sheilsflynn

Yorkshire Dales National Park Authority

Search for potential housing sites: landscape sensitivity study

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Part 2

Richmondshire District

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 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 out in Table 2 (page 6). For each criterion Table 2 also identifies indicators of relative susceptibility to the changes

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

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 Richmondshire.

Note that these scores are based on the Stage 1 desk-based assessment part of the study and are subject to review when the judgements are tested on site during the stage 2 field survey part of the work.

District / Sub area	Settlement	REF.	Overall landscape sensitivity
Richmondshire **Swaledale & Arkengarthdale**			
Local Service Centres	Reeth	REE 1	Moderate-high*
		REE 2	Moderate-high*
		REE 3	Low-moderate
		REE 4	High
		REE 5	Moderate-high
		REE 6	Low-moderate
Large Villages	Grinton	GRI 1	Moderate*
	Hudswell	HUD 1	Low-moderate
	Langthwaite	LTW 1	High
	Low Row/Feetham	LOW 1	High
		LOW 2	High
Wensleydale, Bishopdale & Coverdale			
Local Service Centres	Gayle	GAY 1	Moderate
		GAY 2	Moderate
	Hawes	HAW 1	Moderate*
		HAW 2	Moderate-high*
		HAW 3	Moderate
		HAW 4	Low-moderate
Large Villages	Askrigg	ASK 1	Moderate-high
		ASK 2	Low-moderate
		ASK 3	Moderate
		ASK 4	Low-moderate
	Carlton	CAR 1	Moderate-high*
	Carperby	CPY 1	Moderate-high*
		CPY 2	Moderate-high
		CPY 3	Moderate-high
	East Witton	EWT 1	Moderate*

District / Sub area	Settlement	REF.	Overall landscape sensitivity
	Newbiggin	NEW 1	Moderate-high
		NEW 2	Moderate
	Thoralby	THO 1	Moderate-high
		THO 2	Moderate-high
	West Witton	WWT 1	Moderate*
		WWT 2	Moderate*

