, the south west corner of the site should remain undeveloped, with groups of native trees that are carefully sited to align with existing riverside field patterns and to mitigate views to new buildings/roofs.



Land adjacent to Knoll View, Moor Lane, Grassington
GRA 2

Physical and natural character	Moderate-high

This large site is at the threshold between the lower settled pastoral slopes of Wharfedale and the upper slopes, where the landscape transitions through increasingly large scale upland pastures to exposed moorland. It is on the eastern upper fringe of Grassington, fronting Moor Lane, which leads upslope from the town to the former lead mines. The scale and pattern of the landscape changes from this eastern edge of Grassington as the walled fields become larger and the grassland increasingly tussocky towards the edge of the moor. There is scattered tree cover, particularly on the edge of the town, but this is predominantly an open landscape, offering panoramic views across the Wharfe Valley from the many tracks (public rights of way) that date from lead mining era. The site is a hummocky, relatively elevated walled pasture with steep slopes and an irregular shape. It is adjacent to two existing detached houses and opposite a large farm but has a rural, 'edge-of upland' character. Despite its proximity to the settlement edge, the natural character of this site predominates - its steep hummocky landform, irregular walled enclosure and exposed, 'edge-of moor' landscape ensure that a large block of housing could not easily be integrated.

Settlement form and setting	High

The historic core of Grassington is sited on the mid-slope of the valley (above the alignment of Grass Moor Lane - B6265) and the conservation area extends upslope towards Moor Lane, almost to the site. The tangibly strong connection between the town and its moorland lead mines is evident in Moor Lane and the network of tracks that lead upslope from the town. However, the upper edge of the settlement is generally tucked just below the threshold where the slope steepens (at the 220 - 230m contour) and buildings beyond this threshold are typically farmsteads, barns, detached dwelling or small groups of cottages; large blocks of development at the scale of this site are unprecedented. The site is between c.225 and 240m. It would be visually dominant and at odds with the distinctive local landscape and settlement character.

Views and recreational experience	High

This is a visually sensitive site, which is prominent in views from Moor Lane and the public rights of way on the slopes of the moorland to the east of Grassington. The existing detached house on the western edge of the site is highly visible in these views, as is the agricultural infrastructure at the adjacent Gam Farm and it is clear that a large block of housing on this relatively elevated site would be widely visible and would create a more 'urban' and abrupt settlement edge in a highly sensitive, open moorland edge landscape. This is also a landscape that is a popular and important visitor destination within the YDNP as it is the gateway to Grassington's lead mine interpretative heritage trail. It is one of the most accessible such locations in the YDNP and the panoramic views westwards across Wharfedale from Moor Lane are therefore exceptionally important within the context of the Special Qualities of the National Park.

Perceptual qualities	Moderate-high

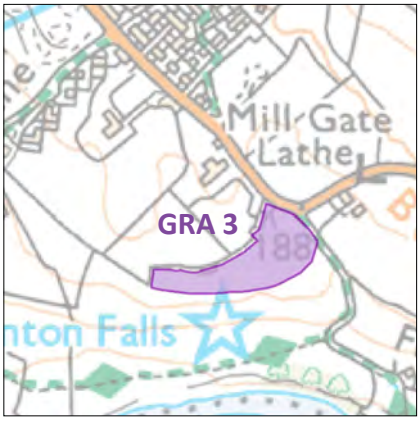
This is not a pristine rural landscape. The existing houses and Gam Farm built infrastructure erode the natural, upland character and huge scale of these exposed grassland valley slopes, but the hummocky landform, which is traced by the irregular boundary of the stone walled enclosure and the evocative narrow, long upslope route of Moor Lane are powerful landscape elements which tug at the senses. Development here would further erode these valuable qualities in a place where they are exceptionally accessible.

Cultural and historical associations	Moderate-high

The site contributes to the landscape setting of Grassington's Conservation Area, reflecting the town's evolution as a centre for lead mining and the importance of Moor Lane as the principal route connection the town with the upslope mines. The character of the transition from enclosed settlement to exposed moor is therefore important, not least because the site of the Grassington lead mines is promoted as a visitor destination.

Overall landscape sensitivity - residential development	High

This is a relatively exposed and highly sensitive site. A block of housing in this location would extend built development up onto the edge of the moorland at an elevation which (at c. 235m) is significantly higher than the existing 'edge of settlement' contour (of 220m). Development here would be prominent in views from the moorland slopes to the east of Grassington and would erode the distinctive transition in landscape character from settlement to upland moorland at the Moor Lane gateway to Grassington. This gateway site is also of heritage value because it connects the town to its lead mining roots and is a promoted as a visitor destination within the context of the YDNP. The overall score reflects the relative importance of the elevated views from the east and the sensitive eastern settlement/moorland interface.



Land between Elboton and High Cross Laithe, Hebden Road, Grassington

GRA 3

Physical and natural character	High

This site is part of the lower valley slope which has been incised by a deep meander of the River Wharfe. The site is on the gently sloping land that remains above the steep riverside slopes, which have been 'carved' by the river to form a particularly scenic natural riverside landscape which is characteristic of Wharfedale. The striking curve of the field stone wall which forms the northern boundary of the site reflects the sweeping curve of the landform and the meander of the river channel. This curving stone wall, together with views along the incised river to Grassington Bridge and the relatively wooded parkland character associated with two large detached properties to the north create a scenic landscape setting which would be damaged by development that screens views to this distinctive and evocative combination of landscape elements.

Settlement form and setting	High

The landscape setting of Grassington to the south of the town is structured by the relationship between town and the incised, meandering river corridor. The settlement is concentrated on the mid-valley slopes, with an urban extension to the historic bridge crossing (and connection to Threshfield). The valley slopes to the south, which are deeply incised by the curving River Wharfe, are subdivided by field stone walls on the gently sloping slopes above the incised river channel, and plummeting open grassy slopes bordering the river. On the fringes of the town two large detached houses are prominent within a wooded parkland-like setting and the riverside settlement edge as a whole is relatively well treed so that the existing buildings are well integrated within the Wharfedale landscape. Development of this site would dominate and damage this exceptionally scenic and sensitive riverside landscape setting.

Views and recreational experience	High

The views along the River Wharfe on the approaches to Grassington from the B6265 (on the eastern dale slope) and the B6160 (on the western dale slope) are distinctive and memorable. They merit analysis and conservation. Development of this site would erode the distinctive identity and scenic quality of these views by screening and partially screening views to the historic pattern of walled pastures on the valley slopes and 'squeezing' the stunning long views along the river corridor to Grassington Bridge which would be framed by buildings rather than by the specimen trees wooded grounds of the landmark dwellings on the south side of Grassington. Grassington is a major tourist destination and development of this site would also be prominent in popular views from the footbridge and mill complex at Linton Falls and from the riverside Dales Way.

Perceptual qualities	High

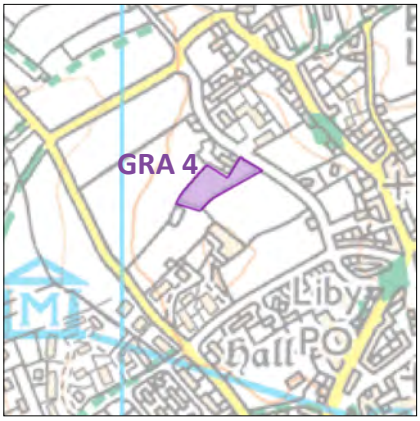
The landscape to the south of Grassington has a scenic, composed character; the meandering channel of the river, echoed by the curving landform of the incised riverside slopes, leads the eye to focus on the historic bridge. The middle ground of these views (which occur from both sides of the dale to the south of Grassington) is structured by the striking pattern of walled fields and the prominent grand houses, framed by woodland and trees on the edge of town. The scenic landscape of the river valley corridor seems dominant over the built form of the town, even at relatively close quarters. Development of this site would dominate and detract from this delicately balanced and highly legible relationship between town and riverside landscapes. It would potential damage the special qualities of the YDNP at a popular and accessible visitor destination.

Cultural and historical associations	High

The site is part of a pastoral farmland with a network of stone walls that reflects the curve of the river valley landform. The steep riverside slopes to the south of the site are noted (in the Historic Environment Record) as part of a strip lynchet system of small terraced fields. Development on this site would compromise the setting of these ancient farmed terraces and may also damage the riverside landscape setting of the grade II* listed Church of St Michael and All Angels and the grade II listed Lile Emily's Bridge at Linton falls and Linton Mill.

Overall landscape sensitivity - residential development	High

This site should not be developed. Built development on the curve of the valley slope at the edge of the curving incised river corridor would damage the sensitive landscape setting of Grassington and the relationship between town and riverside which is enjoyed by visitors to the town, the Linton Falls/Mill complex and by hikers who pass through the town as they walk the Dales Way. Built development here would compromise the scenic, composed views along the river from the south on both sides of the river, screening the subtle river valley landform, historic pattern of walled fields and soft, well treed settlement edge and reducing the sense of space and scale that is characteristic of this part of mid- Wharfedale.



Land adjacent to Ash View, Garrs End Lane, Grassington
GRA 4

Physical and natural character	Moderate

The site is a narrow pasture enclosed by low stone walls and a group of trees on the north east edge of Grassington. It is bordered to the north by a couple of houses. This field is on the gently rolling slope of Wharfedale at a point where the valley slope broadens out to form a slight terrace. It is on the side slope of a slight local ridge, which rises to the west. A large barn on the crest of this ridge forms the skyline in local views south westwards, but there is a long view north westwards across Wharfedale, which is framed by the group of mature trees in the south west corner of the site. There are no relevant designations, but the small scale walled field pattern and gently rolling landform, which is emphasised by the rise and fall of the field stone walls, is an attractive landscape feature which is characteristic of the wider Wharfedale landscape.

Settlement form and setting	Moderate-high

Historic OS maps of Grassington show that the town developed on the mid-slopes of the valley, with barns and some cottages and farmsteads grouped along the lanes (eg. Bank Lane and Intake Lane) that lead upslope from the town onto the moor. The site is on the edge of a small group of remnant walled pastures (including a more steeply sloping pasture opposite which is designated as Important Open Space) that together form a wedge of rural landscape which contributes to the rural landscape setting of north east Grassington. The pastures break up the blocks of housing, revealing the historic pattern of lanes and houses and contributing an overriding 'rural' settlement character. The group of pastures is of sufficient scale to balance the areas of housing and create a visual and perceptual link with the surrounding valley slope farmland. Development on this northern field within the cluster of pastures would close down the remaining narrow landscape and visual connection to the farmland landscape of Wharfedale to the west, isolating the remaining group of fields as a remnant open space surrounded by housing and significantly reducing the extent to which this group of fields contributes locally to the distinctive character of Grassington's landscape setting.

Views and recreational experience	Moderate

A large barn and group of mature trees forms the skyline in local views south westwards, but the site offers a long view north westwards across Wharfedale from Garrs End Lane, which is valuable within the local landscape setting of Upper north east Grassington. Development on this site would close down this view and would form the skyline in local views north eastwards from Bull Ing Lane. The latter is not a significant detractor because the skyline is already dominated by housing in these views. The site is also locally prominent in views downslope westwards across the Important Open Space from Chapel Lane and the framed view across Wharfedale is also a valuable feature of this upslope view. Overall, this small field makes a valuable contribution to the local character and landscape setting of a neighbourhood within Grassington but is not more widely visible.

Perceptual qualities	Moderate-high

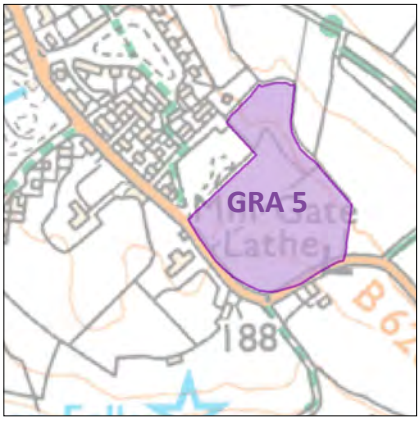
The gently rolling small pastures and network of field stone walls on this site makes a strong perceived connection to the pastoral landscape of Wharfedale beyond the confines of the town. Together with the adjacent pastures, it contributes a rural, domestic landscape scale, connecting this part of upper Grassington to its rural landscape setting and reducing the perceived scale of the settlement. This field, on the edge of the group is the one with a physical and visual connection to the wider Wharfedale landscape and so has a particularly important role in 'anchoring' the settlement within its local landscape and creating a subtle variety of local views across the neighbourhood.

Cultural and historical associations	Moderate

The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale

Overall landscape sensitivity - residential development	Moderate-high*

This small walled pasture makes a valuable contribution to the landscape setting of Upper Grassington at a local scale. It is not widely visible and a block of new housing could be accommodated without damage to the wider landscape character of Wharfedale, but this would result in significant damage to the rural character and distinctive local landscape setting of this part of the town. Development on this northern field, on the edge of the group of pastures at Garrs End Lane, would close down the existing physical and visual links between these fields and the farmland landscape of Wharfedale to the north and west. The overall score reflects the relative importance of settlement setting and perception - development across this site would ensure that the remaining fields were perceived as an isolated pocket of greenspace, enclosed by housing, rather than a 'landscape wedge that is of sufficient scale to contribute to the landscape setting of the town. Development on the road frontage land only would reduce this score, but only if the open view across the adjacent field (to the south) is conserved.



Land south east of Aynham Close, Hebden Road, Grassington
GRA 5

Physical and natural character	Moderate

This large site comprises two open walled pastures which abut new housing development on the southern edge of Grassington. They form the principal vehicular gateway to Grassington from the south on the B6265 Hebden Road at a point where the road enters a double bend - downslope towards the River Wharfe and then upslope at the entrance to Grassington. The land slopes smoothly and fairly evenly across the site, although drift deposits create a gentle roll; the upper (eastern) site boundary is defined by an abrupt steep embankment of rough grassland and scrub. This part of the lower dale slope is a relatively open farmland landscape, with occasional small woodlands. Mature field/roadside boundary trees, occurring singly and in small groups, are valuable landscape elements which punctuate and structure local views. The network of field stone walls which express and reveal local variations in landform is also an important and sensitive component of the landscape setting of Grassington. Development would fit within the existing landscape pattern and is adjacent to an existing residential area, but would erode the characteristic pastoral character of Wharfedale at a broader scale as it would be prominent in long views from the B6160 on the opposite side of the dale to the west.

Settlement form and setting	Moderate-high

Development on this site would be a logical extension of Grassington, creating a n opportunity for an attractive new built gateway to the town at the bend in the road. The existing housing edge is already prominent on the approach to Grassington from the south and, at a local scale, there are few constraints to development on this site. However, the site is prominent in long views from the B6160 on the opposite side of the valley. In views eastwards (from the B6160 near Threshfield), development would be seen as a relatively isolated block which is separated from Grassington by belts of mature trees, and in views north eastwards from further south along the B6160, the site would be seen against the backdrop of the existing recent housing. The existing large farmstead which is on the bend to the south of the B6265 (opposite the site) is prominent in local and long views and development should be set back from the road bend to provide a soft built edge (partially screened by trees) and to ensure the existing farm buildings are not viewed as part of the built development.

Views and recreational experience	Moderate-high

The existing housing edge and the existing large farmstead are prominent in local views; the housing edge is an abrupt, rather 'urban' edge within the context of a rural market town and the modern agricultural infrastructure detracts from the pastoral scenic quality of local views from the B6265, views upslope from the riverside promoted Dales Way and longer cross valley views from the B6160. A block of built housing development across this large site would be a dominant element in local views and would be potentially visually intrusive in long cross valley views from the B6160. However, there is an opportunity to enhance the local gateway and mitigate potential adverse visual and landscape effects by integrating bands of native woodland planting within the layout of new residential development, including particularly as a backdrop on the steep slope to the east and to the south west of the site, so that new planting softens/filters views to the new buildings from local roads.

Perceptual qualities	Moderate-high

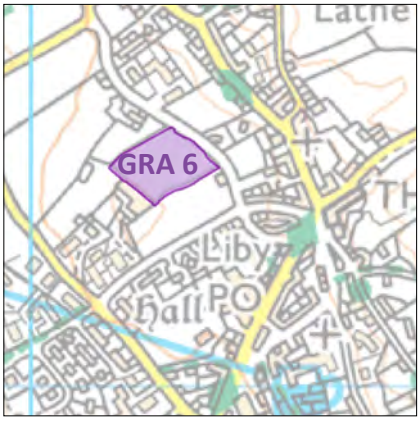
This site contributes to Grassington's scenic Wharfedale landscape setting at a principal gateway to the town and in particular is a component of the continuous pattern of walled fields that extends from the valley floor to the upper slope moors with a changing scale and alignment that reflects the transition in soil quality and farmland character upslope. Built development would disrupt this large scale and scenic landscape pattern, but could be mitigated by extending tree cover associated with the settlement southwards along the contours to contain and integrate the new development as part of the townscape.

Cultural and historical associations	Moderate-high

The site is part of a pastoral farmland with a relatively intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform. There are no specific heritage designations but the site is noted (in the Historic Environment Record) as an area with remnant medieval ridge and furrow field system

Overall landscape sensitivity - residential development	Moderate-high*

Part of this large site could be developed if the layout and design of built development incorporates mitigation measures that are effective at the landscape scale. The site is perceived as part of the open valley slope farmland in which the network of stone walls reveals and expresses the lie of the land and the centuries of land use that have shaped its character. However, an increase in tree cover around the town of Grassington integrates the settlement within the wider landscape and there is an opportunity for bands of native tree and woodland planting along the valley slope contours - on the steep upper slope to the east of the site and alongside the road - to contain and integrate the new buildings so that they are partially screened in views from local roads and (importantly) that they are seen against a wooded backdrop. Built development should be set back from the more elevated (north and north east) parts of the site to allow space for woodland planting and from the bend in the road to allow space for some tree planting and a walled open space that filters gateway views and provides a degree of separation from the existing farm buildings.



Land opposite Lyle Croft, Garrs End Lane, Grassington
GRA 6

Physical and natural character	Moderate
The site is an open pasture enclosed by low stone walls on the edge of Grassington. It is on the gently rolling slope of Wharfedale at a point where the valley slope broadens out to form a slight terrace. This site is on the broad slope of a slight local ridge, which rises to the west (Wisp Hill). A large barn and a line/groups of mature trees on the crest of Wisp Hill form the skyline in local views westwards screening views across the valley and giving the site a relatively enclosed character. There are no relevant designations, but the small scale walled field pattern and gently rolling landform, which is emphasised by the rise and fall of the field stone walls, is an attractive landscape feature which is characteristic of the wider Wharfedale landscape.	
Settlement form and setting	Moderate-high
Historic OS maps of Grassington show that the town developed on the mid-slopes of the valley, with barns and some cottages and farmsteads grouped along the lanes (eg. Bank Lane and Intake Lane) that lead upslope from the town onto the moor. The site is in the centre of a small group of remnant walled pastures (including a more steeply sloping pasture opposite which is designated as Important Open Space) that together form a wedge of rural landscape which contributes to the rural landscape setting of north east Grassington. The pastures break up the blocks of housing, revealing the historic pattern of lanes and houses and contributing an overriding 'rural' settlement character. The group of pastures is of sufficient scale to balance the areas of housing and create a visual and perceptual link with the surrounding valley slope farmland. Development on this central field within the cluster of pastures would reduce the scale of the group of fields to the extent that the remaining individual fields are perceived as isolated paddocks instead of a landscape wedge. This would therefore have an urbanising influence which would detract locally from the character of Grassington's landscape setting.	
Views and recreational experience	Moderate
A large barn, together with lines and groups of mature trees, forms the skyline in local views westwards across the site, screening views across Wharfedale. It is a prominent feature, which detracts from the character of these views. However, the roll of the local landform ensures that development on this site would form the skyline in local views across the site between Moody Sty Lane and Garrs End Lane. The site is also locally prominent in views downslope westwards across the Important Open Space from Chapel Lane and is visible as a green gap in elevated views from Moor Lane. Overall, it makes a valuable contribution to the local character and landscape setting of a neighbourhood within Grassington but is not more widely visible	
Perceptual qualities	Moderate-high
The gently rolling small pastures and network of field stone walls on this site makes a strong perceived connection to the pastoral landscape of Wharfedale beyond the confines of the town. Together with the adjacent pastures, it contributes a rural, domestic landscape scale, connecting this part of upper Grassington to its rural landscape setting and reducing the perceived scale of the settlement. As the central field in the group, this site has a particularly important role in 'anchoring' the settlement within its local landscape and creating a subtle variety of local views across the neighbourhood.	
Cultural and historical associations	Moderate-high
The site is noted (in the Historic Environment Record) as an area with remnant medieval ridge and furrow field system and forms part of the historic network of walled pastures that continues across Wharfedale	

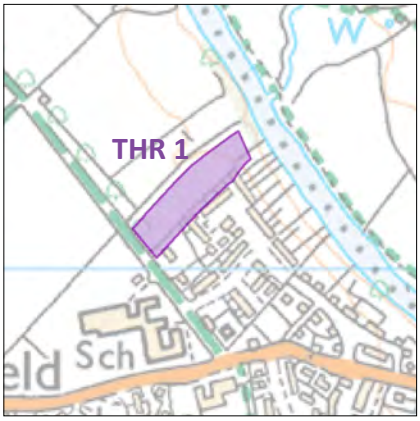
Overall landscape sensitivity - residential development	Moderate-high*
This rolling walled pasture makes a valuable contribution to the landscape setting of Upper Grassington at a local scale. It is not widely visible and a block of new housing could be accommodated without damage to the wider landscape character of Wharfedale, but this would result in significant damage to the rural character and distinctive local landscape setting of this part of the town. Development on this slightly more elevated, central field would mean that each of the remaining small walled pastures in the group is enclosed by housing and would result in a loss of visual continuity in local views from Moody Sty Lane, Garrs End Lane and Chapel Street. The remaining fields would be perceived as individual paddocks rather than a 'landscape wedge that is of sufficient scale to contribute to the landscape setting of the town. However, development within the south west part of the site, with the remainder conserved as open space, could be integrated with less adverse landscape and visual effects as this part of the site is viewed in conjunction with the existing Wisp Hill development.	



Land north of Moody Sty Lane, Grassington
GRA 7

Physical and natural character	Moderate
The site is an open pasture enclosed by low stone walls on the edge of Grassington. It is on the gently rolling slope of Wharfedale at a point where the valley slope broadens out to form a slight terrace. This site is on the broad slope of a slight local ridge, which rises to the west. A large barn and a line/groups of mature trees on the crest of this ridge form the skyline in local views north and westwards, screening views across the valley and giving the site a relatively enclosed character. There are no relevant designations, but the small scale walled field pattern and gently rolling landform, which is emphasised by the rise and fall of the field stone walls, is an attractive landscape feature which is characteristic of the wider Wharfedale landscape.	
Settlement form and setting	Moderate-high
Historic OS maps of Grassington show that the town developed on the mid-slopes of the valley, with barns and some cottages and farmsteads grouped along the lanes (eg. Bank Lane and Intake Lane) that lead upslope from the town onto the moor. The site is on the southern edge of a small group of remnant walled pastures (including a more steeply sloping pasture which is designated as Important Open Space) that together form a wedge of rural landscape which contributes to the rural landscape setting of north east Grassington. The pastures break up the blocks of housing, revealing the historic pattern of lanes and houses and contributing an overriding 'rural' settlement character. The group of pastures is of sufficient scale to balance the areas of housing and create a visual and perceptual link with the surrounding valley slope farmland. Development on this field would reduce the scale of the group of fields; however the remaining fields would still form a coherent 'landscape wedge'. Development would therefore have an urbanising influence which would detract locally from the character of Grassington's landscape setting, but the most important components of the landscape setting would not be completely lost.	
Views and recreational experience	Moderate
A large barn, together with lines and groups of mature trees, forms the skyline in local views north westwards across the site, screening views across Wharfedale. It is a prominent feature, which detracts from the character of these views. Development on this site would continue the local street pattern, with houses on both sides of Moody Sty Lane. It is a relatively enclosed site, which makes a valuable contribution to the local character and landscape setting of a neighbourhood within Upper Grassington but is not more widely visible	
Perceptual qualities	Moderate
The gently rolling small pastures and network of field stone walls on this site makes a strong perceived connection to the pastoral landscape of Wharfedale beyond the confines of the town. Together with the adjacent pastures, it contributes a rural, domestic landscape scale, connecting this part of upper Grassington to its rural landscape setting and reducing the perceived scale of the settlement. As the field on the margins of the group of remnant pastures, development on this site would not completely remove this perceived landscape connection, but it would reduce the quality and diversity of local views across the Moody Sty Lane/Garrs End Lane part of the neighbourhood.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale	

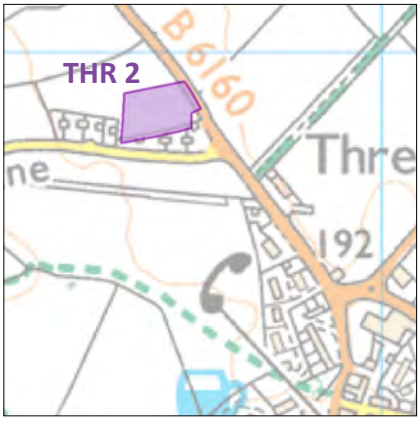
Overall landscape sensitivity - residential development	Moderate
This rolling walled pasture makes a valuable contribution to the landscape setting of Upper Grassington at a local scale. However, it is not widely visible and a block of new housing could be accommodated without the complete loss of the rural character and distinctive local landscape setting of this part of the town because the remaining fields are more prominent in local views and provide some physical and visual continuity with the wider Wharfedale landscape.	