Richmondshire District

Landscape Sensitivity Assessment

<u>Swaledale & Arkengarthdale</u>

Local Service Centres

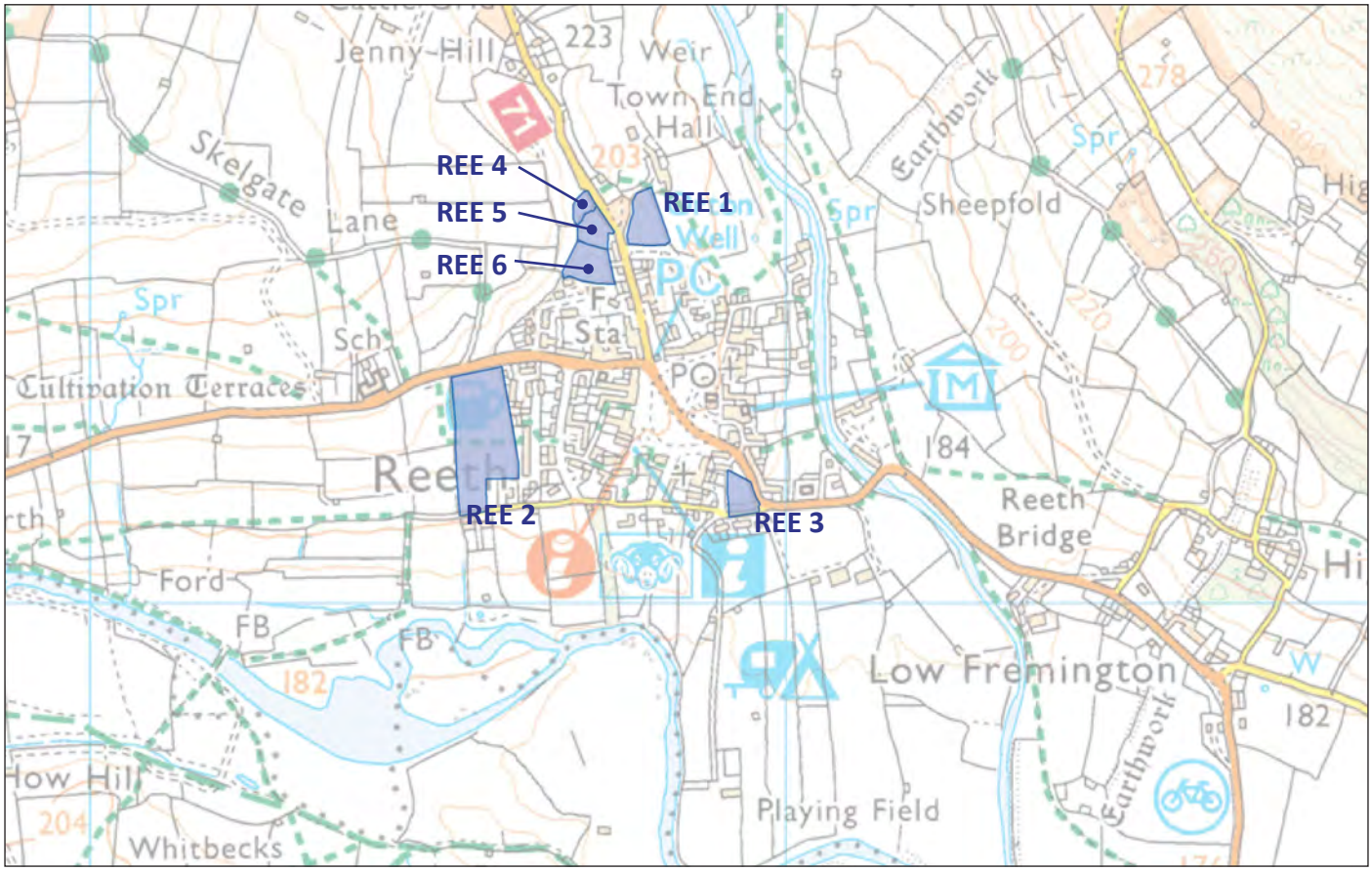
Reeth

Large Villages

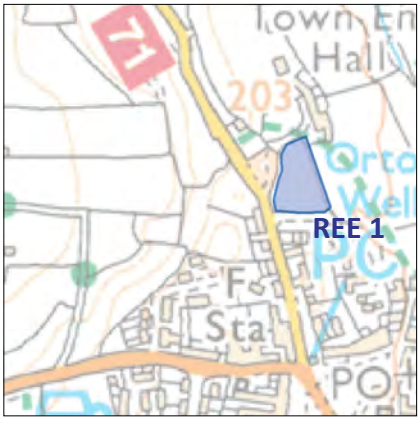
Grinton
Hudswell
Langthwaite
Low Row/Feetham

Reeth

Location of assessed sites

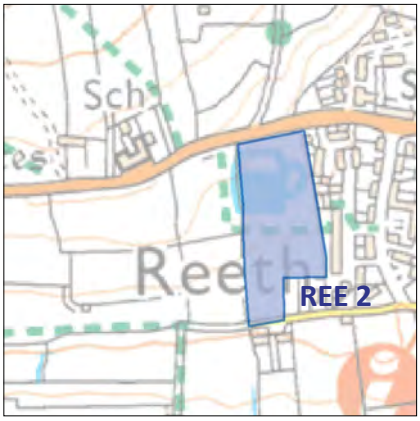


Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		REE 1	Land east of Arkengarthdale Road & north of Hill Close
		REE 2	Land south of Silver Street and west of Quaker Close
		REE 3	Land west of B6270 and north of Back Lane
		REE 4	Land west of Arkengarthdale Road & opposite Moor Garth
		REE 5	Land west of Arkengarthdale Road & opposite Townend Green
		REE 6	Land north of Reeth Dales Centre