Land east of Wharfedale Avenue, Threshfield
THR 1

Physical and natural character	Moderate
The site is a narrow, open pasture on the broad, gently sloping river terrace to the west of the River Wharfe. The slope falls gradually to the east, before dropping to the river's edge beyond the eastern site boundary. The pasture is enclosed by low stone walls, which are in poor condition and supplemented by wire fencing. It is on the edge of the block of houses that front onto Wharfedale Avenue and is bordered to the south by residential development. The immediate landscape context to the west includes a large secondary school, small areas of housing and the rugby club. The most sensitive aspects of this site are its river corridor frontage and the regular pattern of long, low field stone walls that subdivide the riverside terrace of land into pastures. Development would compromise the riverside landscape setting but this adverse effect is balanced by the wider settlement-edge landscape context.	
Settlement form and setting	Moderate-high
The site is adjacent to a modern housing estate and close to the site of a large secondary school. Its development would be a logical extension of the existing settlement form northwards. However, this is the riverside landscape setting to Threshfield and extending the block of residential development further along the river would detract from the prominence and importance of the river corridor within the landscape settings of Threshfield and Grassington. As these settlements grow, it will become increasingly important to conserve the river corridor landscape; this site is valued as part of the landscape setting of the River Wharfe as it flows between the twin settlements.	
Views and recreational experience	Moderate-high
There are close views to the site from Wharfedale Avenue, which is also a public right of way. These views to the existing edge of the residential development off Wharfedale Avenue are not of high value from a landscape perspective. However, there are also relatively close views westwards to the site from the Dales Way, a promoted and popular recreational route along the River Wharfe corridor. In these views the site forms part of the sensitive landscape setting of the River Wharfe. There are also long views westwards to the site from Grass Moor Lane, but the site is partially screened by the existing riverside trees in these views and development would not be prominent.	
Perceptual qualities	Moderate-high
The pattern of regular long low stone walls that subdivide the broad, smooth terrace of land to the west of the River Wharfe lead the eye upslope from river to moorland in views from Grassington to the east. The layout of local roads, the school and existing residential areas ensure that the site is generally perceived within the context of the settlement of Threshfield, but the lines of mature trees along Wharfedale Avenue form a subtle but important backdrop to views across the river, providing visual containment and a sense of separation between the turfed pitches of the school grounds/rugby club and the more distinctive rural walled pastures alongside the river, which are perceived as part of the scenic River Wharfe corridor.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale	

Overall landscape sensitivity - residential development	Moderate-high*
This narrow site forms part of Threshfield's sensitive riverside landscape setting and provides a valuable foreground to views westwards across the river corridor from Grassington and the Dales Way. This broad terrace of traditional pastoral farmland on the edge of the town 'balances' the block of Threshfield's settlement form within the wider Wharfedale landscape and conserves the spacious landscape setting of the distinctive and scenic landscape River Wharfe corridor. The least sensitive part of the site is the frontage to Wharfedale Avenue and buildings in this western part of the site, with native tree planting to the east, would conserve the sensitive riverside part of the site and reinforce the existing treed character of the river bank landscape.	



Land between Skirethorns Lane/B6160, Threshfield
THR 2

Physical and natural character	Moderate

The site is part of the sweep of pastoral farmland and woodland on the lower slopes of Round Hill and Malham Moor immediately to the north of the small linear hamlet of Skirethorns Lane and to the north of Threshfield village. The fell slopes here are relatively wooded; Chester Wood, Little Wood and other woodlands and areas of wood pasture create an interconnected network of woodland and pasture which completely screens views to Threshfield Quarry and the Long Ashes caravan park that are on the mid-fell slopes to the north west. The site and surrounding pastures form an irregularly shaped network of fields bordered by slow stone walls which link the wooded middle and upper slopes to the B6160 road at the foot of the slope and the edge of the valley floor. The site is adjacent to and backs onto the rear gardens of the small group of houses that fronts Skirethorns Lane. The irregular shape of the pasture and its relationship with the distinctive and scenic pattern of walled pastures and woodlands on the lower fell slopes contribute to the sweeping scale and traditional pastoral character of the Wharfedale landscape in a location where such views are particularly accessible. Development here would introduce a scale of built development that would be dominant within a rural setting and, given the proximity of the site to Threshfield and to the entrance to Long Ashes (a short distance to the north) this would have an urbanising influence in a location where the rural landscape gap between areas of roadside development is valued.

Settlement form and setting	High

Development here would create a large block of housing fronting the B6160 in a rural setting and would erode the scenic character and tranquillity of the Wharfedale landscape at the principal approach to Threshfield from the north west. The short lines of houses along Skirethorns Lane are along one side only and are perceived as a small rural hamlet on the outer fringes of Threshfield. Housing development on this site would create a roadside development which, in combination with the existing Skirethorns Lane houses, would create a residential area that is of sufficient scale to create an impression of coalescence with Threshfield along the B6160. It would erode the rural character of the sequence of gateway views to Threshfield from the north west (B6160) and would change the form of Threshfield to create a roadside strip which risks a suburban character.

Views and recreational experience	Moderate

The site is prominent in views from the B6160 at the principal gateway to Threshfield from the north west. It provides opportunities for long views westwards up to the wooded fell slopes and eastwards across Wharfedale to Grassington Moor. These wide, spacious views are characteristic of this part of Wharfedale and create a distinctive landscape setting for the twin settlements of Threshfield and Grassington. Development on this site would interrupt and erode the rural character of these views, creating a relatively nondescript block or roadside development and a suburban effect within a typical pastoral Wharfedale landscape. It would not be prominent in long views as the trees along the road and in field boundaries on the valley floor fields generally screen the site.

Perceptual qualities	Moderate-high

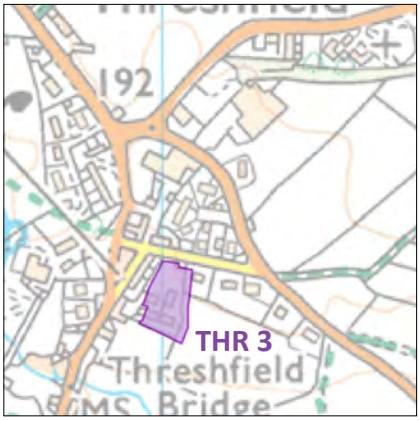
The B6160 is a busy road and this is not a tranquil site. However the site is part of a group of fields and woodlands that contribute to the landscape setting of Threshfield and development across this field would create a block of housing in a rural setting which seems oddly disconnected from the surrounding landscape pattern. It would inevitably contribute to a more suburban and nondescript roadside development which erodes the rural landscape setting of Threshfield.

Cultural and historical associations	Moderate

The site does not have any specific heritage designations although it forms part of the historic network of walled pastures that continues across Wharfedale.

Overall landscape sensitivity - residential development	Moderate-high

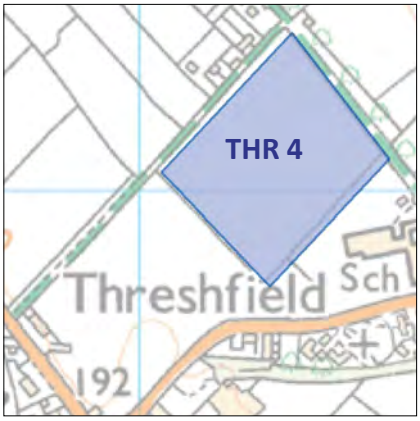
A block of houses between Skirethorns Lane and the B6160 on the approach to Threshfield would extend the existing Skirethorns Lane hamlet to create a housing estate in rural landscape setting that seems at odds with the surrounding landscape. A development of this scale would create an impression of coalescence between the Skirethorns Lane hamlet and Threshfield. The result would be a suburban, relatively nondescript gateway to Threshfield from the north west in which there is an almost continuous line of built development along the B6160.



Land rear of Manor Farm/Village Institute, Threshfield
THR 3

Physical and natural character	Low-moderate
A brownfield site in the historic centre of Threshfield Village. The site is in a derelict state, with the remains of several timber buildings and a lumpy landform that suggests buried waste material. It is bordered by low stone walls and is on the edge of the village, adjacent to the open farmland on the southern edge of Threshfield. This is part of the gently undulating land on the fringes of the Linton Moor in a relatively broad part of Wharfedale. The fell slopes here are drained by Ings Beck, a small stream which meanders across the fields within a minor valley to the south of the site. The site is part of the edge of village landscape of small walled paddocks and gardens, with mature boundary and garden trees, which contrasts with the relatively large scale pattern of open walled fields on the slopes of the Ings Beck Valley to the south. There are few physical constraints to development and opportunities to enhance the local townscape character of the village. The stone walled boundaries and mature trees should be conserved as part of the network of enclosures on the edge of the village.	
Settlement form and setting	Low-moderate
The site currently detracts from the character of the village and its derelict buildings do not contribute positively to the local sense of place in the heart of the historic village. This is an opportunity to enhance local townscape character, with a positive frontage to Monkholme Lane and a an attractive edge, with a combination of buildings, trees and the existing stone walls, on the southern and eastern boundaries of the site. A relatively low density development would be appropriate, which responds positively to its historic context. Historic maps (published between 1853 - 1956) show that this site was an open backland paddock throughout this period and suggests that the buildings are relatively recent.	
Views and recreational experience	Moderate
There are no views to the site from Main Street/B6265 but views into the site from the entrance and frontage along Monksholme Lane are important and sensitive and there are middle distance views to the southern and eastern site boundaries from the public rights of way to the east and south. There are also glimpsed views to the eastern edge of the site from the B6160 approach to Threshfield from the east. These views to the village edge from the surrounding countryside are valuable within the context of the villages of both Threshfield and Linton as the public rights of way between the two villages are well-used routes.	
Perceptual qualities	Low-moderate
This is a derelict site in the heart of the village which does not contribute positively to the local environment and would benefit from sensitive re-development. It is in the centre of the historic village and has an enclosed boundary which is well integrated within the local settlement form and feels as if it is part of the village.	
Cultural and historical associations	Moderate-high
The site is adjacent to the rear of three properties that are Grade II listed buildings - the historic Manor House and its barn and two terraced houses along the Main Street, including the former village post office. The layout and form of buildings on the site should be carefully designed to ensure that new buildings complement these historic buildings.	

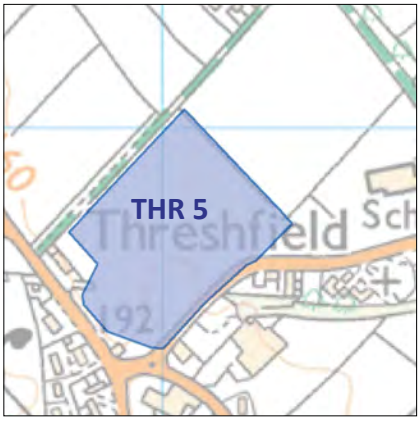
Overall landscape sensitivity - residential development	Low-moderate
This brownfield site provides a good opportunity for a sensitively design development, which complements and respects the local village townscape. The key constraint is the heritage landscape setting of the line of listed buildings along the western boundary of the site. The frontage to Monksholme Lane and the character of the interface between the walled village gardens/ paddocks and the surrounding fields is also an important consideration, but overall this is an opportunity for enhancement.	



Land west of Wharfedale Avenue, Threshfield
THR 4

Physical and natural character	Low
The site is large square shaped field on the broad, flat river terrace to the west of the River Wharfe. It is enclosed by low stone walls and by lines of trees along Wharfedale Avenue to the east and along a farm track to the north. The field is bordered to the south by a large secondary school and to the north by a small housing estate and the rugby club. The lines of mature trees, which give emphasis to the regular pattern of field stone walls, structure local views across Wharfedale to the settlements of Grassington and Threshfield. This site is already adjacent to built development and forms a component of Threshfield's settlement-edge landscape context. Development here would not compromise the distinctive character of the local landscape and may offer opportunities for its enhancement.	
Settlement form and setting	Low-moderate
The site is adjacent to Upper Wharfedale School and its associated sports pitches and a small housing estate. The historic village of Threshfield is sited at a distance from the river corridor, near the foot of the fell slope, but the modern settlement has developed towards the river crossing and the block of residential development to the south east of the site, between Wharfedale Avenue and the River Wharfe, is prominent in views from Grass Moor Lane on the approach to Grassington from the north east. Given the existing built infrastructure and the broad, flat river terrace landscape to the north of Threshfield, it seems logical to allocate this land for development. The existing lines of trees along Wharfedale Avenue and the farm track to the north provide partial enclosure and a valuable visual structure, which separates the site from the sensitive river corridor landscape. The existing edges of both the school site and the housing area to the south east of the site form an abrupt edge in wider views to Threshfield from the B6160, Wharfedale Avenue and the public rights of way so development on this site may provide an opportunity to soften this built edge with tree planting, enhancing the integration of settlement and landscape.	
Views and recreational experience	Moderate
There are close views to the site from Wharfedale Avenue and the farm track to the north, which are public rights of way close to a settlement which are likely to be used for short circular walks. The site is also visible in views eastwards from the B6160 approach to Threshfield, in views westwards from the Dales Way promoted route near Grassington and in long views westwards from Grass Moor Lane and the approach to Grassington from the north east. The existing lines of trees along Wharfedale Avenue and the farm track to the north structure these views and provide a valuable backdrop to the long cross-valley views. The lines of trees along Wharfedale Avenue are particularly valuable as they provide enclosure wand would filter views to built development from the Dales Way and Grass Moor Lane. Development would be visible, but not prominent and would 'fit within the wider Wharfedale landscape and the landscape setting of Threshfield.	
Perceptual qualities	Low
This is a relatively busy and accessible landscape, close to a secondary school, key local roads and existing housing estates. Given the existing pattern of built development and infrastructure within its immediate context, the site is perceived as part of the settlement-edge landscape. It is a relatively exposed area, in which the existing settlement edge seems nondescript, with an abrupt landscape interface. Development here would offer an opportunity to soften and enhance the existing settlement edge, with a positive frontage to the west and belts of trees along the boundary with the school.	
Cultural and historical associations	Low
The site does not have any specific heritage features	

Overall landscape sensitivity - residential development	Low-moderate
This broad, flat site, adjacent to existing built development, roads and a busy school, is a good candidate for residential development which provides a logical extension to Threshfield in an area which conserves opportunities for spacious gateway views to the settlement from the B6160 to the north west. Development here may be partially visible in the wider westward views to Threshfield from Grass Moor Lane, in which Threshfield is seen within the landscape context of Wharfedale, but it would be perceived as a logical extension to the existing village which is set back from the sensitive river corridor and softened/partially screened by the trees along Wharfedale Avenue. There is an opportunity to reinforce the existing bands of trees, to strengthen the landscape structure and enclose views westwards from Grassington and the Dales Way.	



Land north of B6265 and west of Upper Wharfedale School, Threshfield
THR 5

Physical and natural character	Low-moderate
The site is large rectangular field enclosed by low stone walls on the broad, flat river terrace to the west of the River Wharfe. It is on the north west edge of Threshfield and is bordered on two sides by local roads which are important connecting routes within Wharfedale. There is an existing large agricultural barn on the west boundary of the site and existing built infrastructure along the adjacent roads, including houses, a supermarket, the regional fire station and a secondary school. To the north the field is bordered by a farm track (a public right of way) and to the north east by a small housing estate and the rugby club. Groups of mature trees along the B6160 and part of the B6265 frame local views across the site and to the wider landscape setting of Threshfield. This site is already adjacent to built development and forms a component of Threshfield's settlement-edge landscape context. However, this flat, open farmland balances the proportion of rural: built up landscape within a part of Wharfedale which is relatively broad, with long views. Development here would compromise this open, spacious landscape character.	
Settlement form and setting	Moderate-high
This large field is at the gateway to Threshfield from the north west (along the B6160) and it forms the foreground to long views south eastwards to the edge of the village, contributing to the rural character and quality of Threshfield's landscape setting. The site also has a role in views to the north west from the B6265, particularly where this road curves slightly northwards. At this point the open field of the site forms the foreground to views across the valley floor and to the slopes of Threshfield Moor. These gateway views are important within the landscape setting of Threshfield. Development here would reduce the sense of spaciousness that prevails in this part of Wharfedale and which helps to conserve Threshfield's rural village-like landscape setting; development on this site would create a more 'urban' landscape character.	
Views and recreational experience	Moderate-high
There are close views to the site from the farm track to the north (which is also a public right of way) and from the footways alongside the B6265 and B6160, which are likely to be well used as circular routes on the edge of Threshfield. However, the most important views are those from the road, which describe the landscape setting of Threshfield within its Wharfedale landscape context. Development would be prominent in these gateway views to Threshfield and would bring the settlement right up to the road. It would remove the opportunity for the spacious views across open walled fields which establish the settlement within the centre of the broad river terrace landscape to the west of the river and help to conserve its rural 'village' character.	
Perceptual qualities	Moderate
This site is bordered by roads, a school, a fire station and a supermarket. It is strongly influenced by development activity but nevertheless retains a relatively rural farmland character and a strong degree of visual continuity and connection with the surrounding walled pastures of Wharfedale. This area is on the cusp of the settled-rural fringe and development here could shift the balance towards a settlement edge with an 'urban' character that is inappropriate within this Wharfedale landscape setting.	
Cultural and historical associations	Moderate
The site does not have any designated heritage features, although the methodist chapel on the corner of the B6160 and B6265 junction dates from the late 19th C. The site is part of the gateway to the villages of Threshfield and Grassington (and their historic river bridge crossing) from the north west.	

Overall landscape sensitivity - residential development	Moderate-high*
This site has a valuable role in providing spacious gateway views to Threshfield, across open farmland, from the B6160 and in conserving the rural 'village' scale of the settlement within its Wharfedale landscape setting. It is a sensitive site from a landscape and visual perspective and the relatively high sensitivity score reflects the risk that development here could create an overly 'urban' character. A large block of built development across the whole of this site would be inappropriate. However, a carefully designed development layout, which is set back from the B6160, with a tapered edge along a broadly north-south axis, would conserve the views across the open pastures to the settlement edge. If softened by extensive native tree planting, this type of layout could successfully enhance the gateway to Threshfield.	



Land south of Skirethorns Lane, Threshfield
THR 6

Physical and natural character	Moderate

The site is part of the sweep of pastoral farmland on the lower slopes of Linton Moor, to the west of Threshfield village. The fell slopes here rise gently, with a lumpy local landform which stems in part from the underlying glacial drift deposits on the slopes leading up to the moors and in part from former small scale limestone quarrying. There is an irregular field pattern with sporadic trees, growing singly and in small groups on field boundaries and scrub and along the small becks (Spiredale Beck and Threshfield Beck) on the slopes to the south of the site. The site is a narrow strip of pasture alongside Skirethorns Lane, opposite a small line of houses which front the lane. A line of new houses here would erode the rural, pastoral character of the lower fell slopes, introducing a suburban landscape element that would be at odds with the large scale lower fell slope landscape pattern and pastoral character.

Settlement form and setting	Moderate-high

Skirethorns Lane is one of the historic routes connecting Wharfedale with the fells and upper moors to the west of Threshfield village. The short lines of houses along the lane are along one side only and are perceived as a small rural hamlet on the outer fringes of Threshfield. The site, together with another lower slope pasture, separates the Skirethorns Lane houses from the settlement of Threshfield, ensuring the latter retains a rural character and separate landscape setting. Housing development here would create a ribbon of houses along both sides of the road and would result in coalescence with Threshfield along the B6160. It would erode the rural character of the landscape setting of the Skirethorns Lane houses and of the sequence of gateway views to Threshfield from the north east (B6160). Development along Skirethorns Lane would also change the form of Threshfield to extend built development up onto the sensitive pastoral fell slopes to the north west of Threshfield.

Views and recreational experience	Moderate-high

The site is prominent in views south westwards from the B6160 at the principal gateway to Threshfield from the north west and is also highly visible in views north westwards from the B6160 leaving Threshfield. It provides a long view, open view up the fell slope from the road which marks the end of the settlement and it is a critically important component of the distinctive landscape setting of Threshfield, preventing extensive ribbon development along the road which would have a suburban effect within a scenic rural landscape. Development on this site would also be prominent in views northwards from the network of public rights of way that connect Threshfield village with the moors to the west along Spiredale Beck. Skirethorn Lane is also well used by hikers as an all weather route which connects Wharfedale with Malham Moor and the ancient trackways of Malham Moor Lane and Mastiles Lane and to the Pennine Way and the Dales High Way near Malham Cove.

Perceptual qualities	Moderate

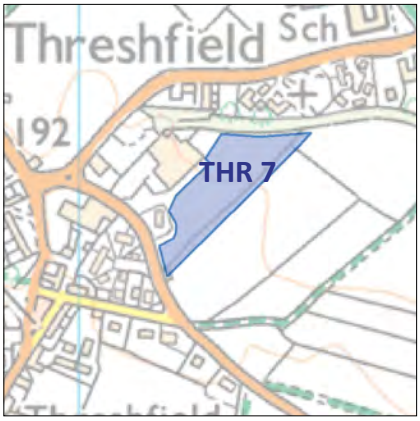
This is a moderately busy, edge-of-settlement landscape in which the B6160 and the supermarket are visible and relatively noisy. However, the immediate local landscape setting of Skirethorns Lane is rural, with attractive, scenic views across the fell slopes to Linton Moor. It marks the edge of the settlement and the small gap between the main settlement of Threshfield and the hamlet of Skirethorns Lane provides a valuable respite from roadside development, re-establishing a connection with the surrounding rural landscape setting.

Cultural and historical associations	Moderate

The guide post at the corner of Skirethorns Lane and the B6160 is a grade II listed structure. The early OS maps (OS 1842-1952) show that the alignment of Skirethorns Lane and the irregular pattern of fields to the south are unchanged since the late 19th C and these maps show a small limestone quarry in the fields to the south of the site. The straight, southern boundary (fenced) of the site follows the alignment of a former tramway, which connected Threshfield Quarry to the former railway station.

Overall landscape sensitivity - residential development	Moderate-high

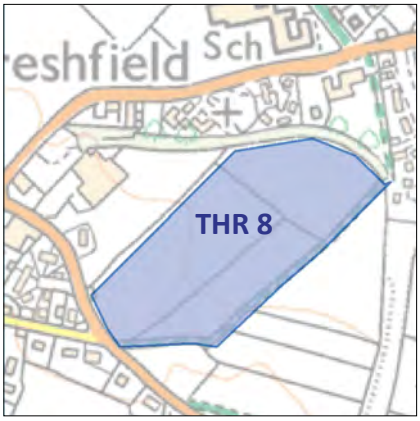
A line of new housing along the south side of Skirethorns Lane would create ribbon development within a rural setting and coalescence between the existing Skirethorns Lane hamlet and the village of Threshfield. The result would be a suburban, relatively nondescript gateway to Threshfield from the north west in which there is an almost continuous line of built development along the B6160. The existing views upslope from the road create a valuable gap between the two groups of buildings and the site should be conserved as open pasture because it is a critically important component of Threshfield's rural landscape setting, including its gateway from the north west.



Land south east of barns at Toft House Farm, Threshfield
THR 7

Physical and natural character	Low-moderate
This site is a walled field which is part of gently sloping open farmland to the south of Threshfield, between the B6265 to the north and the B6160 to the south. It is bordered by a dense belt of trees which screens the rear gardens of properties to the north and by field stone walls on all other boundaries. The gently sloping landform means that the northern part of the site is relatively flat. Land to the north is used for agricultural infrastructure, with large storage barns. This is part of the sweep of farmland on the broad terrace of land alongside the River Wharfe. The most sensitive landscape element is the field stone walls enclosing the site, which knits it into the network of walled fields and the domestic, pastoral settled landscape that is characteristic of central Wharfedale. There are no physical or landscape constraints to development, provided the southern interface between the development and the surrounding fields is carefully designed to form a relatively soft village edge in views from the south.	
Settlement form and setting	Moderate
At a local scale, this farmland forms part of the landscape hinterland and setting of the part of Threshfield that has developed more recently along the B6265. It is adjacent to the core, relatively high density development in the centre of the village, but the immediate context is a large agricultural shed and modern housing/industrial buildings. The entrance to the site and the southern edge of new housing development here would form the gateway to Threshfield from the south east along the B6160. It therefore requires a sensitive design, incorporating native tree planting to soften and integrate the new housing within views from the road and from the public footpath which crosses the fields a short distance to the south.	
Views and recreational experience	Moderate
There are views directly into the site from the B6160 at the gateway to Threshfield and also from the public rights of way on the edge of the village. However, the site is generally screened by the railway embankment (the landform and the belt of trees alongside) in longer views from the scenic, undulating valley floor landscape to the south east. The gateway views include houses on the edge of Threshfield village and a change in the view to incorporate a higher proportion of housing would be appropriate. However, it is important that a future layout is designed to provide a relatively soft, well treed southern edge and a positively designed frontage along the B6160 at the vehicular gateway to Threshfield from the south east.	
Perceptual qualities	Low-moderate
This is a moderately busy edge-of-village landscape in which there is a mix of residential, institutional and agricultural land uses, including a prominent large agricultural barn. It is perceived as part of the village edge landscape and separate from the more scenic and small-scale undulating valley landscape of the Ings/Captain Beck to the south of the public right of way. A carefully scaled and sensitively designed housing development here could fit well within the village landscape context.	
Cultural and historical associations	Low-moderate
The site does not have any specific heritage designations although it forms part of the historic network of walled pastures that continues across Wharfedale.	

Overall landscape sensitivity - residential development	Low-moderate
This is a visually contained site with relatively low sensitivity, not least because the existing local context includes large agricultural barns, commercial buildings and modern housing. Development on this site could be well integrated within the existing edge-of-village landscape context, provided it is designed to provide a positive interface with the open walled farmland to the south, with native tree planting to soften views to the buildings in views directly from the public right of way to the south and from the B6160. This is one of the gateways to Threshfield from the south east and the frontage to the B6160 is an important and sensitive landscape edge.	



Land east of B6160, Threshfield
THR 8

Physical and natural character	Low-moderate

This large site comprises gently sloping open farmland to the south of Threshfield, between the B6265 to the north and the B6160 to the south. It is bordered by a dense belt of trees which screens the rear gardens of properties to the north and by field stone walls on all other boundaries. This is part of the sweep of farmland on the broad terrace of land alongside the River Wharfe. The most sensitive landscape elements are:

- the network of field stone walls across the site, which knits it into the surrounding field patterns and the domestic, pastoral settled landscape that is characteristic of central Wharfedale; and
- the walled green lane along the southern boundary of the site, which connects to the local street pattern and
- the open, gently sloping landform, which falls to the south east - the upper (northern) part of the site is more sensitive.

There are no strong physical or landscape constraints to development, provided the layout is designed to layer buildings with belts of native trees and provided the southern interface between the development and the surrounding fields is carefully designed to integrate the existing footpath and softened with native tree planting.

Settlement form and setting	Moderate

At a local scale, this farmland forms part of the landscape hinterland and setting of the part of Threshfield that has developed more recently along the B6265. The key relationship is with the B6160 to the south, and the houses that face this road, as this would be the principal connection to the core area of existing residential development. The scale and pattern of roads and buildings on the site should be designed to complement that of the surrounding village, incorporating areas of open space and tree planting, so that residential development across this large site can be well integrated within the surrounding local townscape and forms a positive village edge landscape.

Views and recreational experience	Moderate

There are views directly into the site from the B6160 at the gateway to Threshfield and also from the public rights of way on the edge of the village, which includes a green lane along the southern boundary of the site. The site is generally screened by the railway embankment (and the belt of trees alongside this landform) in longer views from the scenic, undulating valley floor landscape to the south east. The gateway views contain houses on the edge of Threshfield village and a change in the view to incorporate a higher proportion of housing would be appropriate. However, it is important that a future layout is designed to provide a relatively soft, well treed southern edge and a positively designed frontage along the B6160 at the vehicular gateway to Threshfield from the south east.

Perceptual qualities	Moderate

This is a moderately busy edge-of-village landscape in which there is a mix of residential, institutional and agricultural land uses. It is perceived as part of the village edge landscape and separate from the more scenic and small-scale undulating valley landscape of the Ings/Captain Beck to the south of the public right of way. However, this large field has a rather open, exposed character and development here could seem rather prominent and disconnected, particularly before new tree planting haas matured. However, a carefully scaled and sensitively designed housing development, which incorporates extensive native tree planting, could fit well within the village landscape context

Cultural and historical associations	Low-moderate

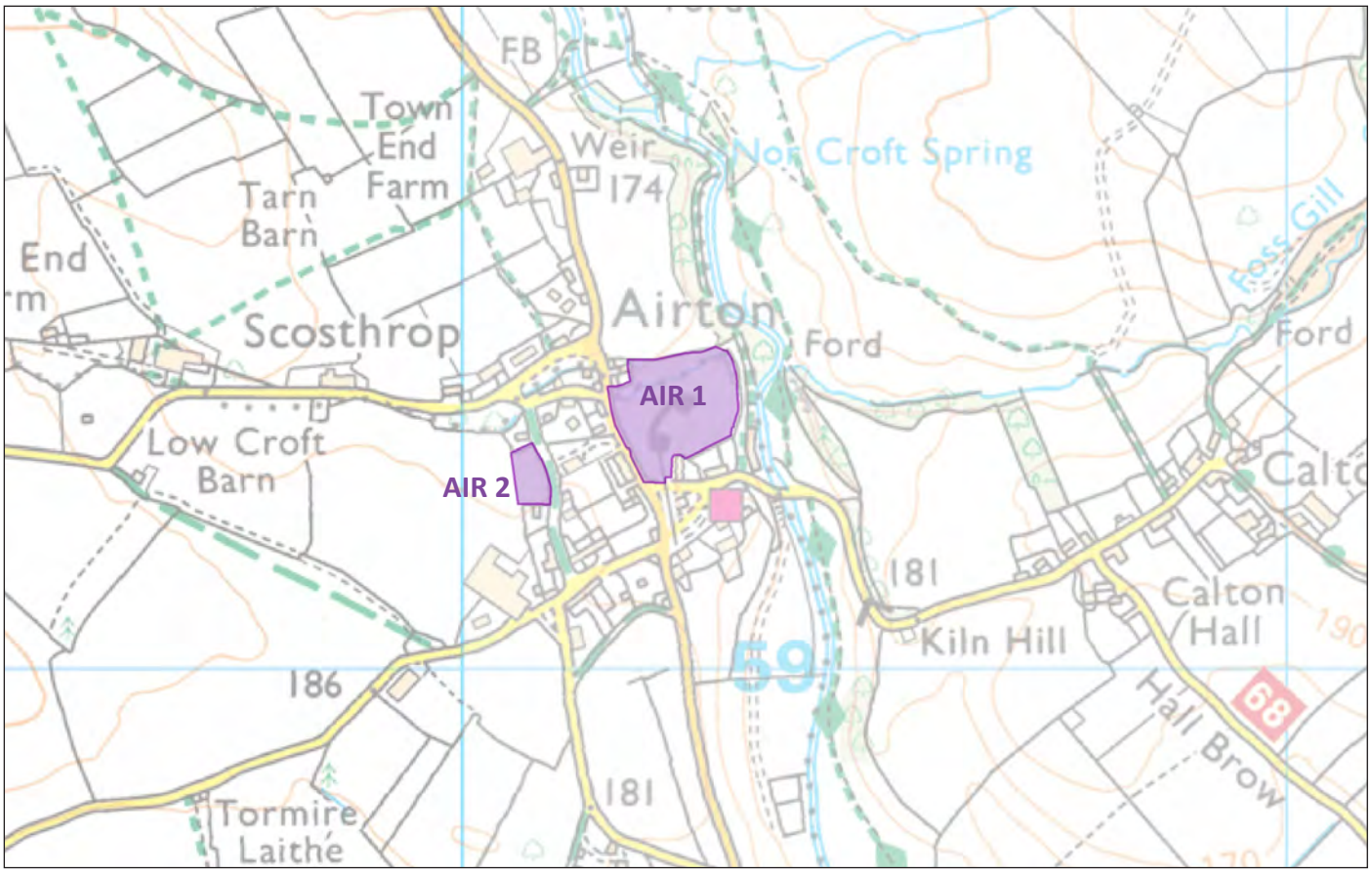
The site does not have any specific heritage designations although it forms part of the historic network of walled pastures that continues across Wharfedale.

Overall landscape sensitivity - residential development	Moderate

Development on this large site could be well integrated within the existing edge-of-village landscape context, provided the layout incorporates belts of native trees, aligned to provide enclosure and a strengthened sense of place. The scheme should also be designed to provide a positive interface with the existing walled green lane (public right of way) to the south, with native tree planting to soften views to the buildings in views from this route. This is also one of the gateways to Threshfield from the south east and the frontage to the B6160 is an important and sensitive landscape edge.

Airton/Scosthrop

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
AIR 1	Land at Hallgarth		
AIR 2	Land between Hambledon House & Gatesgarth, Back Lane		



Land at Hallgarth, Airton
AIR 1

Physical and natural character	Moderate

The site is a pasture enclosed by stone walls, with an irregular shape, in the centre of the village of Airton. The field's gently undulating landform results from glacial drift deposits, which form an irregular, flowing bumpy landscape on the broad valley floor of the River Aire. The locally undulating landform obscures the river, which flows within an incised, wooded channel to the east of the site. The woodland obscures the site of the former mill pond to the west of the river. A small tributary beck crosses the northern part of the site; its alignment is defined by a sporadic line of trees. The site is typical of the scenic pastoral landscapes of the Upper Aire valley, which is characterised by a road and settlements that are on the valley slopes, slightly elevated above the undulating valley floor. Airton is unusual because there is a small group of buildings close to the river and its historic riverside mill. Development across this site would disrupt the characteristic pattern of the road and landscape along the river valley by extending built development to the valley floor and it would erode its rural character at a local scale.

Settlement form and setting	High

This open walled pasture in the centre of the village makes a significant contribution to Airton's landscape setting, history and local identity. The village developed around the Friend's Meeting House and riverside mill, with informal groups of cottages, houses and farms along a network of lanes that front a small village green and also this larger field. The former mill pond ran along the eastern edge of the field, on the west bank to the River Aire. The informality of the layout reflects the rural character of the village and the specific view from the Main Street eastwards across the site expresses the historic functional relationship between settlement/road and river/mill. Today this important contextual view anchors the village within its river valley setting with an attractive, expansive visual connection across the valley to the rolling slopes of Calton Moor. Development across this extensive site (which is approximately ¼ the area of the existing built up part of the village) would seem over-scaled in the context of Airton and would detract from the rural character of the settlement. Only a very small proportion of the site could be developed without damage to the distinctive character of the village.

Views and recreational experience	Moderate-high

The village of Airton is a visitor destination - the valley road leads to Malham, the most visited location in the YDNP, the Pennine Way runs past the village, along the River Aire and The Way of the Roses Cycle route passes through the village. The site is therefore prominent in popular and highly accessible views from the road through the village centre. The layout of the village, including the site, is also visible from the elevated public rights of way on the slopes of Calton Moor to the east. The undeveloped, pastoral character of the site and its visibility from the valley road and the inter-visibility between the site and many of the lanes and greens in the historic village forges a strong connection between Airton and its valley/riverside landscape setting, which would be degraded by built development.

Perceptual qualities	Moderate-high

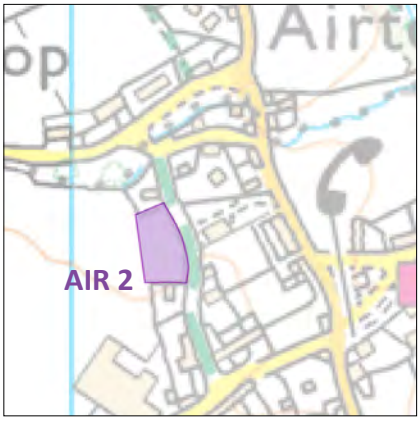
At a local scale, the textures and verdant green of this pasture (the site), its enclosing stone walls, the grazing sheep and the natural character of the trees along the narrow beck contribute to a domestic, settled village landscape that evokes the traditional rural character of the YDNP. The natural and farmland character of the field and the strong visual connection with the surrounding valley landscape, contrasts with the formal, mown grass of the village green, but is perceived as an inherent part of the village - like a secondary village green. It is an important open space which contributes to Airton's special distinctive and deeply rural landscape character. Built development across the field would damage the distinctive identity of the village and a valued local view which contributes to the informal rural character of its attractive landscape setting.

Cultural and historical associations	Moderate-high

The place name 'hall' means a meeting place in Old English and 'garth' means enclosed ground, from the Norse 'garthr', garden. The fact that the terrace of houses that fronts onto the site is named 'Hallgarth' suggests that it may have historically been considered to be part of the village landscape. The site contributes to Airton's strong sense of time-depth and its conservation as undeveloped land conserves the historic connection between settlement, mill (pond) and river.

Overall landscape sensitivity - residential development	Moderate-high*

This large walled pasture is a highly visible and fundamental component of the village's distinctive landscape setting. Views eastward across the site from the valley road contribute to an understanding of the village's river valley landscape setting and its historical connection with the riverside mill and former mill pond. It is perceived as a composed view and development across this site would mean the loss of this significant view and lasting damage to the distinctive identity and rural setting of the village landscape. It would also be over-scaled in relation to the existing village. There may be scope for a small (max, 3-5 houses) terraced roadside housing development to the north of the site, but it is important that the expansive views from the road are conserved to protect this site's special contribution to Airton's distinctive rural landscape setting.



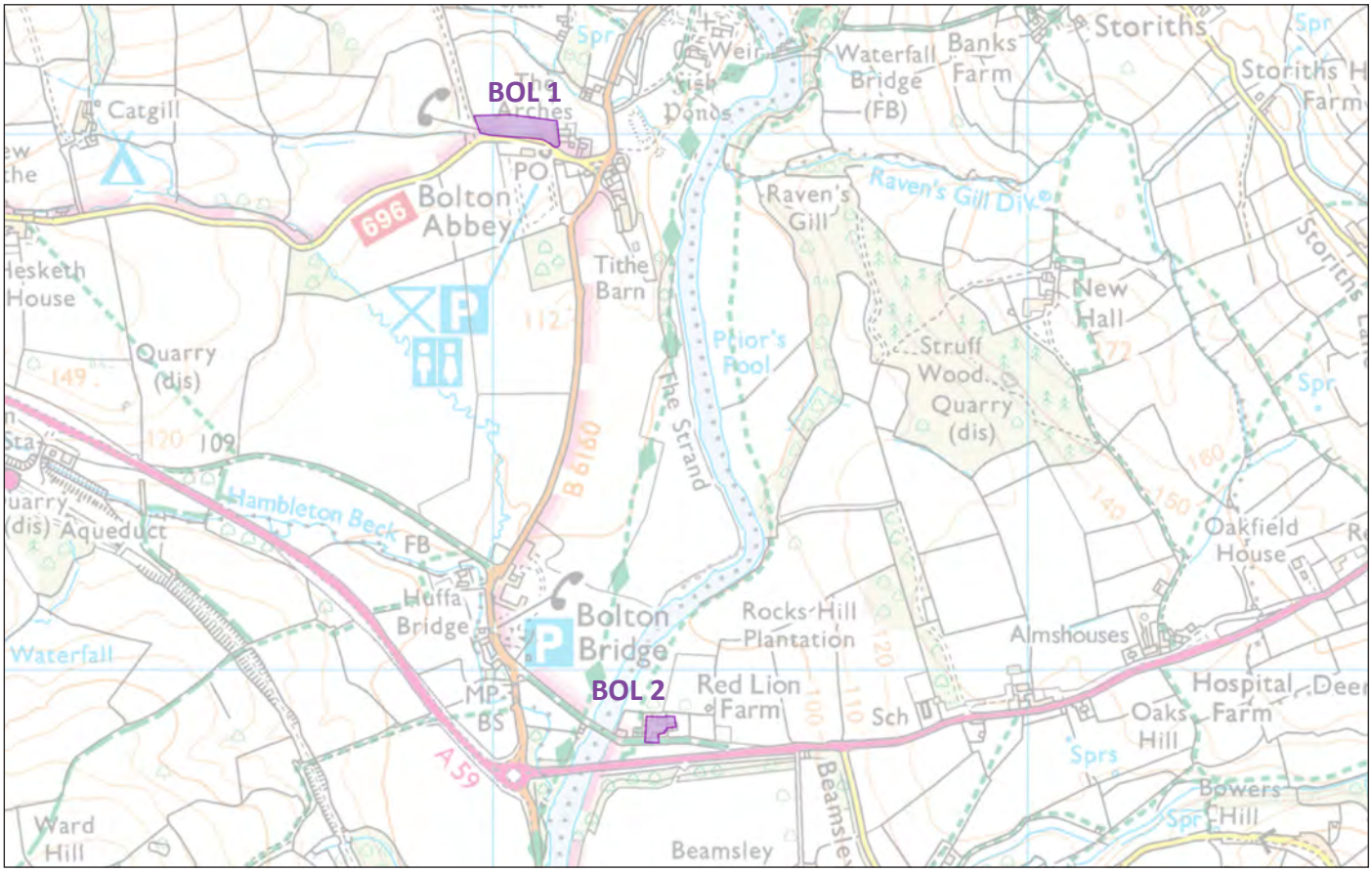
Land between Hambledon House and Gatesgarth, Back Lane, Airton
AIR 2

Physical and natural character	Low-moderate
The site is on the western edge of Airton and on the fringes of an extensive open field on the lower rolling eastern slopes of Otterburn Moor. There is limited tree cover across this part of the slope, but the lanes that lead up the valley slope ((Scosthrop Lane and Hellifield Road) are partially enclosed by trees and there are groups of mature trees within the gardens and paddocks of village properties so the site is relatively sheltered. The principal constraint to development here is the narrow rural character of Back Lane and its enclosing stone walls and mature trees. However, a singular point of vehicular access from the most accessible part of Back Lane (the southern end) would potentially enable development without damage to its sensitive landscape character, including its enclosing stone walls and mature trees.	
Settlement form and setting	Low-moderate
The historic core of the village of Airton is concentrated at the riverside (mill and bridge) and the village green and the most sensitive views are eastwards across the valley floor. The site is in a backland part of the village which has historically been developed but which is not widely visible and this site forms a logical extension to the existing pattern of settlement growth. It is strongly associated with the existing settlement and would not been perceived as an extension into the countryside. However, the narrow walled lane character of Back Lane is sensitive to change and should be conserved.	
Views and recreational experience	Low
Airton is a popular visitor destination, not least because it is on the main road to Malham and is just off the Pennine Way. It is therefore a place that visitors are likely to stay and explore. However the site is at a distance for the historic village centre and, owing to the rolling, gently landform, is not widely visible in views from local roads or public rights of way. Development here would not degrade the visual character and amenity of the site and immediate village landscape context.	
Perceptual qualities	Low
The site is perceived as part of the backland buildings and lanes on the western fringe of the village. Within this context, it contributes to the rural, farmed character of the settlement. However, the immediate context on the village edge comprises predominantly modern housing and development on the site would continue this existing character and form.	
Cultural and historical associations	Low
The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape and is in a part of the lower fell farmland landscape that lacks an intact network of stone walls and traditional farm buildings. The narrow walled Back Lane has a strong time depth and merits conservation.	

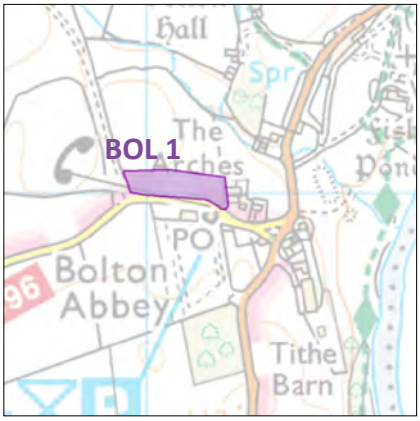
Overall landscape sensitivity - residential development	Low-moderate
This site contributes to the rural, farmland character of the village, but development here would continue the existing pattern of settlement growth and form. It would not be visible in local, publicly accessible views and would not intrude on the landscape setting of this historic village. However, the narrow rural character of Back Lane is sensitive to change and should be conserved by limiting site access to a single point towards the southern end of the lane to minimise damage to stone wall boundaries and the rural character of this route. Vehicular access should be designed to avoid damage to the existing mature trees on Back Lane.	

Bolton Abbey/Bolton Bridge

Location of assessed sites

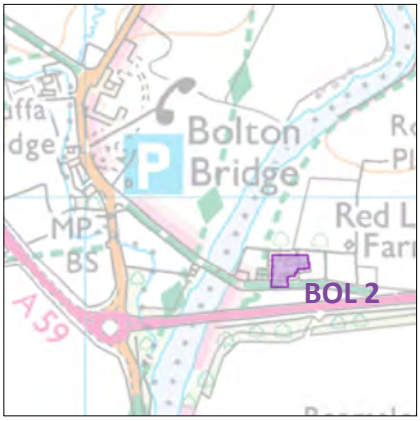


Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
BOL 1	Land west of Mitford Cottages, Bolton Abbey		
BOL 2	Land at Red Lion Farm, Bolton Bridge		



Land west of Mitford Cottages, Bolton Abbey
BOL 1

Physical and natural character	Low-moderate
The site is a large arable field on the lower slopes of the fells to the west of Lower Wharfedale. It is on the edge of the small historic village of Bolton Abbey. This part of Wharfedale has a relatively broad profile, and the smooth landform slopes gently southeastwards, from the fell slopes to the west. Most fields throughout the area are bounded by low stone walls, but the site boundary alongside the road is a tall, dense hedgerow. The site is typical of the large scale arable farmland on the smooth lower fell slopes and is devoid of distinctive landscape features. There are no relevant environmental designations. The landscape across this site is in good condition and historic maps indicate that there has been no loss of field boundaries since the mid 19th century. It has no constraints to built development in terms of its landform, land cover and landscape elements.	
Settlement form and setting	Moderate-high
This site is on the outer western fringes of the historic village and site of Bolton Abbey and is outside the designated conservation area. Bolton Abbey is not a typical village - as a tourist destination, it receives thousands of visitors, who are directed to the car park opposite the site. The car park, village hall/information centre and post office (all modern single storey buildings) are opposite the site and it is adjacent to a group of contemporary houses. This activity and recent development to the west of the historic village core suggests that a small built development along the Embsay Road could be integrated if the rural character of the landscape is conserved. However, this would be a gateway development to a small village with a sensitive and prominent frontage; a roadside development of two storey houses would seem over-scaled, particularly on the slightly higher land to the west of the site. Development could only be integrated by limiting the extent of the site (so that the area of built development is in scale with this small village), setting buildings back from the road, ensuring built form has a relatively low profile, conserving the hedged character of Embsay Road and planting additional informal groups of native trees.	
Views and recreational experience	Moderate
The complex of historic sites at Bolton Abbey is a major tourist destination and the site is opposite the principal visitor car park. It is therefore at a sensitive gateway location which would be seen by pedestrians moving between the car park and village green, as well as by motorists and cyclists (Embsay Road is also National Cycle Route 695). Given the local landform, with higher land to the west and to the north of the road, there is a risk that two storey buildings would be prominent and a scheme layout which conserves the (majority of) the existing tall hedgerow, limits the development area, sets buildings back from the road and incorporates informal groups of hedgerow trees would conserve the local visual amenity. The northern part of the site has an exposed character as it is an open arable field, but built development here is unlikely to be visible from public rights of way and new planting along the northern boundary could easily mitigate any adverse visual effects.	
Perceptual qualities	Low-moderate
The existing dense, tall hedgerow boundary to the Embsay Road ensures that this site makes a limited contribution to the scenic character and quality of the local landscape experience. The solid hedgerow, contemporary buildings, signage and car park in the immediate vicinity of the site contribute a perception that this part of the village is an 'outlier' with a slightly suburban landscape character. Built development could be integrated with the local landscape by conserving the majority of the hedgerow and setting buildings back from the road frontage so that the rural character of the road is conserved	
Cultural and historical associations	Moderate
The site is adjacent to a nationally important scheduled monument and the Bolton Abbey village Conservation Area. It is not designated as part of these heritage assets and is not within an area of farmland that has a record of historic field systems. Nevertheless, it is within the wider landscape setting or the Bolton Abbey heritage complex and would form an important gateway component of the visitor routes to and from the heritage sites and promoted walks. The frontage to the Embsay Road is therefore sensitive and would require a built development with an architectural form that respects the wider historic landscape context. Given the slight possibility of inter-visibility between the grounds of Bolton Hall and the site, the northern site boundary would also require a sensitively designed native planting scheme.	
Overall landscape sensitivity - residential development	Moderate*
The local landscape context for this site, at the entrance to the visitor car park and reception/information buildings, feels separate to the historic village core and could accommodate a small residential development if the rural character of the local roadside landscape is conserved by retaining the majority of the hedgerow, setting buildings in groups and back from the road and keeping roof lines relatively low. The more elevated western part of the site should not be developed. Buildings should be screened from view from the road (and the visitor gateway zone to the south) by the careful siting of vehicular entrances and planting informal groups of native trees within and alongside the hedgerow (particularly on the higher land to the west of the site). Native tree and hedgerow planting would also be important along the rear property boundaries to ensure no adverse visual impact to views from the grounds of Bolton Hall.	



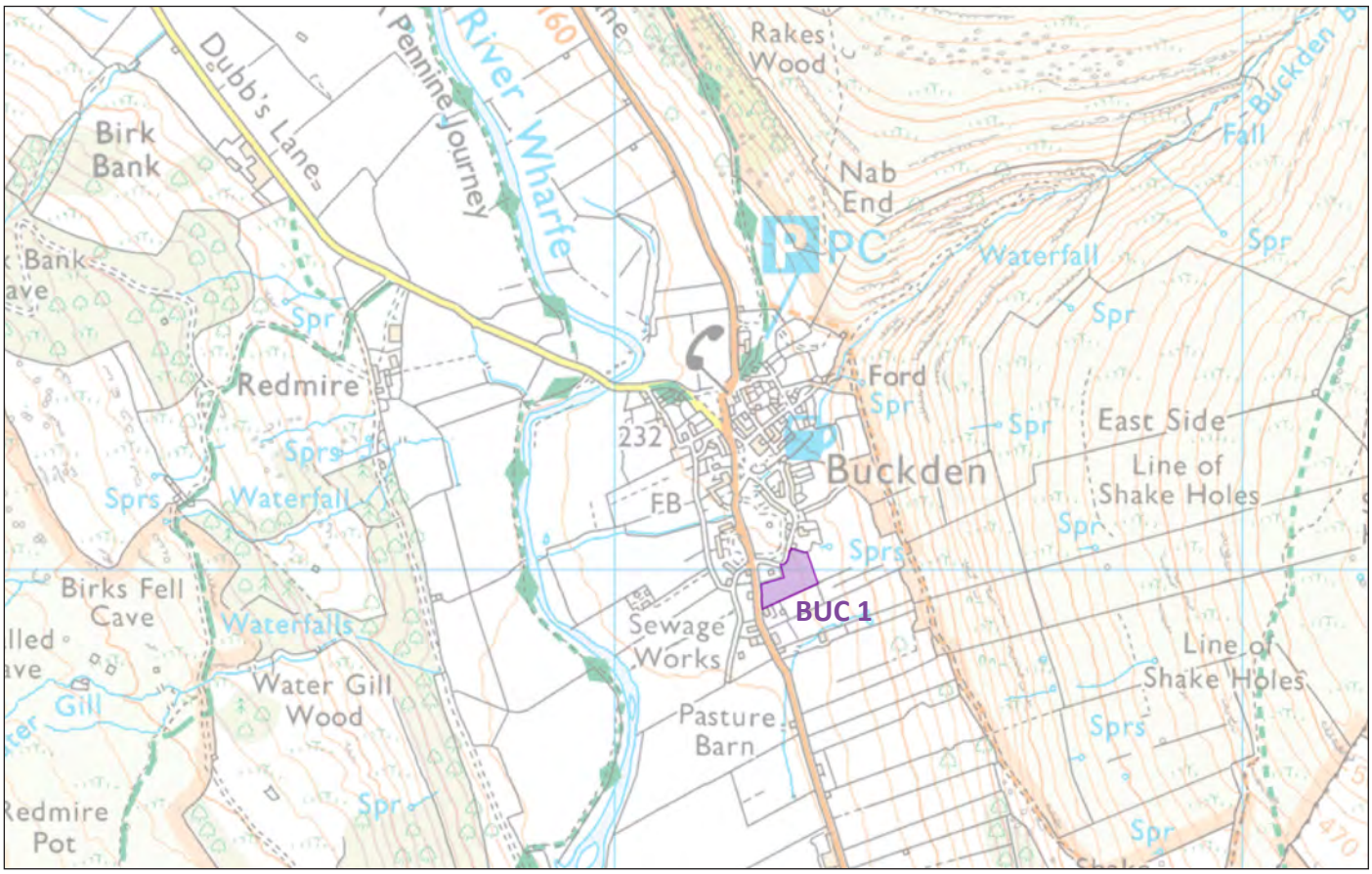
Land at Red Lion Farm, Bolton Bridge
BOL 2

Physical and natural character	Low-moderate
The site is an existing complex of farm buildings alongside a former main road (now bypassed) and close to the River Wharfe in Lower Wharfedale. This is a relatively broad part of Wharfedale, where there is a regular network of rectangular walled fields across a flat valley floor, with occasional hedgerow trees. The River Wharfe flows within a wide, meandering channel approximately 70m west of the site. The site is a working farmyard, with 4 large modern barns and an area of hardstanding. It is adjacent to the existing farmhouse and two traditional agricultural barns and the interface with these existing buildings and with the existing pattern of fields and roadside cottages is sensitive. However, this is a brownfield site, with existing large buildings with a frontage onto a minor road. A new small residential development that replaces the existing buildings could be integrated within the existing landscape.	
Settlement form and setting	Low-moderate
The site is a farmstead which is alongside a road to the east of the small village of Bolton Bridge. It is part of a small hamlet of cottages and farms to the east of the historic river bridge. The redevelopment of the farmyard would change the rural/working agricultural character of the existing settlement form but would not be perceived as an extension into the countryside. There is a risk that a new housing development here would create a suburban character and careful boundary treatment would be required to integrate with the existing network of stone walled enclosures and tree groups.	
Views and recreational experience	Moderate
The site is visible in views southeastwards from the public right of way along the east bank of the River Wharfe and also from the slightly more distant Dales Way (a promoted long distance route) along the west bank of the river. The historic Bolton Bridge over the River Wharfe is a popular scenic beauty spot and the public car park beside the bridge is used as a starting point for local riverside walks so the site, and particularly its northern and western boundaries, would be highly visible in local views.	
Perceptual qualities	Low-moderate
This is a working farm, with the associated clutter, machinery and mud. The change to a residential development would represent a transformation in the character and quality of the environment at a local scale, but would be a good fit within the landscape context. The site is close to the A59 and to the busy B6160 Wharfedale Road and is not a tranquil location. It is within a landscape that is perceived as a gateway to Wharfedale from the south; the Bolton Bridge/riverside walks are highly valued and the way the site is perceived in glimpsed (indirect) views from these walks are an important consideration.	
Cultural and historical associations	Moderate
The site does not have any specific heritage designations, but the fields adjacent and to the north are noted (in the Historic Environment Record) as an area with remnant medieval ridge and furrow field system and forms part of the historic network of walled pastures that continues across Wharfedale and the landscape of the Beamsley estate to the south of the A59. The character and traditional layout of the existing farmhouse and barns (that do not form part of the site) are the heritage Statement to an earlier planning application suggests that these buildings may have originated as an inn on the approach to Bolton Bridge. This layout and traditional farmstead character is valued within the local landscape and should be respected within proposals for new development. Red Lion Farm is positioned near to the grade II listed Bolton Bridge over the River Wharfe and the Bolton Abbey complex and as such sits in a landscape of high landscape and heritage significance. The re-development of this farmyard would not detract from an appreciation of these historic landscapes and features but it does require a layout and architectural form that respects the historical association.	

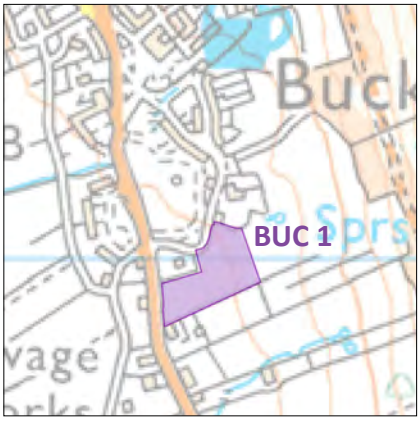
Overall landscape sensitivity - residential development	Low-moderate
The re-development of this brownfield site would change the character of the landscape at a local scale and requires a sensitive layout and careful treatment of boundaries to ensure that the new buildings respect and integrate with the existing landscape pattern, traditional historic buildings and rural character of Lower Wharfedale. Careful boundary treatment (stone walls and native tree planting), including particularly the boundaries to the north and west of the site, would be important to integrate built development in views from the promoted and popular riverside walks	

Buckden

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
BUC 1	Land between Heber Cottage and Buckden Barn		



Land between Heber Cottage and Buckden Barn, Buckden
BUC 1

Physical and natural character	Moderate-high

The site is on the lower slopes of Buckden Pike and in a part of Wharfedale where the glacial U-shaped valley landform is exceptionally clear. The juxtaposition between the meandering river on the flat valley floor, the gently sloping lower valley slope (on which the village is clustered) and the sheer steep upper slopes is distinctive and contributes to the special qualities of the YDNP. The site is a walled lower fell slope pasture, which has a straight upslope boundary to the south and an indented form to the north, where it meets the settlement edge. Its form reflects the historic edge of the village and development here would obscure the subtle transitions in the daleside landscape pattern between the irregular 'edge-of-settlement' pastures and the pattern of linear narrow lower dale slope fields and between the lower and upper slope landscapes. This inherent sensitivity is balanced by the pattern of settlement to the south of the village; the lower (western) part of the site is fairly well enclosed by existing properties and tree cover and forms part of the matrix of fields and dwellings and barns.

Settlement form and setting	Moderate-high

The site is on the edge of Buckden's Conservation Area (CA). The CA Appraisal identifies three distinct character areas and the site is in the southern part of the CA, where the less dense settlement form reflects its evolution during Victorian times, when this area was protected as part of the viewshed for Buckden House. Overall the village has a compact form, clustered at the foot of Buckden Pike. Development across the whole of this site would damage Buckden's distinctive and exceptionally scenic landscape setting by 'wrapping around' the south side of the village and masking the clear relationship between settlement and valley slope. It would also cause coalescence between the core settlement and the satellite small group of farms and cottages adjacent to Hartrigg House, to the south. However, the existing low density of settlement at this southern gateway to the village suggests that small, low density residential layouts could be integrated with access off the B6160 and (separately) off the back lane east of Heber Cottage. Given Buckden's exceptionally scenic landscape context, only high quality schemes, with traditional built form and detailing, would be acceptable.

Views and recreational experience	Moderate-high

Buckden is a visitor hub within the YDNP which is popular with walkers and also for motorists enjoying the scenic drive through one of the country's most spectacular dales. Development across this extensive site risks degrading the important views from the B6160 and the quality of the scenic views from elevated public rights of way from Birks Fell and the slopes of Buckden Pike in which the overall form of Buckden village is visible. However, in views from the elevated fell slope routes, the site is seen as part of the village context and, if buildings were confined to the lower part of the site and adjacent to the existing settlement edges, the changes would not be intrusive. The value of views from the B6160 should be reflected by a high quality roadside frontage, which conserves stone wall boundaries and complements the setting of the traditional roadside barn (to the west).

Perceptual qualities	Moderate-high

The site is at a point where this distinctive upper dale landscape is accessible and can be appreciated in views from the road and it forms part of the landscape setting of a typical upper dale village, which is sheltered from the surrounding elements and dwarfed by steep slopes and summits. In local views, the site is perceived as a component of the existing village, albeit part of the low density pattern of buildings and crofts that is characteristic of the southern part of the settlement.

Cultural and historical associations	Moderate-high

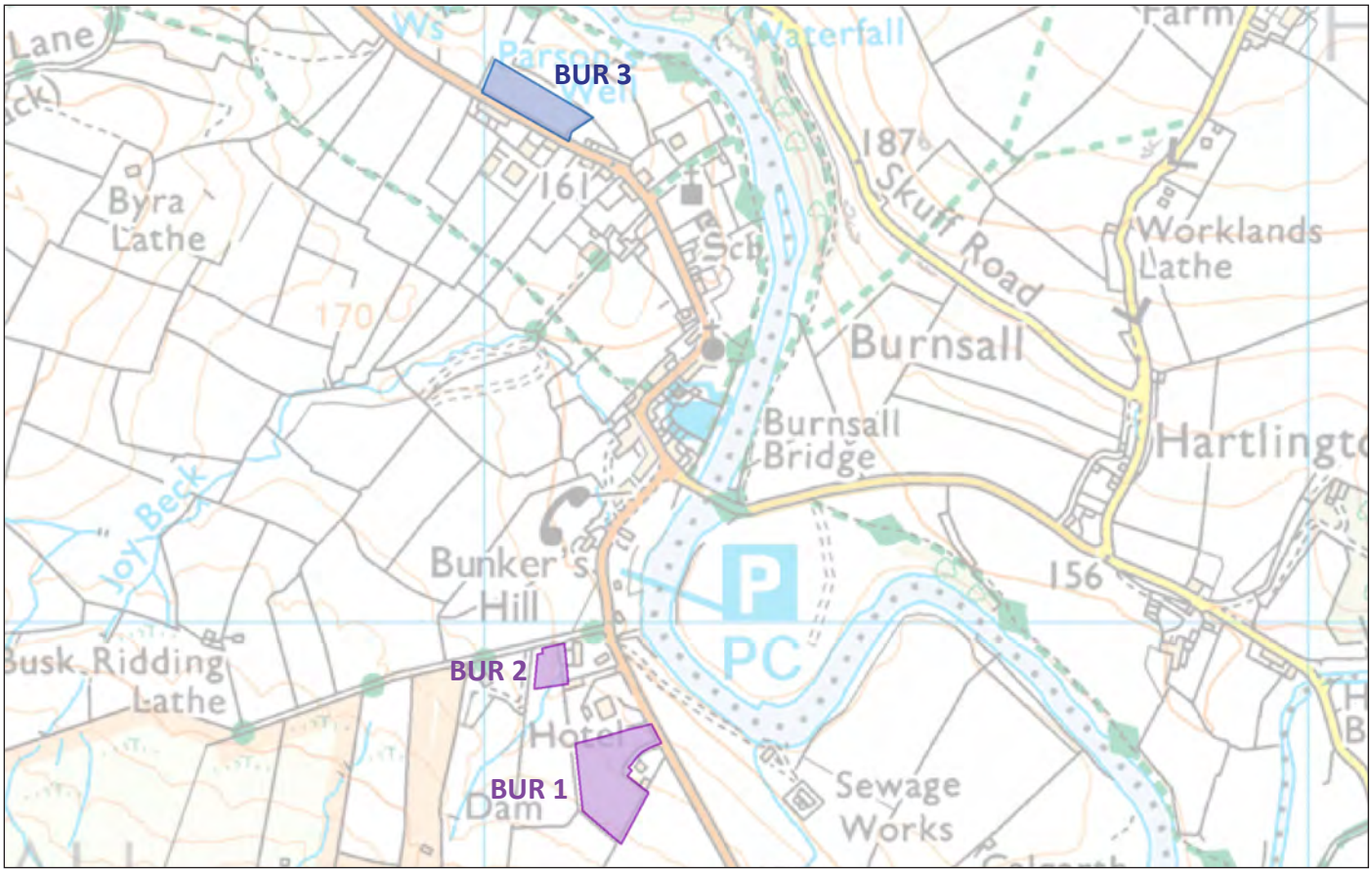
The site is outside Buckden's CA, but is adjacent to the southern part of the CA, where a relatively undeveloped landscape was conserved (until the 20th century) to protect views from Buckden House and where the CA also incorporates the landscape setting of Hartrigg House. The contrast between the more open settlement form to the south of the village and the densely packed historic core of the residential zone to the north east is valued as an distinctive component of Buckden's historic settlement, which would be degraded if all of the site were to be developed. The site is part of a pastoral farmland with an intact and scenic network of low stone walls, which has evolved in response to the local valley slope landform.

Overall landscape sensitivity - residential development	Moderate-high*

This site makes an important contribution to the distinctive landscape setting of Buckden. It helps to express the relationship between settlement and glacial U-shaped valley landform at one of the most dramatic of the YDNP's upper dales where a settlement is clustered at the foot of a steep high peak. It is important that the sensitive transitions in landscape pattern at the settlement edge and break of slope are conserved intact. However, relatively low density groups of development that are confined to the village edge (access off the back lane east of Heber Cottage) and the lower (western) part of the site adjacent to the B6160 could be integrated. The central (eastern and southern) part of the site should remain undeveloped. Given Buckden's exceptionally scenic landscape context, only high quality schemes, with traditional built form and detailing, would be acceptable.

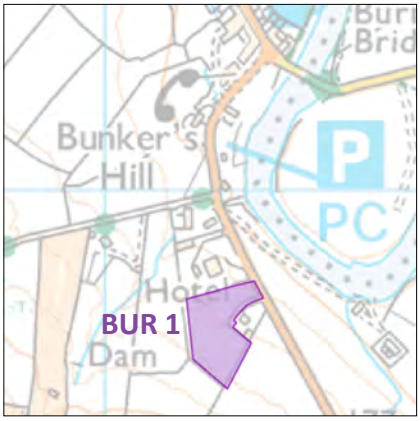
Burnsall

Location of assessed sites



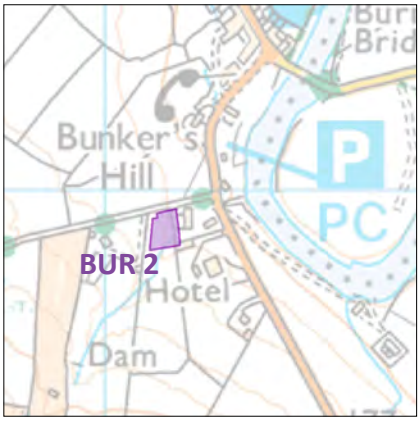
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
BUR 1	Land south of Fell Hotel	BUR 3	Land north of B6160 and west of The Little House
BUR 2	Land west of Brockles Ghyll, Back Lane		

Land south of Fell Hotel, Burnsall
BUR 1



Physical and natural character	Moderate-high
The site is a large walled pasture on the slopes of Burnsall & Thorpe Fell with a fairly steep slope up from the B6160. In this part of Wharfedale, the channel of the River Wharfe has swung close to the edge of the fell slope in a tight meander and the fell slopes steeply from the river's edge. Although the site is close to the river, its character is that of the open, mid fell slopes, with a transition from lush pasture to the exposed, rounded moorland summits. The site is adjacent to a Victorian hotel and a detached house and the eastern, roadside part of the site is partially enclosed by existing property boundaries. The site has steep slopes with a transition from roadside pasture to an exposed, rough textured character, with a 'ladder pattern' of stone walls leading up to the moorland edge. The site is very sensitive to built development, which would be intrusive on local skylines and would damage the visible transition from open walled pasture to exposed moorland.	
Settlement form and setting	High
The site is just outside and to the south of the village of Burnsall and is within a small cluster of properties around a Victorian hotel which is sited to benefit from elevated scenic views northwards to the historic Burnsall Bridge on the meandering River Wharfe. Burnsall is a linear roadside village and the southern edge of the main settlement is defined by the groups of mature trees alongside the river and a fairly sharp slope upslope from the river's edge. The existing groups of buildings in the separate cluster of properties on the fell slope to the south of Burnsall have a rural character, with fields (including the site) separating individual properties which are relatively exposed. Development here would be prominent and visually intrusive on the skyline and along the road in gateway views to Burnsall from the south. It would be over-scaled in relation to the small cluster of existing buildings on the fell slope and would extend the existing settlement form beyond the mid fell slopes into a more exposed, upper slope-moorland transitional landscape.	
Views and recreational experience	High
The site is visually prominent in the attractive views northwards from the B6160 to the historic Burnsall Bridge and meandering River Wharfe. This well known scenic view is a landmark travelling northwards along the Wharfedale road (and is the reason for the site of the adjacent Fell Hotel). Development on this site would be visually intrusive and dominant in this view, which focuses on the historic bridge and winding river channel in the centre of the sweeping U-shaped dale. The undeveloped, open character of the fell slopes contributes to the scenic quality of the view. The site is also prominent in views from the eastern side of the dale, from the Hartlington Road and Skuff Road, from the public right of way that follows the track up Kail Hill and from the Dales Way, a promoted long distance route which here follows the east bank of the River Wharfe.	
Perceptual qualities	Moderate-high
The site is perceived as a component of the upper fell slope landscape in a relatively open part of Wharfedale where the sweeping scale of the dale, and the transition from open rounded moorland summits to fell slope walled fields and semi-enclosed, lush riverside pastures is apparent in a single glance. It is also part of a cluster of buildings which have limited architectural merit but which are perceived as separate from the main village of Burnsall. This is not a tranquil landscape setting, but it is a part of Wharfedale where the undeveloped character of the fell slopes contributes to a sequence of scenic, composed views to the River Wharfe and Burnsall Bridge. Development here would feel intrusive and over-scaled within a rural, open fell slope landscape context.	
Cultural and historical associations	Moderate-high
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale. Development here would be visually intrusive within the landscape setting of the historic Burnsall Bridge, a grade II listed building, particularly in views northwards to the bridge from the B6160 and the Hartlington Road.	

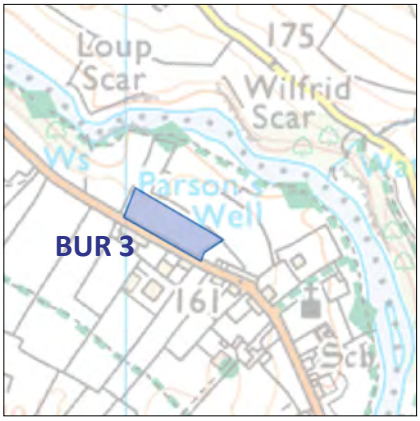
Overall landscape sensitivity - residential development	Moderate-high
This is a relatively exposed site which forms part of the transition to the upper slope pastures and moorland summit landscapes on the western slopes of Wharfedale. Development here would detract from the rural, scenic quality of the landscape as buildings would be prominent in local views and could not be integrated within the existing pattern of landscape and settlement. It would also be visually intrusive in scenic landmark views to the historic Burnsall Bridge.	



Land west of Brockles Ghyll, Back Lane, Burnsall
BUR 2

Physical and natural character	Moderate-high
The site is part of a walled pasture alongside a metalled track (Back Lane) leading up the slopes of Burnsall & Thorpe Fell. It is a component of the open, mid fell slopes, where there is a transition from lush pasture to the exposed, rounded moorland summits, but it is in a slightly sheltered indentation in the slope that has been carved by a tributary ghyll. There are groups of mature trees along Back Lane, local field boundaries and within the grounds of the adjacent roadside properties so this part of the fell slope has a slightly enclosed character, with a connection to the sinuous bands of mature trees that define the edge of the River Wharfe floodplain. Development on this small site would be relatively sheltered alongside the lane and the adjacent group of buildings, but it would be visible and over-scaled at a point where buildings are petering out on the edge of the moor. The most sensitive components of the landscape are its moorland fringe landscape context and the rural, enclosed character of Back Lane, particularly the existing junction between Back Lane and the B6160 where a group of mature trees forms a distinctive landscape feature.	
Settlement form and setting	Moderate-high
The site is just outside and to the south of the village of Burnsall and is within a small cluster of properties around a Victorian hotel on the elevated fell slopes overlooking the River Wharfe. Development on this small pasture, alongside Back Lane would detract from the rural, moorland fringe character of this small group of existing properties, which are sheltered by the landform and by small groups of trees. A new building on this site would be visible from some parts of the B6160 and roads on the eastern side of the dale although it would be partially screened and sheltered by existing trees. However, this is a sensitive moorland fringe site and additional development here would detract from the rural, exposed character of the landscape, distracting from the contrast between rural elevated moorland fringe and settled valley floor margin, which is part of the landscape setting of Burnsall.	
Views and recreational experience	Moderate
A building on this site would be visible in the attractive views northwards from the B6160 to the historic Burnsall Bridge and meandering River Wharfe. This well known scenic view is a landmark travelling northwards along the Wharfedale road (and is the reason for the site of the adjacent Fell Hotel). However, only the upper part of the building and the roof would be visible and this would be seen within the context of the existing group of buildings and trees that are clustered at the hotel/Back Lane. A new building on this site may also be glimpsed, between the trees and existing buildings, in views from the eastern side of the dale, from the Hartlington Road, from the public right of way that follows the track up Kail Hill and from the Dales Way, a promoted long distance route which here follows the east bank of the River Wharfe. It would not be visually intrusive or dominant, but would detract from the rural character of the landscape setting of Burnsall.	
Perceptual qualities	Moderate-high
The site is perceived as part of the existing group of buildings and trees on the fell slopes to the south of Burnsall. This is not a remote, tranquil location and the existing buildings have limited architectural merit, but the site is part of the transitional landscape pattern from fell slope pasture to moorland which contributes to the distinctive, sweeping scenery of Wharfedale. The rural, informal character and small scale of the site and its Back Lane landscape is sensitive and should be conserved.	
Cultural and historical associations	Moderate
The site does not have any specific heritage features although it forms part of the historic network of walled pastures that continues across Wharfedale.	

Overall landscape sensitivity - residential development	Moderate-high
Development on this small site would consolidate the existing small group of buildings on the sensitive moorland fringe landscape setting of Burnsall at a point where the rural, 'moorland edge' character of the landscape is already compromised by some prominent existing buildings. Additional development here would detract from the landscape setting of Burnsall and specifically from the contrast between the relatively elevated moorland fringe landscape to the south and the sheltered valley floor edge which is the setting of the historic village core. It would also detract from the rural, enclosed character of Back Lane, where the landform, walled lane and scattered trees provide a striking contrast to the surrounding exposed moorland edge pastures.	

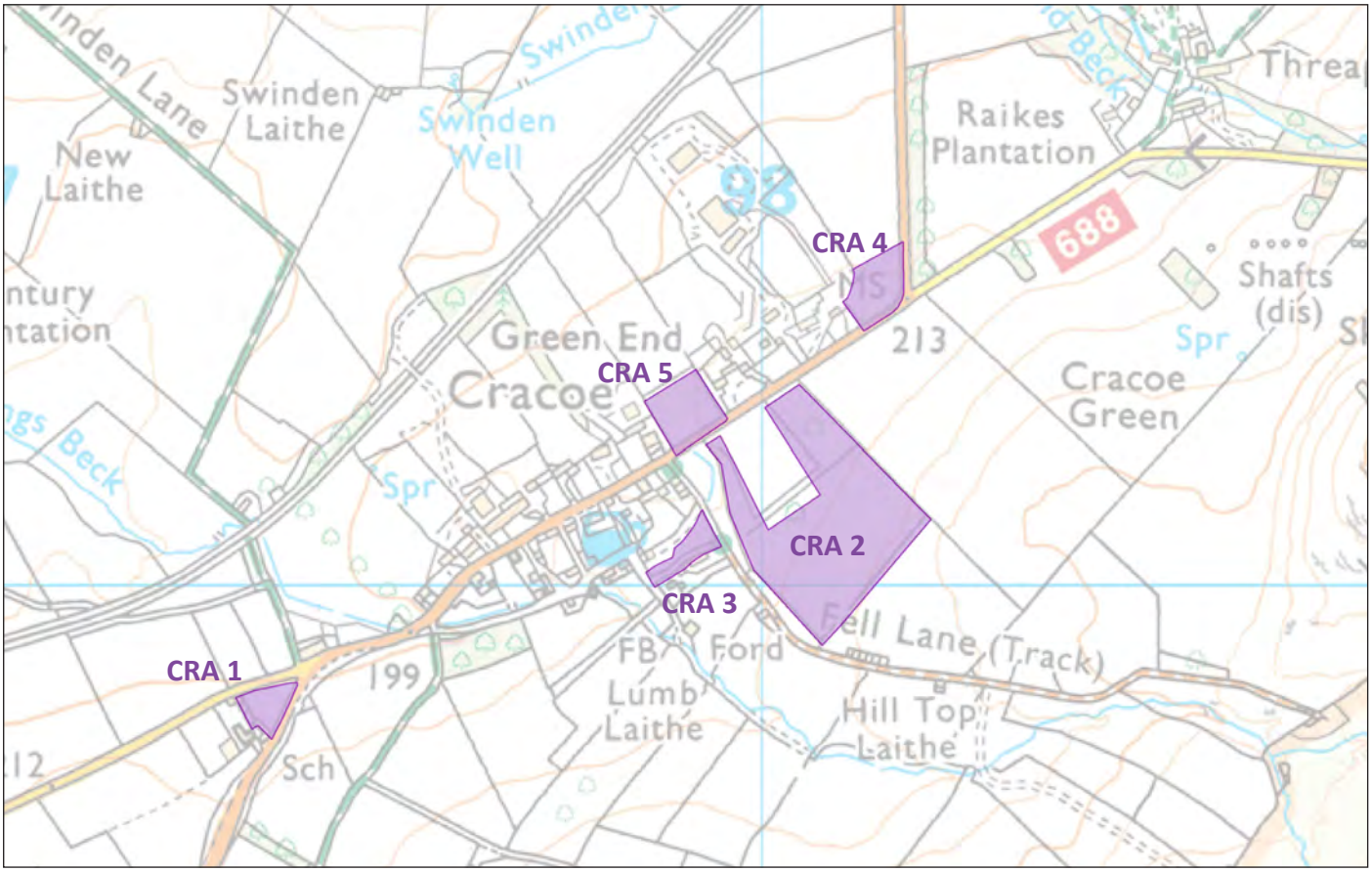


Land north of the B6160 and west of The Little House, Burnsall
BUR 3

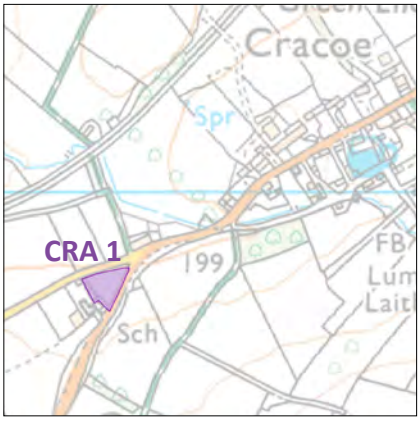
Physical and natural character	Moderate
The site is a walled pasture on a fairly flat river terrace that (to the east of the site) has been deeply incised by the meandering River Wharfe on the northern fringes of Burnsall. This is a broad part of Lower Wharfedale, where the dale has an open, sweeping scale and where a distinctive settled, river's edge landscape is defined by groups of mature trees clustered at the fringes of the settlement (in gardens and field boundaries) and, at a wider landscape scale, sinuous bands of trees marking the alignment of the River Wharfe and its tributary becks. The road (B6160) traces the landform along the dale, connecting a string of villages. It marks a change in the field pattern, from an upslope to a river's edge alignment. The site is part of the more sheltered river's edge landscape on the fringes of Burnsall. The road and open walled field pattern here reflects the natural curve of the river and is widely visible so this is a sensitive landscape, with an intact distinctive landscape pattern. Development here would fit with the existing built form of the village edge and would not mask the character of the river terrace landscape as it is of sufficient scale to 'contain' a line of buildings. However, the roofline/upper part of buildings would be partially visible in views from a short section of the Dales Way, which follows the incised river channel a short distance to the east of the site.	
Settlement form and setting	Moderate
The site is at the northern gateway to the village of Burnsall. The settlement has a linear form, with buildings and farms alongside the B6160. The village centre is defined by a 'street' lined by buildings and a series of sharp bends in the road; the approach on this northern side of the village has a single line of buildings aligned to follow the contour at the break of slope. Development on the site would create a more sharply defined settlement edge but would not extend the built form beyond the existing village edge and would be contained by the existing pattern of field stone walls and belts of trees (which increase in density towards the river. However, this is a sensitive village edge that is prominent in the spacious cross valley views to Burnsall (and the historic Burnsall Bridge) from the east side of the dale and a sensitively designed built development would be appropriate.	
Views and recreational experience	Moderate-high
The site is visually prominent in many of the scenic Wharfedale views to the historic village of Burnsall, which focus on the traditional village form, the landmark of Burnsall Bridge and the scenic River Wharfe. This is one of the few places in Wharfedale where the meandering, broad river channel is clearly visible and Burnsall is a popular hub for visitors. Built development on this site would be prominent in the local (short) gateway views to Burnsall from the north (B6160) and partially visible (rooflines) from a short section of the Dales Way promoted long distance path (which here follows the west bank of the River Wharfe close to the site) and built development would be clearly visible in views westwards from Skuff Road on the lower fell slopes to the east of Wharfedale. Built development would be seen as part of the existing village, but there would be some loss of rural character, particularly in the view from the Dales Way.	
Perceptual qualities	Moderate
The village of Burnsall is an exceptionally attractive, traditional settlement with a pattern of linear roadside settlement that encloses and directs the view from one side of the road to the other. The views to the riverside woods and farmland within the village and at the (site) gateway approach fro the north are valuable. However, the village has a relatively robust built form and a spacious landscape setting and it feels as if development could be accommodated here without a critical loss of the river terrace landscape setting.	
Cultural and historical associations	Moderate-high
The site is within the Burnsall Conservation Area and is opposite a grade II listed building (Oat Croft Farmhouse). It has a strong time depth and intrinsic historic character and contributes to the landscape setting of this historic building and of the Burnsall Conservation Area. It also forms part of the historic (intact) network of walled pastures that continues across Wharfedale.	
Overall landscape sensitivity - residential development	Moderate
This is a sensitive gateway site on the edge of a historic settlement which is a popular destination for visitors to the YDNP. Development here would be locally prominent and could potentially erode the distinctive rural character of the deeply dissected river corridor landscape along the River Wharfe and the landscape setting of Burnsall. However this is a spacious river terrace landscape, where the pattern of field stone walls extends beyond the site and where a sensitively designed development could be integrated if it has an architectural form that complements the local traditional buildings and if its boundaries (fronting the road) are carefully designed to conserve the field stone walls. Native tree planting to the rear (east) of the layout would filter and potentially screen local views from the Dales Way.	

Cracoe

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
CRA 1	Land east of Cracoe Primary School		
CRA 2	Land opposite Cracoe Farm		
CRA 3	Land between Fell Lane and Back Lane		
CRA 4	Land east of Whitaker's Barn		
CRA 5	Land between Toppan Barn and Cracoe House Cottage		



Land east of Cracoe Primary School, Cracoe
CRA 1

Physical and natural character	Low-moderate

The site is a paddock at the junction of two minor roads at the western gateway to Cracoe. This is a relatively busy part of the village as the primary school (for Cracoe and Rylstone) is adjacent to the western boundary of the site. There is a small group of farm buildings and cottages opposite. The site is gently sloping and partially enclosed by low stone walls. It has an open aspect to the north, with long views to Hamerton Hill and is partially enclosed by groups of trees along its boundary with the B6265.

There are no specific constraints in terms of physical and natural landscape character, however the site feels 'separate' from the main village and its farmland character, with long views across the valley, contributes to the rural character and small scale of Cracoe's valley landscape setting.

Settlement form and setting	Moderate

Historic maps (eg. OS 1885-1900) indicate that there has been a small group of buildings known as 'Town End', including a pub and smithy and the village school house, at this junction from the late 1880s and that it has long been slightly separate from the 'main' part of the village. Development here would therefore accord broadly with the historic settlement pattern although it would be relatively isolated from the rest of the village and would extend the linear settlement form. The buildings would be visible (through the filter of the existing trees) in views west from the village centre along the B6265 and could be a positive backdrop to this view. This is a prominent gateway to the village which is inherently sensitive, not least because new development in this location would mark the entrance and first impression of the village.

Views and recreational experience	Moderate-high

This gateway site is prominent in views from both the B6265 and the Hetton Road and is also visible in views southwards from the bridleway to the north, which is along the historic Swinden Lane and the B6265 is part of the National Cycle Network (Route 688). There are attractive long views northwards across the valley of Ings Beck to the north. From a visual perspective, this is therefore a highly sensitive site and the quality of architecture will be important. There is a logical frontage to the north, along the Hetton Road and views along the B6265 and the boundary with the school could be enclosed by native tree planting, extending and strengthening the existing group of trees along the B6265.

Perceptual qualities	Moderate

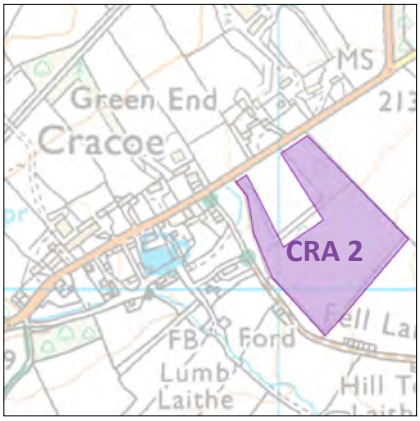
This is an important gateway site and sensitively designed built development on this corner could help to create a positive entrance to Cracoe from the west.

Cultural and historical associations	Moderate

Development on this site would form part of the group of buildings at the western 'Town End' of the village and it would be important to design the massing of the buildings to 'fit' with this wider cluster of buildings, including the former pub and smithy and the Victorian school house, recognising that it would mark the sensitive gateway to Cracoe from the west.

Overall landscape sensitivity - residential development	Moderate

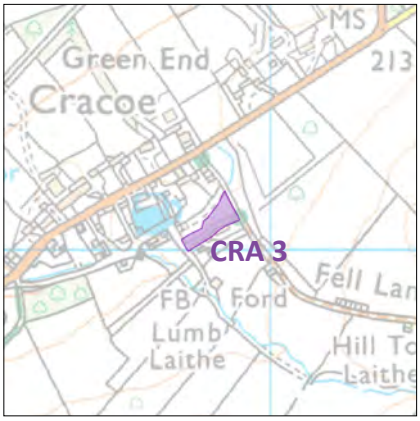
This gateway site is at a sensitive and prominent entrance to the village but its development would fit well within the historic pattern and form of the settlement. There are important views to the eastern and northern frontages and the layout, massing and design of buildings should be carefully integrated with local stone walls and native tree planting so that new buildings are perceived as part of the historic group of buildings (at 'Town End') within a rural landscape setting.



Land opposite Cracoe House Farm, Cracoe
CRA 2

Physical and natural character	Moderate-high
The site is a large field, enclosed by low stone walls to the south of Cracoe and the B6265. The village is within the shallow valley of Ings Beck/Town Beck and the land slopes up from the road towards Skelterton Hill and Cracoe Fell beyond. Skelterton Hill has a distinctive conical form and is part of the Cracoe Reef Knolls SSSI. It is a geological remnant of an ancient limestone reef which is present as a series of conical summits along the northern fringes of Cracoe Fell and Burnsall & Thorpe Fell and is a nationally important example of this type of formation. The open farmland, divided by low stone walls, exposes the smooth sweep of the landform from the lower slopes of the valley up to Cracoe Fell. There is an increase in tree cover towards the valley floor and the smaller scale pattern of fields, woodland and paddocks on the southern edge of the village. The landscape of the site reflects this overall pattern, with groups of mature trees within the lower part of the field towards the B6265 and the small stream of Town Beck. The mature trees in the northern part of the site are defined as remnant woodpasture in Natural England's record and have a distinctive 'parkland' quality. The mature trees and visible, open sweep of the valley landform contribute to the distinctive landscape setting of Cracoe; the site forms part of the smaller scale pattern of enclosure on the edge of the village but also contributes to the open sweep of the fell landform and therefore marks a sensitive village-edge transition which is exceptionally sensitive to change.	
Settlement form and setting	Moderate-high
The village of Cracoe has a linear form, with houses and farms grouped along the B6265. A series of narrow lanes connect the main road to Back Lane, along Town Beck, with a few narrow tracks and lanes leading up from the village to barns on the adjacent fell slopes. The site is at a natural break in the existing pattern of linear development and marks the historic break in the linear settlement, between Cracoe to the west and the cluster of farms and cottages at Green End to the east. This is a sensitive site in the heart of the village and the mature trees along the B6265 mark the 'full stop' to the line of built development along the south side of the road. Built development across this relatively large site would be over-scaled in relation to the village and would compromise its distinctive rural character.	
Views and recreational experience	Moderate-high
The site forms part of the foreground to long views from the B6265 south eastwards towards the landmark of Skelterton Hill and Cracoe Fell beyond. At a local scale, it is at an important break, marked by attractive groups of mature trees, breaking the line of built development along the B6265. Back Lane is used as an off road/quiet lane recreational route between the villages of Rystone and Cracoe and Fell Lane (alongside the site) connects the village to the open access land on the fells to the south east. Cracoe's village pub is a local visitor destination with a pedestrian connection to Back Lane. The site is close to these sensitive and locally valued recreational connections and is important within views south east from the B6265 towards the fells and views north west from Fell Lane, in which the overall form of the settlement is highly visible in elevated panoramic views from the fells. The B6265 is part of the National Cycle Network (Route 688)	
Perceptual qualities	Moderate
The mature trees along the northern and western site boundaries contribute to the village character and setting; overall the site is perceived as a locally important component of the fields on the southern fringes of Cracoe.	
Cultural and historical associations	Moderate
The site forms part of the mature trees, stone wall field enclosures and overall 'ladder' settlement pattern of valley road and back lanes in Cracoe which contribute a sense of moderate time depth. This is balanced by the presence of contemporary village buildings and structures and the focus of modern built development along the B6265 corridor.	

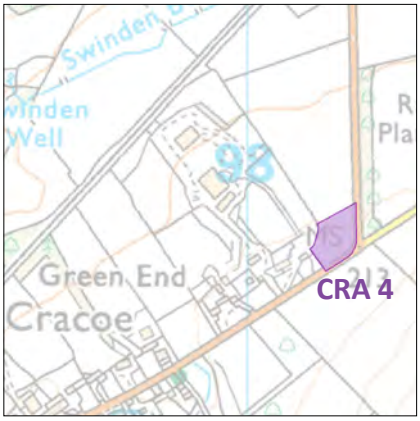
Overall landscape sensitivity - residential development	Moderate-high
This extensive site makes an important contribution to Cracoe's valley landscape setting in terms of views south and east to the fells and because the groups of mature trees/remnant woodpasture along the B6265 form a local threshold and a perceptive 'pause' in the sequence of views along the road, breaking the linear form of the village and framing local views. The site also forms part of the historic pattern of fields and lanes that developed along Town Beck and the fell slope tracks; it contributes to this historic pattern. However, the relatively high sensitivity score reflects the fact that development across such a large site would be over-scaled in relation to the village as a whole. It would extend the linear pattern of built development along the road, emphasising its dominance within the village, and would disrupt the sensitive transition from the cottages, small-fields and trees on the edge of the village to the sweeping open fell slopes.	



Land between Fell Lane and Back Lane, Cracoe
CRA 3

Physical and natural character	Low-moderate
The site is a small walled pasture in the heart of the historic village, within the small grid of back/fell lanes to the south of the B6265. It is enclosed to the south by three residential properties (including a historic farm) and to the east by mature trees alongside a tributary of Town Beck. The trees are part of remnant wood pasture in the centre of the village. To the north is gardens and a barn/track. There are no notable physical/natural landscape features on the site, but it is part of the small paddocks and fields within and on the southern edge of Cracoe which contribute to its rural character. In addition, the relationship of this site to Town Beck to the west and the wooded tributary to Town Beck to the east is of some value within the landscape setting of Cracoe.	
Settlement form and setting	Moderate
The site has a semi-enclosed character, bordered on three sides by minor village roads/tracks. The historic map (OS 1885-1900) shows that it has never been developed and is part of the pattern of small walled crofts that are inter-mingled with farms, cottages and laithes within Cracoe to the south of the B6265 corridor. Development on this site would 'fill in' one of the few small crofts that remains within the village and so would change the historic settlement form, albeit to a relatively minor extent. It would reduce the rural, loose-knit character of the village.	
Views and recreational experience	Moderate
The site is not widely visible in the longer views that form the landscape and visual context for the village of Cracoe: it is enclosed to the north and south by existing buildings and so is not visible from the B6265 to the north and would be seen as an integrated component of the village in views from Cracoe Fell to the south. However, buildings on this site would be visible from Fell Lane, which is a public right of way leading up to Cracoe Fell and from the Chapel Lane-Back Lane quiet lane/ recreational route that connects Rylstone to Cracoe and Cracoe Fell. There is a visual connection east-west through the site between Back Lane (and the Town Beck corridor) and Fell Lane, which is of value within the local settlement context. The B6265 is part of the National Cycle Network (Route 688) and Cracoe's village pub is a local visitor destination with a pedestrian connection to Back Lane, adjacent to the site. The site is close to these sensitive and locally valued recreational connections.	
Perceptual qualities	Low-moderate
The site is perceived as part of the backland buildings and lanes to the south of the main road. Within this context, it contributes to the rural, farmed character of the village.	
Cultural and historical associations	Low-moderate
The site forms part of the small stone wall field enclosures and overall 'ladder' settlement pattern of valley road and back lanes in Cracoe which contribute a sense of moderate time depth. This is balanced by the presence of contemporary village buildings and structures	

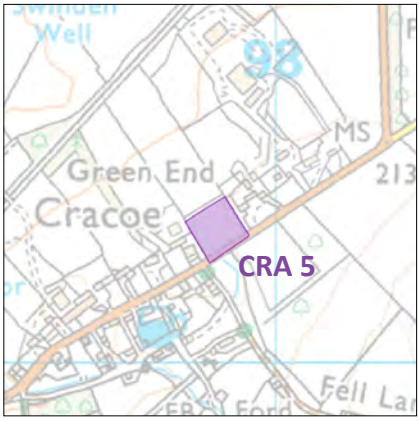
Overall landscape sensitivity - residential development	Low-moderate
This site contributes locally to the rural character of Cracoe. However, this is a relatively small village with a strong linear character and development away from the main (B6265) road would not be widely visible and would not have a significant adverse effect on the important natural and historical feature of the village. However, it would reduce the rural, loose-knit character of settlement on the southern fringes of Cracoe.	



Land east of Whitaker's Barn, Cracoe
CRA 4

Physical and natural character	Moderate
The site is an open field, enclosed by low neat stone walls and occasional hedgerow trees, on the eastern edge of the village of Cracoe. It borders the B6265, which curves around the eastern and southern boundaries of the site at the eastern entrance to the village. The sharp bend in the B6265 at its junction with Thorpe Lane is marked by an attractive group of mature trees and a line of trees along the east side of the road forms a backdrop to local views eastward. The village has developed along a relatively straight section of road along the valley floor and beside the beck that has eroded the landform so it has a logical relationship to its valley landscape. The sharp bend in the B6265 as it borders the site marks a slight narrowing of the valley as it nears the connection to Wharfedale to the north east and is perceived as a natural threshold; built development is concentrated along the straight section of the valley road with open countryside at the bend and beyond. The group of three mature trees is a local landmark and a constraint to development, which should be set back from the canopy line. The open farmland character of the site, with views across the bend to the fell slopes on either side of the valley, contributes to the overall rural character and small scale of Cracoe's valley landscape setting. There is potential for a compact housing development that is set back from the tree group, allowing views across the bend in the road.	
Settlement form and setting	Moderate-high
The village of Cracoe has a linear form, with houses and farms grouped along the B6265. Buildings on the north side of the road are set back to a consistent line and the sequence of small paddocks and gardens between the buildings and the road are designated as Important Open Space. Development on this site should only be considered if it is set back from the road to continue the established historic relationship between built form and road on the north side of the village. This would reduce the scale of built development but would be essential to conserve the rural character of the village landscape. Development here would also increase the perceived dominance of the road corridor within the village, by extending the linear form of the village along the B6265 and around the bend that reflects the slight change in valley landform towards its Wharfedale connection and thus the logical end of the village.	
Views and recreational experience	Moderate-high
There are open views into the site from the B6265 and, because the road bends around the site, every part of it is highly visible, including from a considerable distance to the north. Since these open farmland views 'flow' north-south across the bend, with the first built development located after the bend on the first straight section of road, they contribute to an impression of the rural character, small scale and linear ('valley') form of the village. The group of three mature trees is a local landmark in these gateway views. The undeveloped, open landscape character of this site therefore makes a critically important contribution to Cracoe's distinctive landscape setting. The B6265 and Thorpe Lane are part of the National Cycle Network (Route 688).	
Perceptual qualities	Moderate
As an attractive open field, bordered by low stone walls and with a group of mature trees at a sharp bend in the road, the site marks an important threshold and gateway to Cracoe. Its rural, open landscape character sets the scene and creates a strong first impression of Cracoe as a relatively small rural valley village.	
Cultural and historical associations	Low-moderate
The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and walled fields.	

Overall landscape sensitivity - residential development	Moderate-high*
The site has an exceptionally sensitive location, at the gateway to Cracoe from the east. Its open, farmland character contributes to the rural landscape setting of Cracoe as it is a component of the pattern of relatively small fields, with groups of trees at farm entrances and road junctions, that is characteristic of the village landscape. Built development on this corner would transform the eastern gateway to the village and would only be possible if it was set back from both the road and the group of trees and softened by tree planting, to integrate with the existing rural character of farms and houses that are set back from the straight valley road.	



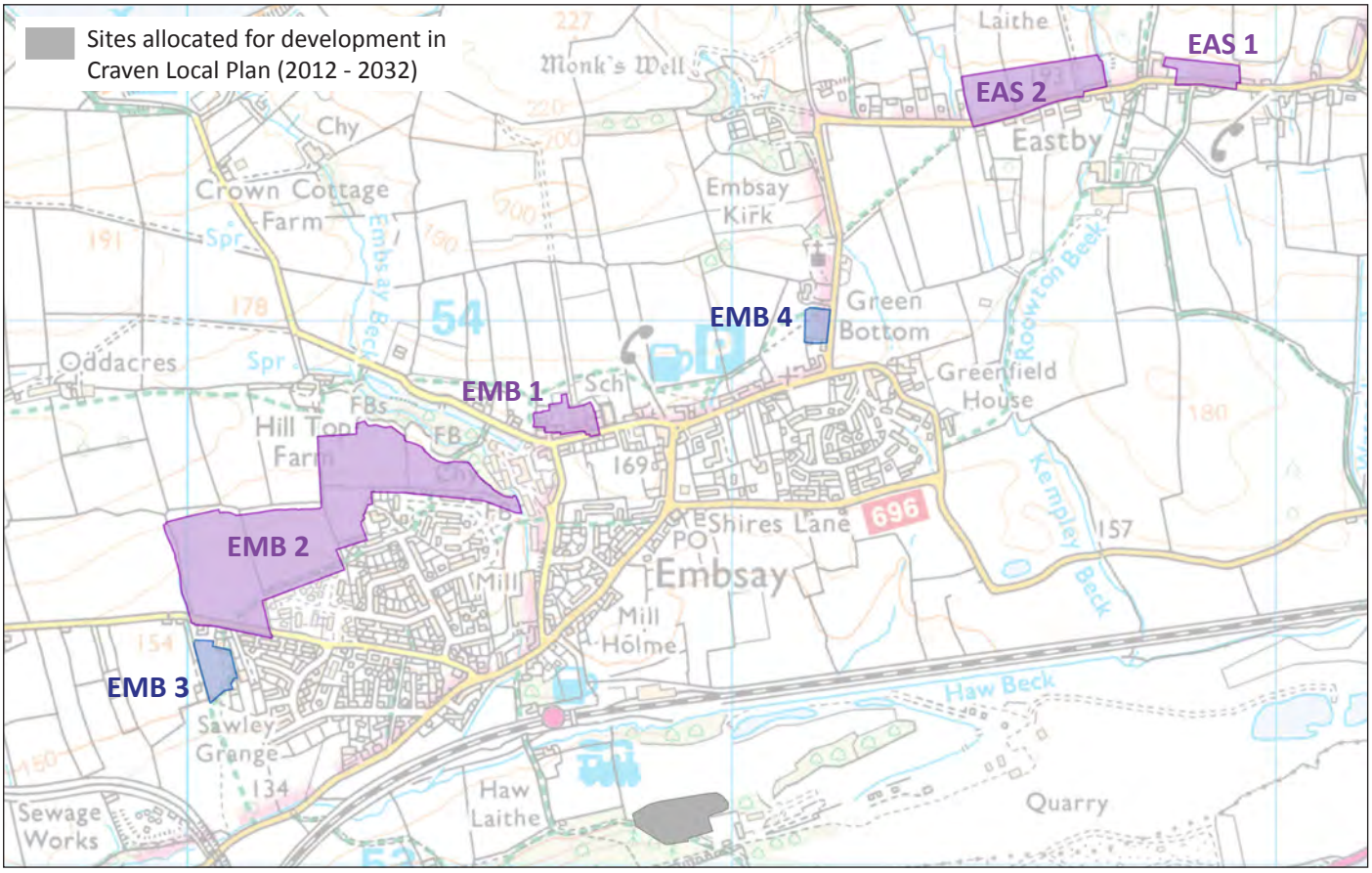
Land between Toppan Barn and Cracoe House Cottage, Cracoe
CRA 5

Physical and natural character	Low-moderate
The site is gently sloping open field fronting the north side of the B6265 in the centre of Cracoe. It is bordered by low stone walls and is between two large historic properties (see below) which are set back from the road. The site is an open pasture with a single mature tree towards the centre-east side of the field. There are no notable distinctive physical or natural landscape features, other than the mature tree and simple, unified character, which affords views northwards and expresses a clear visual relationship to the wider valley landscape form.	
Settlement form and setting	Moderate-high
Reference to historical maps (eg. OS 1885-1900) demonstrates that this field has always been open farmland and that it marks a historic break in the linear structure of the village, between Cracoe to the west and Green End to the east. The break in built development is mirrored by the end of the row of built development and a block of mature trees (remnant wood pasture) to the south. Development on this site would therefore be a fundamental change from the traditional pattern of built form and would result in a continuous line of buildings along the north side of the road. In addition, the farms and cottages on the north side of the road are all set back from the road and the private land (gardens and small paddocks) between the road and the historic buildings is designated as Important Open Space to acknowledge and protect this distinctive local characteristic of Cracoe's settlement pattern. It is important to note that any new development on this site should be set back from the road to continue the existing alignment of built form and that this would significantly restrict the capacity of the site for new built development.	
Views and recreational experience	Moderate
The gently sloping, open farmland character of the site provides a natural break in the centre of the linear village, with attractive open views northwards to Hamerton Hill, Linton Moor and Boss Moor on the northern side of the valley. The field provides a foreground to the long view northwards to the fells, strengthening the visual relationship between the village and its wider landscape setting. The single specimen tree is an important local landmark in this view. The B6265 is part of the National Cycle Network (Route 688) and so contributes to the quality of the landscape experience along this promoted recreational route at a regional scale.	
Perceptual qualities	Moderate
This prominent site has a strong influence on the character of Cracoe, framing views northwards to the valley landscape and fells to the north of the village and breaking the linear pattern of settlement along the B6265 corridor.	
Cultural and historical associations	Moderate-high
The site is between two Grade II listed buildings - Toppan House to the west (a farmhouse dating from 1622 and two C18 cottages) and Cracoe House to the east (a mid-late C18 house). It is an influence on the historic landscape setting of these two listed buildings, but the setting of each is contained and characterised by its (north-south) relationship and frontage to the road rather than the adjacent field. Perhaps of more significance is its location at the break between two parts of the historic village - Cracoe to the west and Green End to the east. Historic maps indicate that this field has always been open farmland marking the end of Cracoe and the beginning of Green End and its development would result in the loss of this subtle but historically significant settlement pattern.	

Overall landscape sensitivity - residential development	Moderate-high*
This site is a sensitive and prominent component of Cracoe's historic settlement form because it marks a break in the line of linear built development along the B6265 between Cracoe to the west and the much smaller hamlet of Green End to the east. It also provides a welcome opportunity for an attractive framed view northwards from the road to the open countryside to the north of the village and to the fells beyond, reinforcing an understanding and appreciation of the rural valley landscape setting of the village. Development here would end this natural 'pause' in the pattern of built development, extending its linear form and emphasizing the dominance of the road within the village. Landscape sensitivity would be reduced if built development were set back from the road to respect the existing building line and if the eastern part of the site is left undeveloped to conserve a view northwards from the B6265 to the fells and to conserve the mature specimen tree as a focus within this view. Ideally, the undeveloped land would be managed as a public open space in the centre of the village.	

Embsay and Eastby

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Embsay			
EMB 1	Land at Holly Farm	EMB 3	Land south of Lind View Barn
EMB 2	Land north of Brackenley Lane & Millholme Rise	EMB 4	Land north of Stonebeck House, Kirk Lane
Eastby			
EAS 1	Land east of Hunter's Croft, Barden Road		
EAS 2	Land west of Heugh Gill, Kirk Lane		



Land east of Hunter's Croft, Barden Road, Eastby
EAS 1

Physical and natural character	Moderate-high

The site is a walled pasture on the slopes of the rugged dark gritstone outcrop of Eastby Crag on the southern edge of Embsay Moor. Eastby Crag has a distinctive skyline and its rocky profile is a local landmark in views on the southern edges of the gritstone uplands. This is the upper fringe of the moorland where the transition from large walled pastures to unenclosed open moorland is clearly visible from the village of Eastby and Barden Road; this contrast is particularly clear in this location because the rock face, boulders, scree and scrub on Eastby Crag stand out from the smooth rounded moorland summits and the sweeping grassland on the slopes below (the site). The slopes of the upland moors are carved by deep, wooded gills, which accentuate the local landform. Part of the woodland within Heugh Gill, to the north west of the site, is semi-natural ancient woodland. Development on the site would damage the intact, natural landscape on the slopes of Eastby Crag, interrupting the sweep of the landform and diminishing the contrast between smooth grassland slope and rocky crag. There are only two gritstone crags that are accessible to public view and Eastby Crag is one of them so this is a valued natural landscape feature.

Settlement form and setting	Moderate-high

The village of Eastby has a linear form, with groups of buildings strung out along the Barden Road. The historic village centre has densely packed and terraced lines of roadside stone cottages and farm buildings, which are grouped so that a 'village street' zone, with buildings on both sides of the road, alternates with zones where the buildings are confined to one side of the road only, allowing views upslope northwards to Eastby Crag and downslope southwards to the valley of Haw Beck. The site is in the centre of the historic village, where the buildings are to the south of the road only. If this site was developed, there would be a line of buildings on both sides of the road throughout most of the historic village centre and the distinctive northward views upslope to Eastby Crag would be screened. This would be a fundamental and damaging change to the subtle settlement form and the most distinctive and sensitive component of its landscape setting.

Views and recreational experience	Moderate-high

Development on this site would screen or at the very least compromise the landmark views to Eastby Crag from the Barden Road and the centre of Eastby. This is the most damaging impact, but development would also be visible in views from the public right of way that is aligned upslope from the Barden Road along Hunter's Lane / Heugh Gill to Embsay Moor. Eastby Crag is a popular destination for rock climbers (who can obtain permissive access) and views from the Crag would also be affected.

Perceptual qualities	Moderate-high

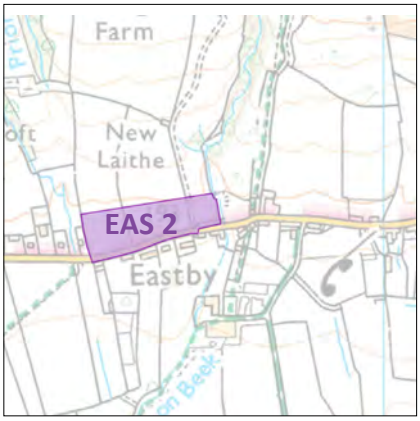
There is a sense that the historic village is embedded within its landscape context; the Barden Road and lines of traditional buildings follow the contours and the layout of the traditional buildings provides both a solid barrier against the elements and a frame for panoramic views that reveal the village's distinctive site on the upper dale slopes just below Eastby Crag. The looming presence of the crag itself reinforces a strong perceived connection to the land as it reveals the underlying dark gritstone bedrock. Development on this site would partially screen views to Eastby Crag from the historic village centre, damaging this fundamental relationship between historic village and site.

Cultural and historical associations	Moderate-high

The site is within the designated Eastby Conservation Area, which includes the fields and crofts on either side of the Barden Road which are considered to contribute to the rural character and landscape setting of the village. Development on this site would erode the rural character of the village, in which the pattern of stone walls extends right up to the road.

Overall landscape sensitivity - residential development	Moderate-high

The rural, undeveloped character of this site makes a significant contribution to the distinctive identity, form and landscape setting of the historic core of Eastby village. This contribution is also recognised by its designation as part of the village's conservation area. Development on this site would damage the distinctive landscape character and setting of Eastby by blocking the dynamic sequence of views upslope and downslope along the road, screening the landmark views to Eastby Crag and eroding the rural character of the linear village, in which the landscape setting is defined by the pattern of walled fields which extends to the road and alternates with built development.



Land west of Heugh Gill, Kirk Lane, Eastby
EAS 2

Physical and natural character	Moderate-high

This large site comprises three walled pastures on the slopes of Embsay Moor. On this part of the moorland edge, the dark gritstone outcrops of Eastby Crag and Embsay Crag lend a distinctive skyline; the rocky 'upturned edge' profile of both crags are local landmarks in views on the southern edges of the gritstone uplands. This is the upper fringe of the moorland where the transition from large walled pastures to unenclosed open moorland is clearly visible from the village of Eastby and Barden Road. The slopes of the upland moors are carved by deep, wooded gills, which accentuate the local landform. Part of the woodland within Heugh Gill, to the north east of the site, is semi-natural ancient woodland. Development on the site would damage the intact pattern of walled pastures and the transition to open unenclosed moorland and gritstone crags on the slopes of Embsay Moor. The sweeping views across the site to both Eastby Crag (to the north east) and Embsay Crag (to the north west) from the Barden Road would be interrupted by development here, diminishing the contrast between the historic walled pastures, smooth grassland slopes and rocky crags. This is one of the few places where it is possible to see both gritstone crags in sequence from the same point.

Settlement form and setting	Moderate-high

The village of Eastby has a linear form, with groups of buildings strung out along the Barden Road. This site is within a part of the village that comprises predominantly modern development and where houses are sited in a fairly consistent line to the south of thee road. It has a less distinctive character than the historic village centre to the east. However, the open walled fields (with views to the crags) along the north side of the road contribute to Eastby's rural character and distinctive exposed moorland slope landscape setting. The most valuable and distinctive landscape features are the open views northwards to the moorland edge and both Eastby and Embsay Crags; the long intact roadside stone walls, which integrate the village with the wider historic field pattern; and the wooded gills, which 'book-end' the site. Built development across this whole site would be over-dominant and would fundamentally change the linear, rural character of the village, with views swinging sequentially from north to south along the Barden Road. It would also impinge on the sensitive wooded gill or Heugh Gill and the site of the original Eastby Mill. However, a smaller development in the western-most field would continue the settlement form whilst conserving the landmark views and the distinctive landscape setting of the village/conservation area

Views and recreational experience	Moderate

Development on this site would partially screen the landmark views to the crags from the Barden Road. This is one of the few places where the profile of both crags is visible from the same stretch of road. However, the view to Eastby Crag is partially screened by woodland along Heugh Gill and there are many other views to Embsay Crag so the (individual) views are not exclusive. Development on this site would generally be visible in southward elevated views from the open access land on Embsay Moor but would be seen as a component of the string of buildings along the Barden Road in these views and would not be particularly intrusive. There are no specific relevant views from public rights way.

Perceptual qualities	Moderate-high

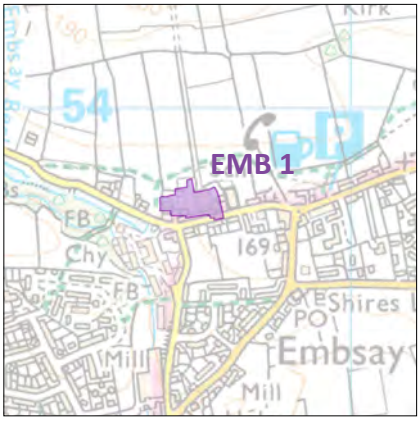
The Barden Road, and the line of houses along it, follow the contour line on the edge of the moorland slope and are well integrated within this sweeping and relatively exposed moorland landscape setting. The site is in a part of Eastby that feels as if it is outside the core village, with the upper valley pastures extending to the road and views to the moorland summits and crags. The large scale moorland edge landscape is dominant here. Development on this large site would fundamentally change the scale and character of this narrow, linear and rural village; it could only be integrated if the scale of built development is relatively small and if the large scale, sweeping landscape pattern remains dominant overall.

Cultural and historical associations	Moderate-high

Development on this site would erode the rural character of the village, in which the pattern of stone walls extends right up to the road and development on the eastern part of the site. The site is partially within the designated Eastby Conservation Area, which includes the woodland along Heugh Gill and the small field to the west of the woodland. Development in this eastern field would cause significant harm to the landscape setting and character of the historic village centre.

Overall landscape sensitivity - residential development	Moderate-high*

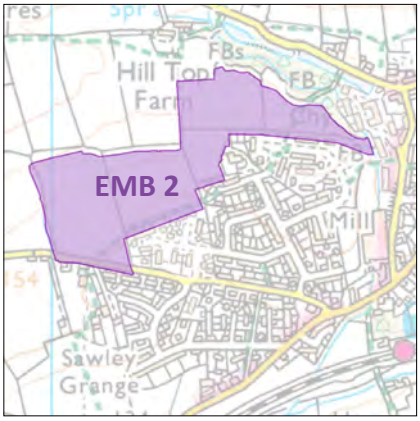
Development across this extensive site would damage the sweeping open moorland-edge character and dominant scale of Eastby's landscape setting, fundamentally changing the sequence of views that swing alternately from north (upslope) to south (downslope) along the Barden Road. It would also partially screen the landmark twin views to the gritstone crags and erode the intact pattern of roadside field stone walls which connect northwards to meet the moorland edge. However these effects are balanced by the fact that this part of Eastby has modern houses on one side of the road. A relatively small development could be integrated on the western part of the site, with boundaries softened by native tree planting. The central and eastern parts of the site should be conserved as open farmland.



Land at Holly Farm
EMB 1

Physical and natural character	Moderate
This brownfield site comprises agricultural buildings and hard standing at Holly Farm, to the north of Pasture Road in the historic centre of Embsay. The farmstead is on the northern edge of the village, which is open farmland with large walled fields on the upper slopes of Embsay Moor. The fell slopes are carved by narrow wooded gills, which subdivide the slopes; shelterbelts and areas of woodland associated with Embsay Kirk (on the slopes to the north east of the site, also provide some shelter, but this is a relatively exposed moorland edge landscape. The dark, rocky gritstone outcrop of Embsay Crag is a distinctive landmark on the moorland edge skyline to the north of the site. As built development here would be on a brownfield site, there would be no natural/physical landscape constraints, but the site is exposed and on an open and relatively large scale, sweeping moorland edge landscape close to and influenced by a prominent and distinctive natural landscape feature.	
Settlement form and setting	Low-moderate
This farm complex is on the northern edge of the historic village centre, to the rear of the traditional terraced houses that front onto Pasture Road. It is adjacent to the village school and is in the heart of the historic village core. The site, and the farmland to the north, is within the designated Embsay Conservation Area. It is a sensitive village centre site where the built form (layout and materials) would need to complement the traditional townscape, but development here would be an opportunity for enhancement and could be integrated within the existing village.	
Views and recreational experience	Low-moderate
Views into the site from Pasture Road are generally screened by existing traditional buildings, although there are views into the site from the farmyard entrance and, if this site were developed, buildings would be glimpsed in various framed views between the houses from Pasture Road. The northern boundary of the site is prominent in views from the public right of way that is aligned across the fields to the north of Embsay and which runs alongside the northern boundary of this site. Development would be an opportunity to enhance the views from this route and from the adjacent recreation ground to the north east of the site.	
Perceptual qualities	Low
The site is a working farm with a diverse mix of modern barns, stables, fencing, hard standing and storage areas. It does not contribute positively to the local townscape and its redevelopment would potentially enhance local landscape character and visual amenity.	
Cultural and historical associations	Moderate
Historic maps (1890s) show a single traditional barn to the rear of the existing row of terraced houses along Pasture Road and this has been incorporated into the modern farm infrastructure that predominates on the site. The traditional barn should be restored and incorporated within the proposed housing layout. The site is sensitive from a historic perspective and is in the centre of the designated Embsay Conservation Area. However, the existing buildings detract from the historic character of the village centre and there is an opportunity for enhancement.	

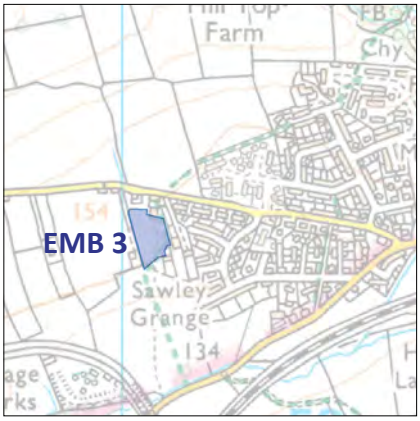
Overall landscape sensitivity - residential development	Low-moderate
This brownfield site provides an opportunity for a sensitively designed and dense housing scheme that contributes positively to the local, townscape. It is in the centre of the Embsay Conservation Area, on the sensitive moorland fringe of the village and adjacent to a public right of way so this is a sensitive site which merits a carefully crafted architectural scheme.	



Land north of Brackenley Lane and Millholme Rise
EMB 2

Physical and natural character	Moderate
This extensive site comprises a series of open walled fields on the rolling lower slopes of Hill Top, a rounded outlier just to the south of Embsay Moor. It wraps around the north west part of the large village Embsay. There is a large scale, geometric pattern of walled fields on smooth, gently rolling lower fell slopes. The central and western part of the site comprises large open fields, while the eastern part is squeezed between the wooded narrow valley of Embsay Beck) and the settlement and has a slightly steeper landform and fields with an irregular form. This eastern part of the site has a more distinctive natural character and is inherently more sensitive. However, the pattern of open walled fields on the rolling lower fell slope across the site reveals the sweeping, open scale of the edge of moorland landscape and development across this extensive site would dominate and diminish the perceived scale of the landscape pattern on the edge of the exposed gritstone moor uplands	
Settlement form and setting	Moderate-high
Embsay's historic village centre has a linear form, with a focus on the former mill complex in the wooded tributary valley of Embsay Beck. More recent development has extended across the lower rolling slopes of Hill Top summit. The gently dipping tributary valley landform and sweeping rural farmland, with isolated farmsteads and barns and an intact network of walled open fields, defines Embsay's landscape setting. Embsay Crag is also a dramatic local landmark and there is a striking transition from exposed moorland edge to sheltered tributary valley. Development across this huge site would be over-scaled within the rolling moorland- valley edge rural landscape setting; it would dominate the gentle lower slopes of Hill Top, obscuring layered views north eastwards from Brackenley Lane to the landmark of Embsay Crag and the moorland edge. However, built development on a smaller scale, within a more limited site, that is confined to the lower slopes of Hill Top and tucked against the existing built edge of the settlement, could be integrated without damage to Embsay's distinctive landscape setting.	
Views and recreational experience	Moderate-high
The site is at the western gateway to Embsay from Brackenley Lane, from which there is a distinctive long view northwards to the skyline profile of Embsay Crag on the moorland slopes. The rocky gritstone crag contrasts with the smooth slopes of the farmland and the sensitive skyline therefore includes not only the crag, but also the slopes that sweep up to its lower edge. Parts of the site would also be visible from the open access land at Embsay Crag. The verdant, relatively sheltered farmland on the site, which forms the immediate landscape hinterland to the west of Embsay, contributes to the distinctive character of this gateway view and would be obscured by extensive development. A public right of way traverses the lower slopes of Hill Top and parts of the site, connecting neighbourhoods to the west of Embsay.	
Perceptual qualities	Moderate
The view across these gently dipping walled fields with the rugged skyline profile of Embsay Crag beyond, creates a memorable first impression of Embsay, which is tucked in a relatively sheltered part of the sweeping moorland edge landscape. The relatively large scale of the village is not apparent from Brackenley Lane and there would be some scope for built development that forms a soft interface with the fell slope and which is contained within the sheltered and relatively well treed Embsay Beck valley landform.	
Cultural and historical associations	Moderate-high
The eastern part of the site abuts the wooded valley of Embsay Mill and the former mill ponds which are part of the designated Embsay Conservation Area. This part of the site is also noted (in the Historic Environment Record); it contributes to the historic character of Embsay's local landscape setting. The western, more exposed part of the site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and walled fields.	

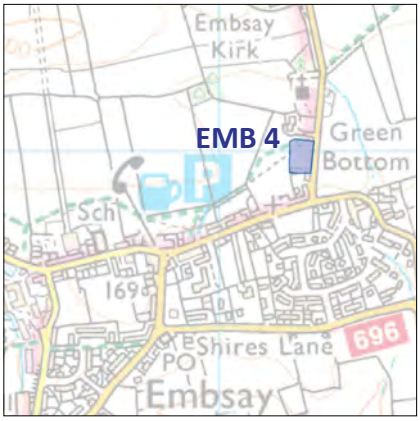
Overall landscape sensitivity - residential development	Moderate-high*
Development across the whole of this extensive site would be over-scaled and dominant within Embsay's rural landscape setting. It would obscure the distinctive gateway views to the landmark of Embsay Crag and would dominate the gentle scale of the landform on the slopes of Hill Top and the characteristic transition in landscape pattern from exposed moorland to sheltered valley. However, a more limited area of built development, which is 'tucked in' to the north west edge of the existing settlement on the lower slopes of Hill Top, could be integrated without obscuring the sweeping views to the high fells and Embsay Crag. The eastern, more sensitive part of the site on the low ridge to the south of Embsay Beck should be conserved as farmland.	



Land south of Lind View Barn
EMB 3

Physical and natural character	Low
The site is a pasture on the lower slopes of Hill Top and on the south western fringes of Embsay at the point where the land slopes down towards the valley floor of Haw Beck. The site is an open pasture with a broad, gently sloping landform. It is partially enclosed by existing houses off Sawley Close and by individual houses and access driveways. The site does not have any distinctive natural landscape features or constraints for built development.	
Settlement form and setting	Low
The site is to the south of the western (Brackenley Lane) gateway to Embsay but is well contained by existing development and can only be glimpsed, between existing houses, in views from the road. Built development here could be integrated and would fit within the existing settlement form on the sheltered lower valley slopes, particularly if the boundaries of the built development are softened by native tree planting.	
Views and recreational experience	Low-moderate
The site is generally not visible in gateway views to the settlement edge from either Brackenley Lane (to the north) or Skipton Road (to the south). However, a public right of way from Skipton Road to Brackenley Lane via Sawley Close wraps around the southern and eastern boundaries of the site. Given the existing settlement fringe landscape context of the site, this public right of way could be integrated within a development layout without any adverse landscape and visual effects.	
Perceptual qualities	Low
The site is perceived as part of the backland settlement fringe in an area that is not widely visible from the road but which forms part of the public right of way that skirts around the western side of Embsay, connecting the village with Haw Beck and the haw park ridge to the south of the village. Given the site's settlement fringe landscape context, and the modern residential development adjacent to it, the site feels part of the existing settlement edge and development here would seem appropriate.	
Cultural and historical associations	Low-moderate
The site is adjacent and immediately to the north of to the site of the historic Sawley Grange farmstead, but this site is already incorporated within the modern development on the edge of Embsay and is not a visible heritage landscape feature. The site is in a part of the lower fell farmland landscape that lacks an intact network of stone walls and which has been influenced by a mix of modern built development.	

Overall landscape sensitivity - residential development	Low
This site is a good candidate for residential development as it is sheltered and well contained by existing housing and boundaries and development could be integrated with the existing settlement pattern and public right of way, particularly is the boundaries of the new built development are softened by groups of native trees.	



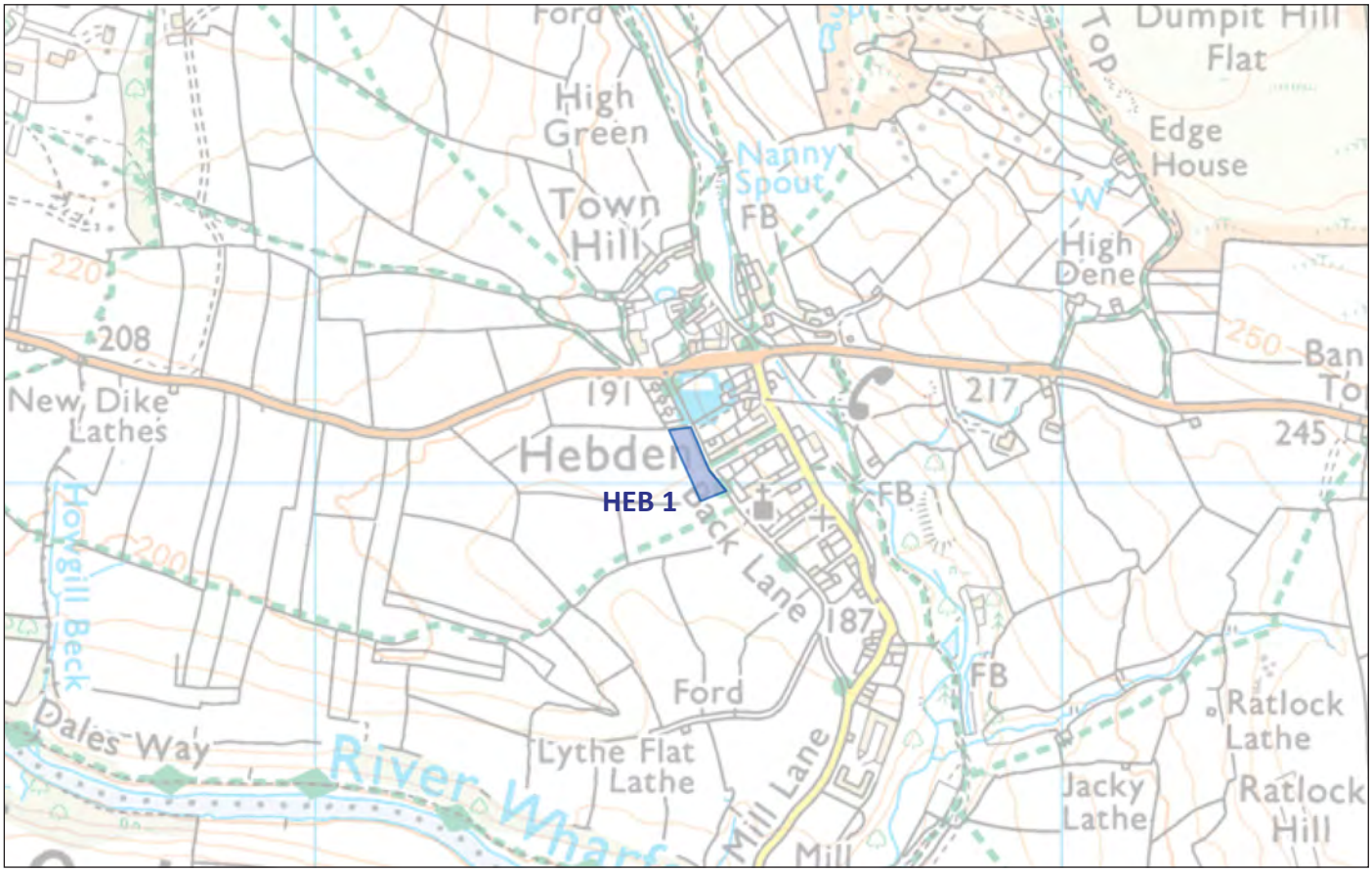
Land north of Stonebeck House, Kirk Lane
EMB 4

Physical and natural character	Low-moderate
The site is an open pasture enclosed by low neat stone walls and specimen roadside trees on the north eastern edge of Embsay. It is a relatively sheltered part of the farmland landscape to the north of Embsay, which becomes more open and exposed towards the unenclosed upper slopes of Embsay Moor. The dark, rocky gritstone outcrop of Embsay Crag is a distinctive landmark on the moorland edge skyline to the north west of the site. The site is partially enclosed (to north and south) by existing houses and forms a substantial gap in the built form of the village, which offers distinctive long views to the crag and upper moorland edge. There are no significant constraints to development from a physical and natural landscape perspective.	
Settlement form and setting	Moderate-high
The settlements of Embsay and Eastby both have a linear form, with the main street of each village aligned to follow the valley slope contours. The northern gateway to Embsay and both the eastern and western gateways to Eastby are marked by sharp turns in the road; Kirk Lane is the connection between the two villages and is also the site of a medieval Augustinian priory (now the site of Embsay Kirk) and the site of the parish church of St Mary the Virgin, which is outside the historic village. As the site is to the north of the sharp bend that marks the northern gateway to Embsay, it feels as if it is outside the village and there is potentially a risk that development on this site would increase the perceived coalescence between Embsay and the cottage/church to the north and between Embsay and Eastby. Development here would connect the northern edge of Embsay to the church. In some ways this would seem logical but, given the proximity of the two villages and their respective landscape settings, the separation is valued and should be maintained.	
Views and recreational experience	Moderate-high
The open fields on either side of Kirk Lane, which include the site, provide opportunities for distinctive views northwards to the crags and eastwards across the valley of Haw Beck. They also contribute to the landscape setting of the Church of St Mary the Virgin and provide clear separation between Embsay and Eastby. There is a robust pavement for pedestrian access alongside Kirk Lane and the public right of the way across the fields to the north of Embsay crosses the site diagonally. So this site is central to the recreational routes around Embsay, although this is not a constraint as public right of way to the church could be integrated within a masterplan for a future scheme. Overall, development on this site would detract from the quality of local landmark views that contribute to the landscape setting of Embsay village	
Perceptual qualities	Moderate
This site has a domestic, sheltered character. It is perceived as a settlement fringe area, which is between the villages of Embsay and Eastby, but with a strong connection to Embsay. The long views eastwards across the valley have a gentle, pastoral character and there is a sense that development on this site would disrupt the 'flow' of the landscape across the valley slope (and across the fields on either side of Kirk Lane).	
Cultural and historical associations	Moderate-high
The site is part of the designated Embsay Conservation Area and contributes to the historic landscape setting of the (grade II listed) Church of St Mary the Virgin; the public right of way that crosses the site connects the historic village centre of Embsay with the church and the route continues across the valley slopes to Eastby, suggesting that the route has long been important within the circulation patterns of both settlements. Development here would erode the historic pattern of the landscape and the landscape setting of the historic village within the designated conservation area.	

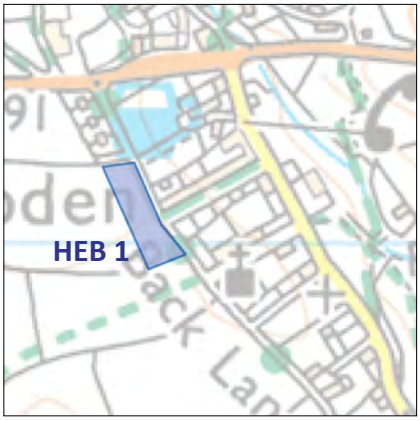
Overall landscape sensitivity - residential development	Moderate-high
This site does not have a particularly distinctive landscape character, but it does make a significant contribution to Embsay's landscape setting in terms of views across the valley slopes - northwards to Embsay Crag and Eastby Crag and southeastwards across the valley of Haw Beck. There is a risk that development on this site would increase the risk of perceived coalescence between the villages of Embsay and Eastby and would detract from the landscape setting of the Church of St Mary the Virgin.	

Hebdon

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		HEB 1	Land east of Brayshaw Lane



Land east of Brayshaw Lane, Hebden
HEB 1

Physical and natural character	Moderate

The site is part of the broad, gently rolling farmland on the slopes of mid-Wharfedale and on the western edge of the village of Hebden. It is alongside a back lane to the village, with a short row of modern houses to the north and a mix of traditional/ modern houses on the opposite side of the lane to the east. In this part of Wharfedale a series of geological faults have disrupted the glacial carved U-shape to form a relatively broad dale profile. The site is on a slight ridge in the dale slope, to the west of the steeper valley of Hebden Beck and the landform slopes very gently to the west, with a gradual, rolling fall towards the River Wharfe. This is a fairly open tract of farmland, with an intact network of walled fields, isolated stone barns and scattered mature boundary trees. The field in which the site is located has a single mature tree in the north west corner of the field alongside Brayshaw Lane and one other single tree in the boundary to the west. There are no relevant environmental designations. The most sensitive component of the site is the intact historic pattern of field stone walls. Development of this site would interrupt and erode this pattern. However, it is contained within the existing walled field, adjacent to an existing residential area and is not within a part of Wharfedale that has a particularly distinctive natural landscape character.

Settlement form and setting	Moderate-high

The site is to the west of the historic village core, which is enclosed by a long rectangular grid of roads including Bradsaw Lane/Back Lane to the west (see section on Cultural and historical associations below). The open panoramic views westwards across Wharfedale are a feature of Hebden's landscape setting, which contribute to its rural, farmland character. The site also contributes to the contrast in character between the open farmland to the west and the narrow, steep-sided valley of Hebden Beck to the east. Development on this site would continue the recent pattern of settlement form with built development along both sides of Bradshaw Lane, but would erode part of this characteristic and historic landscape setting of Hebden to the west; the open field outlook to the west of the south part of Back Lane would remain unchanged and this is arguably the most sensitive part of the landscape setting as it contributes to the historic setting of the grade II listed church and adjacent remnant crofts that are conserved within the historic village centre.

Views and recreational experience	Moderate-high

There are long panoramic views westwards across the site towards Wharfedale from Bradshaw Lane/Back Lane. The distinctive conical profile of Kail Hill is a feature on the skyline in these long views, which contribute to the pastoral, rural character of the village. Development on this site would reduce the scale of these views, which are available along the length of Back Lane. Development on this site would be well integrated in the long gateway views to Hebden from the B6265 to the west, as buildings (and new tree planting) would be seen as a component of the existing line of buildings, but it would be locally prominent on the skyline in the close gateway view at the entrance to Hebden from the B6265 and from the public right of way (between Grassington and Hebden) to the west of the church.

Perceptual qualities	Moderate

This open field is valued as a component of Hebden's landscape setting and historic character. The juxtaposition of open walled fields and traditional village along Bradshaw Lane/Back Lane contributes to the village's distinctive rural character and its natural integration with the surrounding countryside. The western, Back Lane frontage, with the church tower in the centre, suggests a composed, planned settlement character - a quality that would be disrupted by development on this site.

Cultural and historical associations	High

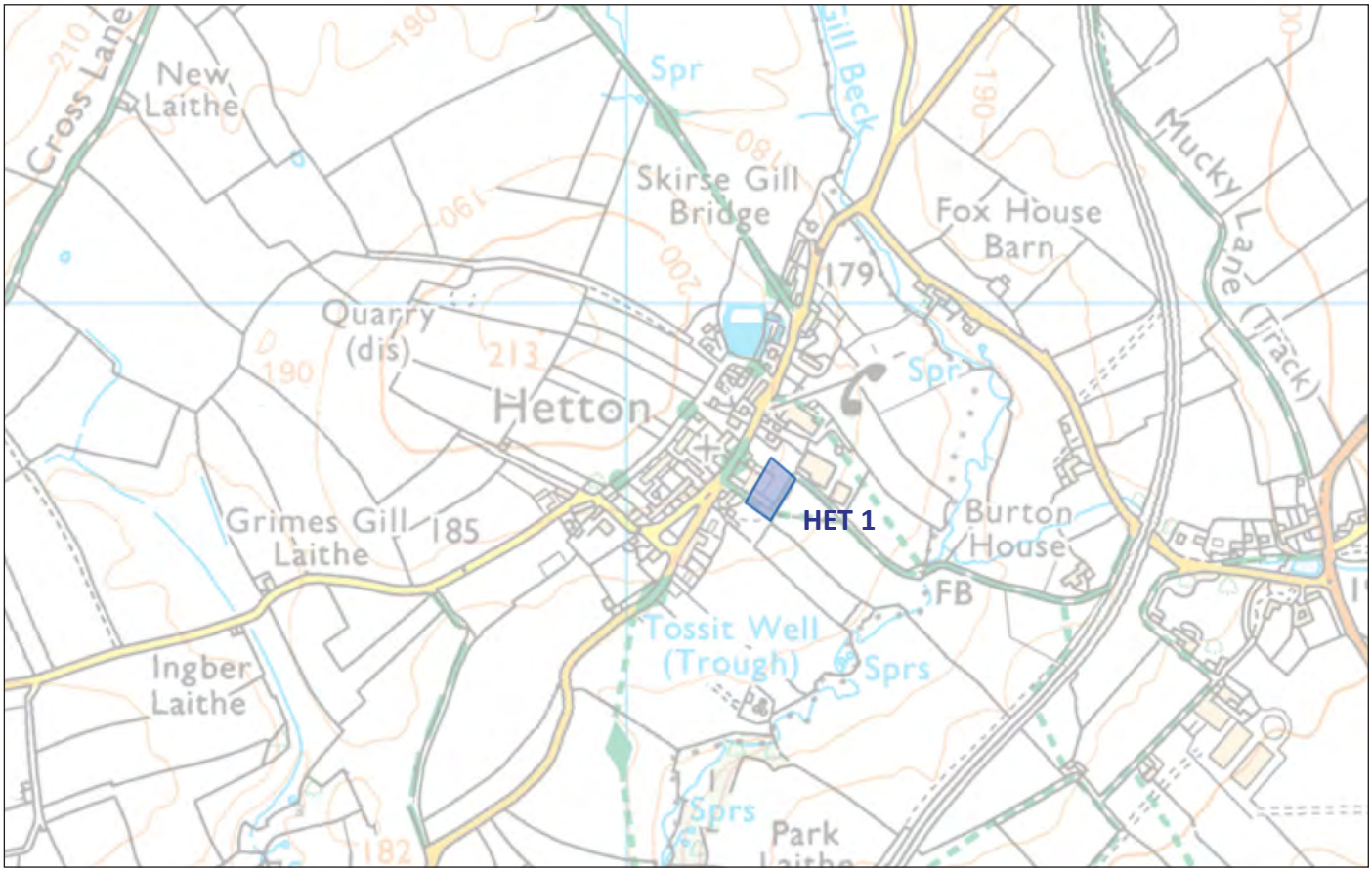
The site is outside and to the west of the medieval village layout, which was contained within the long rectangular grid of roads between Main Street (to the east) and Bradshaw Lane/Back Lane (to the west). It is outside the designated Hebden Conservation Area, but the abrupt interface between settlement and surrounding farmland, which has persisted over the centuries, contributes significantly to the historic landscape setting of the village and its conservation area. This is noted in paragraph 5.6 of the Hebden Conservation Area Appraisal as being *of major significance to the special historic interest and visual importance of the village.*

Overall landscape sensitivity - residential development	Moderate-high*

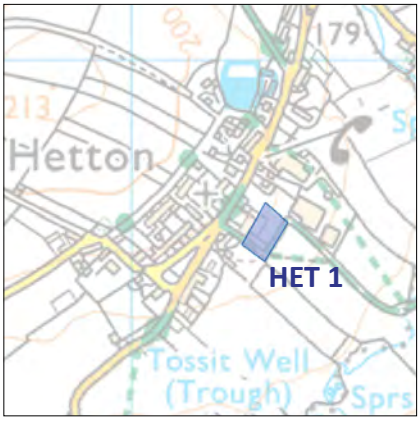
The site is part of the gently rolling open farmland landscape to the west of Hebden which makes a strong contribution to the distinctive landscape setting and historic character of this rural village. Although the site is outside the designated conservation area, the abrupt interface between built edge and open countryside along Back Lane is noted as being of major significance' to the historic character of the village. Development on this site would erode (but not destroy) this special characteristic, which has persisted since medieval times. Only a small development, limited to the northern part of the site, could potentially be integrated in this sensitive landscape setting

Hetton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		HET 1	Land to rear of Ash Croft



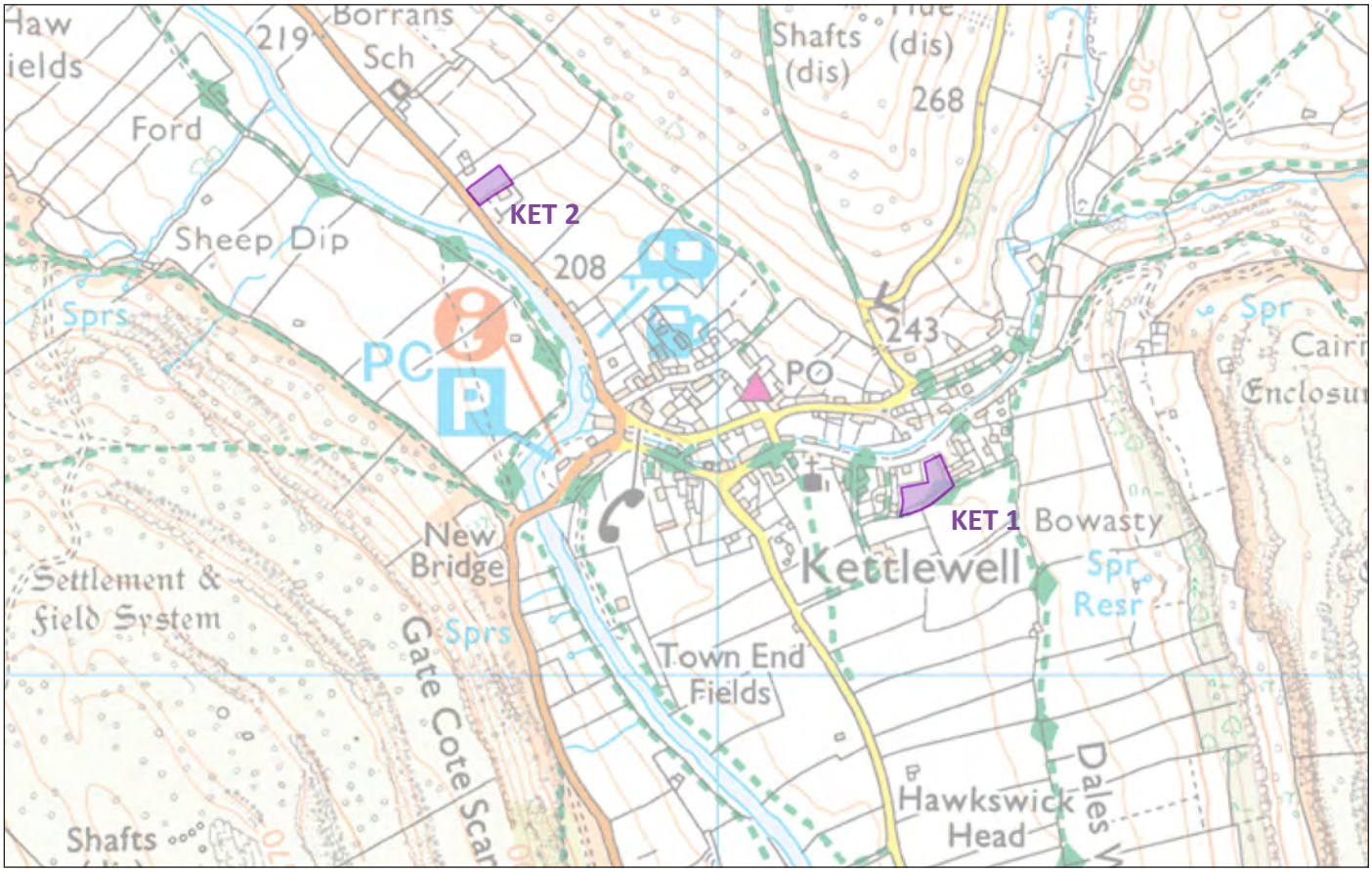
Land to rear of Ash Croft, Hetton
HET 1

Physical and natural character	Low-moderate
The site is part of a small hedged croft on the eastern fringe of Hetton. It is part of an L-shaped field, which fronts onto the village street. It is partially bounded by stone walls and is well enclosed by mature trees to the west and by existing houses, barns and farm buildings. A narrow part of the field is further subdivided by a mature hedgerow. A back lane (also a public right of way) wraps around two sides of the plot, connecting to the main street of the village. This is a flat site on the broad slopes of Hetton Beck. However it is very much part of the village landscape context. The most sensitive landscape elements are the boundaries of the plot, particularly the walled back lane connection to village and countryside. Development on this site would erode its rural village fringe character but would not damage the walled boundaries or mature tree cover that shelters and contains the plot.	
Settlement form and setting	Low-moderate
Hetton has a compact form, with built development generally contained within the broad rectangle formed by the main street (to the east on the lower side of the Hetton Beck valley) and Back Lane on the upslope. A triangular village green to the east of Main Street is a focus for some of the principal historic village buildings, including Hetton House, the church and the Angel Inn. Built development spills downslope from Main Street; there are historic houses and farms to the east of Main Street, with several narrow tracks leading downslope and looping around the crofts. This is in contrast to Back Lane, which remains an abrupt built edge, with no buildings beyond the confines of the historic rectangular village form. The site is part of a croft to the east of Main Street and so fits within the historic village form. Development here would reduce the rural character of houses, cottages and crofts, but would be well integrated within the overall pattern of the village, with buildings visible from Main Street but not filling in the croft that abuts the road. The key constraint would be the vehicular access and potential damage to the rural character of the narrow track between the existing buildings off Main Street.	
Views and recreational experience	Moderate
Development on this site would be tucked behind the existing buildings that front Main Street, but would be partially visible in views diagonally across the existing pasture that abuts Main Street. The principal sensitivity would be the public right of way that connects Hetton and Rylstone across Hetton Beck, which loops around the southern and eastern boundaries of the site. The vehicular access to the site (if this is possible) would also follow this route and there is a risk that the standards of surfacing and turning radii required for vehicular access would damage the rural, 'back lane' landscape and sense of enclosure along the village part of this public right of way.	
Perceptual qualities	Moderate
The site is part of an enclosed landscape of crofts, houses and farm buildings that feels private and enclosed. Built development here could feel slightly intrusive within a small scale, backland area, but it would fit within the overall pattern of buildings and crofts and would not dominate. It would be important to comserve the rural character of the boundaries - the stone walls and mature trees, that contain and form a backdrop of local views and which would help to integrate built development on this site.	
Cultural and historical associations	Moderate
The site is close to two grade II listed buildings (Norton View Farmhouse and Meadow Croft) but development here is not likely to have an adverse impact on the historic setting of these buildings and it would not degrade the overall historic layout and character of Hetton. The village does not have a designated conservation area and the site is not noted as having any significant historical associations, but it does have a strikingly well conserved historic settlement pattern and this site would impinge on the rural character and pattern of backland crofts in the heart of the village so a sensitively designed scheme would be required, with external infrastructure (access, lighting, boundaries) that respects its historic context.	

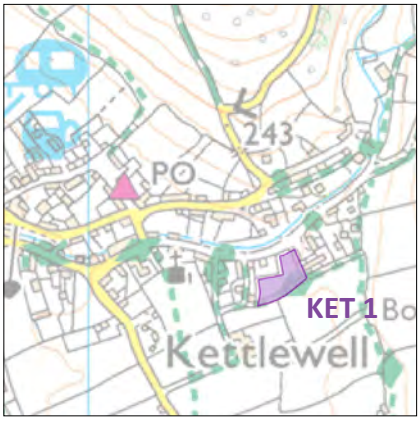
Overall landscape sensitivity - residential development	Moderate
This site is part of the small scale pattern of backland crofts and tracks on the downslope side of Hetton. This is an enclosed rural settlement edge and built development here would be visible but not dominant or intrusive within the landscape of the village. The principal risk of adverse landscape and visual impacts relates to potential damage from vehicular access and external finishes (lighting/boundaries) and a sensitively designed scheme, which respects its historic village context, would be required.	

Kettlewell

Location of assessed sites

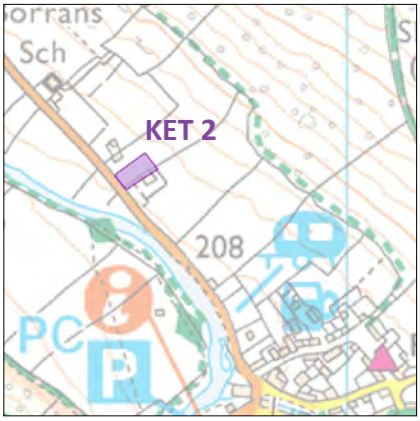


Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
KET 1	Land between Langcliffe House and Crookacre		
KET 2	Wharfe Camp, High Beeweston Barn		



Land between Langcliffe House and Crookacre, Kettlewell
KET 1

Physical and natural character	High
The site is an L-shaped walled pasture between existing houses in the eastern upper part of Kettlewell village. This field is on the steep slopes of Great Whernside in Upper Wharfedale. This is the deepest part of Upper Wharfedale, where the peaks of Great Whernside and Buckden Pike loom above the glacial valley. The site is on a relatively broad part of the dale slope, just below the rugged limestone scars, scree, calcareous grassland and woodland of Langcliffe Scar (SSSI), which contrasts with the smooth network of walled pastures and marks the break between farmland and moorland on the upper dale slopes. The dramatic landscape setting of Kettlewell, which is dwarfed by the surrounding landform, contributes to the special qualities of the YDNP. Development on this site would damage the intact stone wall boundaries of the field, including the interrelated network of field stone walls, and the direct visual connection between village street and fell slope landscape (including Langcliffe Scar to the east and Gate Cote Scar to the west) which defines the distinctive character and landscape setting of Kettlewell within the exceptionally distinctive and dramatic Upper Wharfedale landscape.	
Settlement form and setting	High
The village layout follows a ladder pattern along both banks of Kettlewell Beck, with bridge crossing points connecting the two curving streets on either side of the beck. The site is part of the informal pattern of buildings and crofts which is characteristic of the upper eastern part of Kettlewell, which is less densely developed than the western part and in which buildings are interspersed with open spaces. The site is also an integrated component of the network of walled farm tracks that connect the settlement with its surrounding historic pattern of fields. The Kettlewell Conservation Area Appraisal (CAA) notes the importance of the 'large plots of open space between the buildings' in the eastern part of Kettlewell which contribute to the distinctive contrast in character between western (more dense) and eastern (more thinly settled) village layouts. Development on this site would erode this distinctive contrast in character and damage the informal fell slope farmland landscape setting of the village. This is one of the few remaining places in Kettlewell where a walled pasture abuts the village street, allowing direct views into and out from the village to the surrounding fells and it should be conserved.	
Views and recreational experience	High
Kettlewell is an important visitor hub within the YDNP which is popular with walkers. The promoted Dales way long distance route crosses the fell slopes to the south of Kettlewell and enters the village via the walled track alongside the site so it is an important gateway location. Development would erode the special visual inter-connection between village and farmland and would partially screen the dramatic views between village street and the surrounding Upper Wharfedale fell slopes and screes. This is one of the most visited parts of the YDNP, where walkers on the Dales Way and visitors enjoying the historic village landscape come to appreciate its stunning landscape setting. Development here would damage these views and experience.	
Perceptual qualities	High
The site is an integrated part of the village fringe landscape at a point where the historic walled field pattern meets the settlement and where the legibility of the YDNP landscape is particularly clear. This, together with the spectacular limestone scenery, striking contrasts between high fell and deep sheltered dale and the traditional pastoral landscape of Wharfedale are special qualities of the YDNP. Development on this site would erode these special qualities and, at a local scale, would damage the domestic informal and deeply rural character of upper Kettlewell.	
Cultural and historical associations	High
The site is not within the area noted (in the Historic Environment Record) for its terraced lynchets, but it is surrounded to the south by extensive medieval (and possibly earlier) field systems. It is a designated part of the Kettlewell Conservation Area. It is a component of the intact pattern of walled pastures and tracks that connects the building plots in the village with the historic pattern of the farmland that extends across Wharfedale, expressing the historic use and management of the land and the inherent links between landform and land use that has persisted over the centuries and is still evident in the landscape today. This is distinctive, rare and merits conservation.	
Overall landscape sensitivity - residential development	High
This site makes a significant contribution to the special qualities of the YDNP and should be conserved as an undeveloped yet integrated component of Kettlewell's Conservation Area because it is a fundamental part of the informal, rural pattern of buildings, walled crofts and tracks that characterises the upper part of the village and because it enables valuable long views direct from the village street across Wharfedale to some of the most spectacular limestone scenery in the country. In addition, it is a local gateway to Kettlewell (and important visitor hub) from the promoted Dales Way long distance path. Development here would cause significant damage to multiple highly valued landscape features, views and the relationship between distinctive landscape elements.	



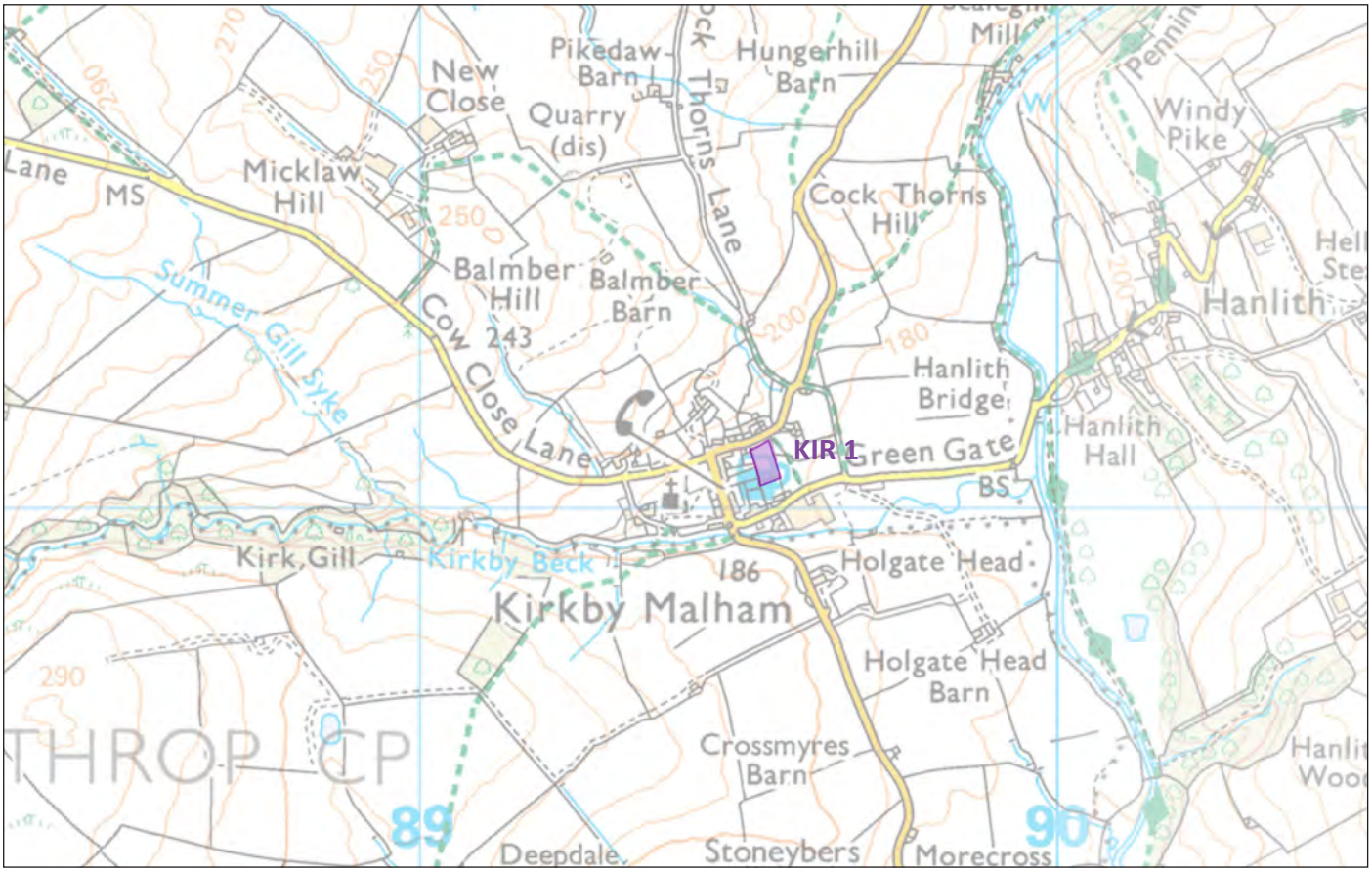
Wharfe Camp, High Beeweston Barn, Kettlewell
KET 2

Physical and natural character	Moderate-high
The site is part of a large walled pasture on the lower slopes of Cam Pasture in Upper Wharfedale. This is the deepest part of Upper Wharfedale, where the peaks of Great Whernside and Buckden Pike loom above the glacial valley, and the site is located at a point where there is a depth of only a few large walled pastures separating the meandering River Wharfe on the upper dale floor from the unenclosed upland moor. The site is adjacent to the B6160 and is between two traditional barns. It is currently used as a campsite. The site does not have any environmental designations but is a component of the open pastoral farmland that extends across Upper Wharfedale. The open landscape context ensures that the site is understood within its wider landscape setting of dale slope walled pastures, traditional stone barns and scattered mature trees. This is a classic upper dale walls and barns landscape and built development on this pasture would disrupt the 'flow' of the inherently open landscape pattern.	
Settlement form and setting	High
The site is c. 330m north of the village of Kettlewell and is alongside the rural road between Kettlewell and Starbotton at a point where there are three traditional stone barns - one of which has been converted into a dwelling. The field is between High Beeweston Barn and Crookadike Barn. Kettlewell Primary School is sited in an isolated roadside plot c. 120m to the north of the site so this is not an isolated site, but it is outside the village and, given the presence of the school, barn conversion and mix of roadside uses, including school car park/playing field, camp site, modern barn/agricultural storage structures and hardstanding areas, there is a risk that additional built development will result in the perceived coalescence of Kettlewell with the group of built structures associated with the barns and school. The Kettlewell Conservation Area Appraisal notes that the lack of development on the approach roads to Kettlewell emphasises the compact form of the village. Development of this site would damage this valued contrast between open pastoral farmland and village and the distinctive, sensitive landscape setting of Kettlewell. The site is in a relatively open landscape setting, where extensive tree planting would not be appropriate.	
Views and recreational experience	Moderate-high
Kettlewell is an important visitor hub within the YDNP which is popular with walkers and also for motorists enjoying the scenic drive through one of the country's most spectacular dales. Development on this rural site would be prominent in views from the B6160 (the only road through Upper Wharfedale), the network of public rights of way on the fell slopes on both sides of Wharfedale. Built development on this rural site would not relate to a barn conversion and would, together with the adjacent existing buildings, form a cluster of modern development in the middle of an open traditional pastoral landscape. It would detract from the distinctive and attractive traditional pastoral farmland landscape based on an intricate relationship between walled fields and barns in a highly accessible riverside landscape which is popular with visitors.	
Perceptual qualities	Moderate
The agricultural machinery, storage structures and areas of hardstanding associated with the both of the barns adjacent to the site are visually intrusive within the open farmland landscape and extend the visual influence of the existing buildings. The structures on the site itself, which relate to its use as a campsite, add to the visual clutter. However, these are temporary influences and a new residential development would be a permanent change from a traditional upper dale 'walls and barns' farmland, which 'sweeps across' Upper Wharfedale to a cluster of buildings which disrupts the unified pattern of the rural upper dale scenery and detracts from the landscape setting of Kettlewell.	
Cultural and historical associations	Moderate-high
The site is outside Kettlewell's Conservation Area and is outside but adjacent to an extensive farmland area that is noted (in the Historic Environment Record) as part of an Iron Age/Romano British field system. This ancient remnant field system extends across much of the fell slope between Kettlewell and Starbotton. The site is part of a pastoral farmland with an intact and scenic network of low stone walled enclosures and barns, which has evolved in response to the dale landform and which expresses the working relationship between farmers and the challenging upper dale environment. This simple, open traditional pastoral landscape, which is one of the special qualities of the YDNP, would be degraded by development on this site.	

Overall landscape sensitivity - residential development	Moderate-high
This site is not a pristine, walled pasture and the existing clutter of small structures on and adjacent to it are intrusive at a local scale, but it does contribute to the sweeping unity and simple drama of the traditional pastoral landscape which extends across Upper Wharfedale and which contributes to the special qualities of the YDNP. Residential development on this site would degrade the rural character of the approach to Kettlewell from the north and risks causing perceived coalescence between the village and the cluster of buildings (school, barns and house) which are strung out along the road to the north of the village.	

Kirkby Malham

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
KIR 1	Land east of Moorstones, Kirkby Malham		



Land east of Moorstones, Kirkby Malham
KIR 1

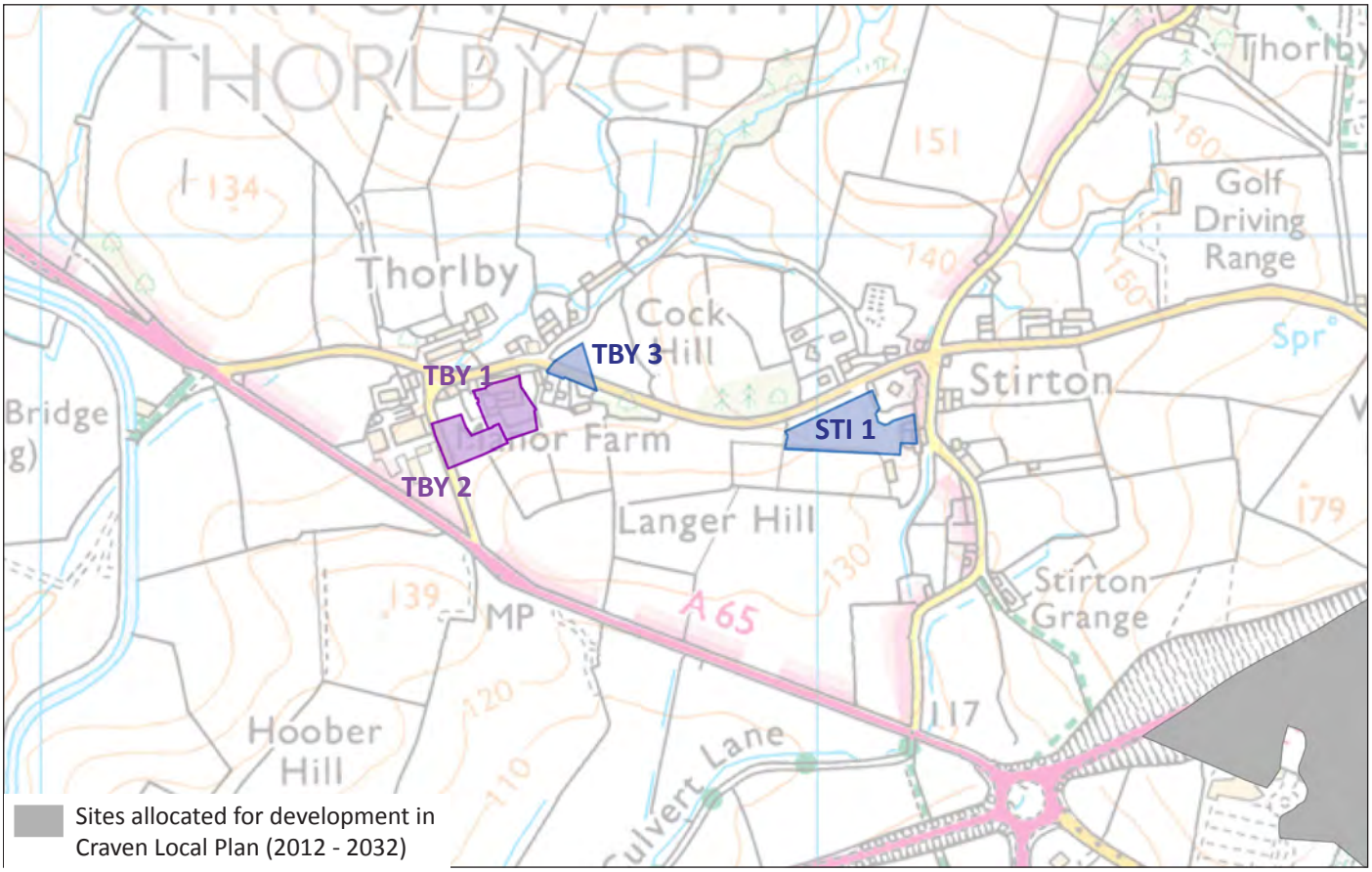
Physical and natural character	Moderate
The site is a partially walled field on the fringes of the village of Kirkby Malham. It is on the gently undulating slopes of Kirkby Beck, a tributary of the Upper Aire in central Malhamdale. The field is surrounded by a mix of fields, mature trees, gardens and houses and has a semi-enclosed character. There are no significant constraints to development; the walled boundaries of the field are no longer fully intact but the combination of field stone walls, mature trees and adjacent buildings forms an attractive village edge landscape context within the context of the rolling scenery of Malhamdale. It is a relatively sensitive component of a traditional village edge landscape which would not be damaged by a carefully designed built development.	
Settlement form and setting	Moderate
The village of Kirkby Malham has a classic rectangular grid layout on the north side of Kirkby Beck, with the main road twisting across the centre of the rectangle. The minor roads to either end of the rectangle are now the route to the church and a track (Back Lane). There are farms and houses along the north and south sides of the central grid, but overall this is a compact village. The site is part of the pattern of fields and houses in the centre of the rectangle of land enclosed by main Street and Back Lane. Historic maps indicate that it has not been developed in the past 100 years, but it is part of the village centre, with views across the site between Main Street, Green Gate and Back Lane. Built development here would 'fill in' part of the central rectangle of the village layout. It would erode the rural, informal character of the village and its landscape setting, but residential development with a sensitively designed layout could be integrated, particularly if it incorporates groups of trees and conserves some of the inter-visibility that is a distinctive characteristic of Kirkby Malham's landscape setting.	
Views and recreational experience	Moderate
The site forms part of multiple local views within the context of the village, including views southwards from Main Street towards Green Gate, westwards from Back Lane and close views from the public right of way that crosses the fields just to the west of the site, from which there would be close views to a new development. There would be some loss of rural character. However these views are within the context of a sheltered and well contained village landscape and new development on this site would change but not damage the overall character and quality of the local visual amenity.	
Perceptual qualities	Low-moderate
This landscape has an attractive secluded and domestic village character. The immediate landscape context of the site is marred by the large agricultural sheds at Kirkby Beck Farm, which are prominent in local views southwards across the site. This open field contributes to the informal, rural character of the houses and gardens on the eastern side of Kirkby Malham but this is not an intact or an unusually distinctive landscape and a residential development could complement the local rural character.	
Cultural and historical associations	Moderate
The site is part of the historical layout of a traditional village and its stone wall boundaries, mature trees and relationship with adjacent cottages and lanes has a strong time depth and sense of historic continuity. However, it is not part of a designated conservation area and development here would not detract from the historic landscape setting of the listed buildings within the village.	

Overall landscape sensitivity - residential development	Moderate
This site contributes to the attractive, rural domestic village landscape of Kirkby Malham and is a component of the historical layout of the settlement. However, it is not an intact or unusually distinctive landscape and development here could be well integrated within the village landscape setting, provided it is sensitively designed to conserve the rural, informal character of the local landscape setting. Proposals should conserve all existing mature trees and incorporate stone wall boundaries, groups of trees and some inter-visibility across the site between Main Street, Back Lane and Green Gate.	

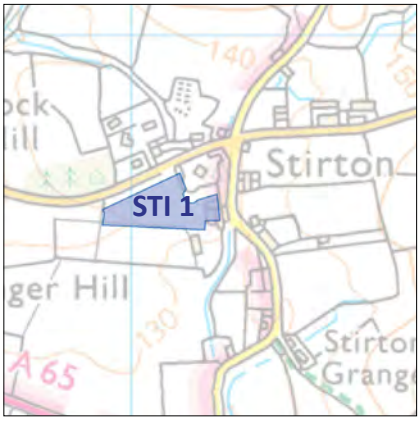
Large Villages

Stirton with Thorlby

Location of assessed sites



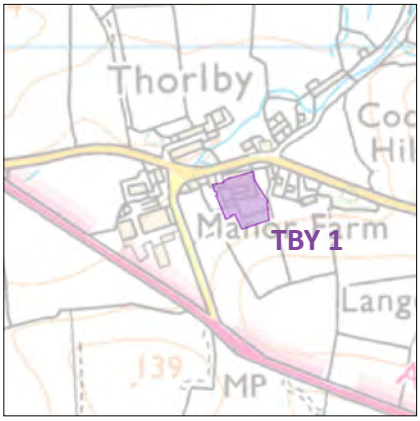
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Stirton			
		STI 1	Land between Sour Lane and Stirton Lane
Thorlby			
TBY 1	Land at Manor Farm Buildings, Sour Lane	TBY 3	Land north of Sour Lane
TBY 2	Land south west of Manor Farm		



Land between Sour Lane and Stirton Lane, Stirton
STI 1

Physical and natural character	Low
This site is a large, relatively flat field on the western edge the village of Stirton. At a broader scale, the landscape context is a gently rolling tributary farmland landscape on the northern fringes of the River Aire Valley. The topography has been shaped by mounds of glacial drift, which form a series of low, rounded hills drained by winding narrow becks. The village of Stirton is sited alongside one of these becks, with the lanes and houses strung out on the lower slopes of White Hills, Langer Hill and Cock Hill. The site is an open field, but it is sheltered by groups of mature trees - in the hedgerows and in the gardens of the adjacent properties. The wooded sloping landform beyond the site boundary to the east ensures that this field feels slightly separate from the main street of the village (Stirton Lane). There are no relevant environmental designations and the site is bordered to the north and east by houses so forms an attractive village edge landscape context which would not be damaged by built development.	
Settlement form and setting	Low-moderate
Buildings within the historic core of Stirton village are sited along a distinct curve in Stirton Lane, where the road swings upslope (on the slope of White Hills) and away from a narrow beck. The pattern of historical buildings (grade II listed) and small crofts is evident within this area. More recent built development has extended to the north of the curve and is focussed at the cross roads formed by Sour Lane, Bog Lane, White Hills Lane and Stirton Lane; the buildings extend a short distance along each spur. This small village does not have a strong central focus and development on this site could be integrated within the pattern of existing settlement growth and form, connecting the existing built frontages on Sour Lane and Stirton Lane. This is the western gateway to Stirton and there is a slight risk that development here would increase the perceived coalescence between the villages of Thorlby to the west and Stirton to the east, However Cock Hill provides a distinct sense of separation between the two settlements and a relatively low density development on this site (in combination with extensive native tree planting and retained open spaces to reinforce and indent the boundaries of the development) could be well integrated with the existing village form.	
Views and recreational experience	Low
The site is generally secluded and does not form a part of views from public routes. The principal view into the site is from Sour Lane to the north, but this is well contained by the existing hedgerows and hedgerow trees and there are no public rights of way with views across the site. There are attractive views south westwards across the site (from private properties) to Hoober Hill and Broughton Hill).	
Perceptual qualities	Moderate
This open field contributes to the informal, rural character and visual amenity of the houses and gardens on the western fringes of Stirton, but this is not an unusually distinctive landscape and a residential development could complement the local rural character. The winding lanes in this area ensure that village of Stirton is perceived as a linear village, with houses strung out along hedged lanes and with the view swinging from one side of the lane to the other as views open up to fields and close down to houses. Development on this site would form a concentrated cluster of development that might seem odd in this informal settlement layout, but a scheme could be designed to conserve the rural, informal character, with groups of trees to subdivide and interrupt groups of buildings and frame local views.	
Cultural and historical associations	Low
The site is not part of a designated conservation area. There is no evidence of historic field systems on or near the site and development here would not detract from the historic landscape setting of the listed buildings within the village.	

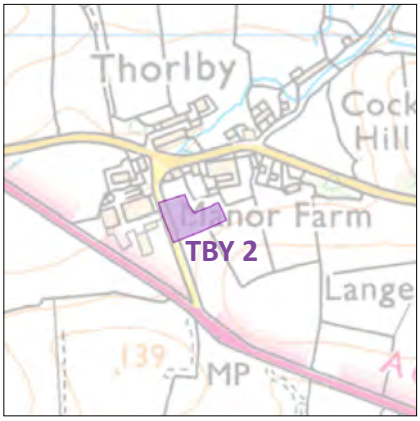
Overall landscape sensitivity - residential development	Low-moderate
This large site forms the western gateway to Stirton and there is a slight risk that an extensive development could seem over-scaled and detract from the informal, rural character of this small village. However, the site is secluded, with space for a low density layout that incorporates bands of native trees and retained open space to subdivide groups of houses and conserve south westward views to Hoober Hill, integrating them within the accessible village landscape. There are few constraints to built development.	



Land at Manor Farm Buildings, Sour Lane, Thorlby
TBY 1

Physical and natural character	Low-moderate
The site comprises the buildings and hardstanding within a farmyard in the centre of the village of Thorlby. The landscape context is a gently rolling tributary farmland landscape on the northern fringes of the River Aire Valley. The topography has been shaped by mounds of glacial drift, which form a series of low, rounded hills drained by winding narrow becks. The village of Thorlby is sited alongside one of these becks, sheltered by the low summits of Cock Hill, Langer Hill and Hoober Hill. The majority of the farm buildings at Manor Farm are traditional barns and stables, with some modern additions, within a courtyard layout. The traditional buildings are an example of vernacular architecture and their restoration and redevelopment would contribute positively to the landscape character of the village. There would be scope for some new built development on this site, alongside the traditional courtyard, without damage to the distinctive local landscape character of the village.	
Settlement form and setting	Low-moderate
Thorlby is sited in alongside a minor tributary beck and the surrounding low rounded (drumlin) hills form the landscape setting of the village. The small village is dominated by farmsteads, with houses and cottages 'slotted in' between the farm buildings along the main street. This means that parts of the main street (Sour Lane) have a frontage formed by the rear of barns and trees rather than the front facades of houses because the traditional barns are often arranged in courtyards facing away from the road. The courtyard of traditional farm buildings at Manor Farm is set back from the road, but the buildings nevertheless contribute to the domestic rural character of the village. A development scheme which restores the traditional barns and incorporates them within a courtyard housing scheme could be integrated as a part of positive contribution to the village landscape and a small amount of complementary new build on the rear portion of the site would also be possible, as there are only limited views of this site from the road frontage and the road to the west. This sensitivity score assumes that the majority of the traditional barns would be retained and restored and that additional new built development is designed to respect and complement the adjacent barn restoration scheme.	
Views and recreational experience	Low
There are no direct views into this site. The rear elevation of one of the barns is visible from Sour Lane and there are indirect views to parts of the site from the lane to the west of the village and from Sour Lane. However, this is a relatively contained site and development here would not adversely affect local views. There are no relevant views from public rights of way .	
Perceptual qualities	Low-moderate
This landscape has an attractive secluded and domestic rural village character. The rounded low hills that surround Thorlby are relatively open, exposing the drumlin landform, while the cluster of village buildings are sheltered by groups of mature trees. The village has a working agricultural character, with a scruffy, 'make-do' quality. There is agricultural machinery, tarpaulin covers, modern barn extensions and parked vehicles on odd areas of hardstanding throughout the village. The change from working dairy farm to residential development would change the character of the site, possibly to a neater, more 'suburban' environment. However, this is not an intact or an unusually distinctive landscape and a residential development, particularly with a layout that incorporates boundary stone walls and groups of trees, could complement the local rural village character.	
Cultural and historical associations	Moderate
The traditional complex of farm buildings at Manor Farm contribute a strong sense of time depth and are a valuable component of the local village landscape. The traditional courtyard buildings and adjacent barn should be conserved and restored as a fundamental component of a future housing scheme, with external infrastructure and landscape (parking, lighting, surfacing) designed to complement the vernacular architecture. However, the site is not part of a designated conservation area and development here would not detract from the historic landscape setting of the listed buildings within the village.	

Overall landscape sensitivity - residential development	Low-moderate
This courtyard of traditional farm buildings makes a valuable contribution to the rural landscape character of Thorlby and should be conserved as a component of a housing scheme. A careful redevelopment/restoration scheme which incorporates the barns, would be well integrated within the village landscape and there is an opportunity for new built development on the site alongside the existing barns. The proposals should incorporate boundary stone walls and groups of trees to complement the local rural village character.	



Land south west of Manor Farm, Thorlby
TBY 2

Physical and natural character	Moderate

The site is a L-shaped walled pasture on the edge of the small village of Thorlby. This western part of the village is dominated by farms and farm buildings and the field is surrounded by barns, stone walls and the farmhouse/garden. A traditional barn adjacent and to the north of the site is being converted into a large house (under construction during this assessment). The site is gently sloping land on the northern fringes of Langer Hill, a rounded glacial mound which rises smoothly to the south. It has a 'lumpy' uneven landform and forms the lower slopes of the drumlin, with a landform that is slightly elevated above the narrow lane alongside. The field is bordered by stone walls, although the fields on the hill to the south (and alongside part of the narrow lane on the approach to Thorlby) are bordered by hedgerows. This is an open field, but the narrow lane, surrounding hedgerow and garden trees and the informal layout of cottages, farm houses and barns has a secluded domestic character. There are no environmental designations. A small, low density development could be integrated without damage to the rural character of the village, however the slightly elevated landform is a constraint.

Settlement form and setting	Moderate-high

Thorlby is sited in alongside a minor tributary beck and the surrounding low rounded (drumlin) hills form the landscape setting of the village. The small village is dominated by farmsteads, with houses and cottages 'slotted in' between the farm buildings along the main street. The site forms the gateway to the village from the south along a narrow rural lane. This is a low key entrance, in which a few barns and scattered agricultural machinery and sheds are seen in the context of groups of mature trees and walled pastures. Two traditional barns (on either side of the road) are particularly important in establishing the rural/ agricultural character of the village. One is converted for residential use. Thorlby is a small village with a rural character and development across this site would transform this gateway and seem over-scaled in relation to the existing village, particularly as the site is slightly elevated above the lane. The site is part of the landscape setting of the village and the spacious interface with Langer Hill, which allows views to and from the drumlin slopes, would be damaged by development.

Views and recreational experience	Moderate-high

There are attractive views across the site from the narrow lane that connects the A65 and Sour Lane. These gateway views northwards are to the barns and trees on the edge of Thorlby; the views southwards are across the site to the patchwork of fields and hedgerows on the slopes of Langer Hill. The site provides the foreground to these local views, which are to a sheltered, rural village edge landscape which is attractive but not unusually distinctive within the context of the surrounding tributary farmland landscape. There are no relevant views from public rights of way. Built development would completely change these views and would 'squeeze' the landscape setting of the village, damaging its small scale and rural character.

Perceptual qualities	Moderate

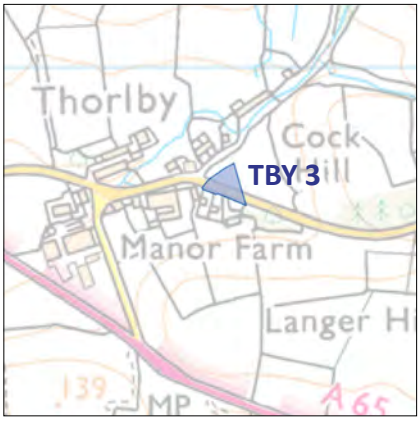
This landscape has an attractive secluded and domestic rural village character. The rounded low hills that surround Thorlby are relatively open, exposing the drumlin landform, while the cluster of village buildings are sheltered by groups of mature trees. The village has a working agricultural character, with a scruffy, 'make-do' quality, although this is changing as the traditional barns are converted to residential use. The group of agricultural barns and buildings opposite the site include areas of hard standing, storage for agricultural machinery and a mix of modern and traditional structures. This site has a relatively strong 'presence' in the gateway views northwards to the village and only a very small development could be integrated here without damage to Thorlby's intimate and rural landscape setting.

Cultural and historical associations	Moderate-high

There is evidence of medieval ridge and furrow field systems on the slopes and summit of Langer Hill to the south of the site and the uneven surface of the site itself suggests it was part of the historic settlement. The site It is not part of a designated conservation area but the traditional stone barns and walls on the northern fringes of the site (including across the lane to the west) contribute to a relatively strong sense of time depth. The setting of these traditional buildings could be damaged by a block of built development and only a carefully sited single house might be accommodated.

Overall landscape sensitivity - residential development	Moderate-high

This gateway site is prominent in the entrance to a small rural village along a narrow, partially walled lane. This is a secluded and intimate village landscape; the traditional barns that flank the lane are local landmarks in the gateway view and there is a risk that a block of development across this site would dominate and seem over-scaled and 'urban' within this context. The site is also the foreground to views southwards from the village to the slope of Langer Hill and is part of that slope, with a landform that is slightly elevated above the adjacent lane. There may be scope to integrate a very small scale residential development, with buildings set well back from the lane and hill slope so that they are viewed against the backdrop of the existing buildings, but a block of development would not be appropriate here.



Land north of Sour Lane, Thorlby
TBY 3

Physical and natural character	Low-moderate

This triangular site is part of a hedged field on the eastern edge of the small village of Thorlby. The site is gently sloping land on the western fringes of Cock Hill, a glacial mound which rises smoothly to the east. It is bordered to the south and west by narrow lanes with low stone walls/hedgerows and to the east by a gappy hedgerow which is supplemented by wire fencing. This is an open field, but the surrounding mature hedgerow and garden trees and the informal layout of cottages, farm houses and barns within the village immediately to the west has a secluded domestic character. The most sensitive part of the site are the stone walls to the east, the two mature boundary trees and its eastern boundary, which is in the middle of an open field. However, there is space here to create an informal development edge, with extensive native planting. There are no environmental designations and a relatively small scale development on this site could be integrated without damage to the rural character of the village.

Settlement form and setting	Low-moderate

Thorlby is sited in alongside a minor tributary beck and the surrounding low rounded (drumlin) hills form the landscape setting of the village. The small village is dominated by farmsteads, with houses and cottages 'slotted in' between the farm buildings along the main street. The centre of the village is predominantly farms and farm buildings while this eastern part of the village is predominantly residential development, so houses on this site would form a logical part of the settlement form, not least because there are existing houses along the lanes that enclose the site. The site forms the gateway to the village from the east along a hedged lane; the first impression of Thorlby is of a cluster of houses and barns sheltered by groups of mature trees. Built development would transform this gateway to the village and there is a risk that a large scheme would be over-scaled in relation to the small village. However, a carefully designed small residential scheme could be accommodated and may present a positive opportunity for a small village green and an attractive frontage which incorporates extensive tree planting at this gateway to the village.

Views and recreational experience	Moderate

This is an open site and there are attractive views across it in multiple directions from Sour Lane and eastwards from the minor lane on the edge of the village. The views westwards from Sour Lane are the gateway to Thorlby and so are particularly sensitive, but there are also attractive views eastwards across the site to the patchwork of fields on the low, rounded summit of Cock Hill, a distinctive local landscape feature which defines the landscape setting of the eastern part of the village. The site provides the foreground to these local views, which are to a sheltered, rural village edge landscape which is attractive but not unusually distinctive within the context of the surrounding tributary farmland landscape. There are no relevant views from public rights of way. Built development on this site would change but not damage the overall character and quality of the local visual amenity.

Perceptual qualities	Low-moderate

This landscape has an attractive secluded and domestic rural village character. The rounded low hills that surround Thorlby are relatively open, exposing the drumlin landform, while the cluster of village buildings are sheltered by groups of mature trees. The eastern gateway to the village presents an informal mix of barns, houses and trees; the tiny methodist chapel opposite the site is a distinctive local landmark. However, this is not an intact or an unusually distinctive landscape and a residential development, particularly with a layout that incorporates boundary stone walls and groups of trees, could complement the local rural village character.

Cultural and historical associations	Moderate-high

The site is not part of a designated conservation area and development would not detract from the historic landscape setting of the grade II listed building to the south, which is set well back from the lane. A tiny abandoned corrugated iron Wesleyan Chapel is a local landmark on land adjacent and to the west of the site, originally erected for the use of itinerant workforces. It is unlisted, but is of considerable heritage value. In addition, the site is within a field system which, on the basis of its form, appears to be of early origin and may represent the remains of the medieval open field system associated with Thorlby village. It therefore has both below ground archaeological potential and high historic landscape significance

Overall landscape sensitivity - residential development	Moderate

This gateway site forms the entrance to a small rural village with a mix of agricultural buildings, cottages and houses. Provided its potential heritage value does not preclude development, housing here could complement and even enhance the entrance to the village, particularly if the stone walls and existing boundary mature trees are retained and if the eastern boundary to the site incorporates extensive native tree planting. A small, sensitively designed scheme with positive frontages to the lane, which incorporates extensive tree planting could be integrated within this rural village context. There may be opportunities for a permissive footpath to connect the existing lanes along the eastern site boundary and for a small village green at the western tip of the site, marking the entrance to the village and providing an enhanced setting for the little methodist chapel.

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August 2022

YORKSHIRE DALES
National Park Authority