Land east of Arkengarthdale Road and north of Hill Close, Reeth
REE 1

Physical and natural character	Moderate-high
The site is a sloping, irregularly shaped walled pasture on the lower western slopes of Arkengarthdale. It is a component of the historic network of walled pastures on the lower slopes of the fells which, in this relatively exposed and rugged Arkengarthdale landscape, reveal the inherent connection between underlying geology, landform and land use with exceptional clarity and thus contribute to the special qualities of the YDNP. The strong contrasts in landscape pattern, between the deeply incised, wooded Arkle Beck, the pastures on the lower fell slopes and the rocky upland moors are highly sensitive to change and development across this site would erode part of this network at a point where it is particularly visible and already squeezed so that there are only a few fields separating the eastern edge of Reeth from the Arkle Beck.	
Settlement form and setting	High
The village of Reeth has a compact form, with buildings concentrated around the central village green. The landscape setting to the east and north of the village is formed by the dramatic, enclosed moorlands and rock-strewn ledges of Arkengarthdale and contrasts with the more spacious U-shaped pastoral landscapes of Swaledale to the south and west. The site contributes to the evocative landscape setting of north east Reeth because, together with the small roadside green which marks the northern edge of the village, it draws the Arkengarthdale landscape right up to the road, enabling stunning views into and out from the village and separating the existing settlement from the small clusters of buildings to the north (at Townend Hall and Jenny Hill). Development here would result in perceived coalescence of the village and the Town End Hall cluster in the elevated long views from the lanes and by ways on Fremington Edge to the east and would screen the views to and from the Arkengarthdale Road, degrading the sensitive and scenic landscape relationship between Reeth and the Arkle Beck in Lower Arkengarthdale.	
Views and recreational experience	High
The village of Reeth is a visitor destination and gateway to the dales so the dense network of public rights of way and lanes that connect the village and the surrounding fells are well used. The site is highly visible in views westwards from the eastern slopes of Arkengarthdale and Fremington Edge, where the curve of its walled pasture accentuates the steep contours of the dale and contributes to the landscape setting of north east Reeth. It is also visible at close quarters from the public footpath between the village centre and Town End Hall. Development would erode this striking and distinctive landscape pattern and would also screen one of the most important and scenic views in Reeth. Travelling southwards downslope into Reeth along the Arkengarthdale road, the views to the buildings on the northern edge of the village are set against stunning long views across Lower Arkengarthdale, revealing the contrasts between the network of walled lower fell slope pastures, the ladder pattern of walls leading upslope and the rugged rocky moors on the ridgetop summits. Development on this site would screen this view.	
Perceptual qualities	Moderate-high
There is a distinctive contrast between the verdant and spacious pastoral landscape of Swaledale and the rocky moorlands of Arkengarthdale. This site is at the cusp of these two landscapes at a point where long views to both are accessible from a public road and village open space within the village. There is a narrowing down of the landscape setting at the northern edge of Reeth, which is perceived as the gateway to Arkengarthdale and the undeveloped, small irregular walled pastures that structure the views between village road and river, to and from this gateway should be conserved.	
Cultural and historical associations	Moderate-high
The irregular stone wall enclosures on the slopes of Arkengarthdale are part of a relatively intact network of walled pastures which continues across the dale and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The site also contributes to the landscape setting of the Grade II listed Townend Hall Farmhouse, which dates from the mid 16th century; the walled pasture (of the site) and the adjacent small roadside green separate the historic building from the village and provide an intimate, small-scale sequence of curving walls and tracks that lead the eye and structure views to Town End Hall from the road (particularly northwards from the edge of the village). Development on the site would compromise the landscape setting of this heritage asset and would erode a particularly visible part of Arkengarthdale's historic field pattern.	
Overall landscape sensitivity - residential development	Moderate-high*
The site is at a particularly sensitive gateway - to Reeth and to Arkengarthdale. Development here would erode the distinctive character and quality of the Reeth's relatively narrow and sensitive landscape relationship with the Arkle Beck and the wider landscape setting to the north east of the village. It would increase the perceived coalescence between the village and the cluster of buildings at Townend Hall, also compromising the setting of this historic building. Most importantly, development on this site would screen the stunning expansive views south eastwards from the Arkengarthdale Road across Lower Arkengarthdale, which are a distinctive and striking component of Reeth's landscape setting and which contribute to the special qualities of the YDNP. The sensitivity score could be lowered if only the southern part of the site is considered for development, alongside Hill Close, where native planting could integrate buildings while conserving the important views.	



Land south of Silver Street (B6270) and west of Quaker Close, Reeth
REE 2

Physical and natural character	Moderate

The site is a rectangular open walled pasture on the lower slopes of Calver Hill and on the western fringe of Reeth. The land slopes smoothly down to the River Swale. It is an open field, enclosed by low drystone field walls and is bordered to the east by existing housing. There are no relevant ecological designations. However, the site is a component of the historic network of walled fields which extends across the fell slopes throughout Swaledale and which has evolved in response to the underlying geology and topography. The most sensitive components of the site are its intact boundary stone walls and the distinct, smooth ridge in the north west corner of the field, where the land rises towards a roadside barn. This roll in the local landform, and the overall fall of the slope from Silver Street, reflects the huge, sweeping scale of the surrounding fells. Development could be accommodated with care, provided the boundary stone walls and the crest of the higher land on the ridge to the north west are conserved intact.

Settlement form and setting	Moderate-high

Development here would be a logical continuation of Reeth's existing pattern of growth, across the lower fell slopes and above the Swale floodplain. This is a large site in relation to Reeth as a whole and there is a risk that development across the whole site would seem over-scaled as Reeth has a fairly compact settlement form and seems small in relation to its expansive and scenic landscape setting. This is also a sensitive gateway site, which is prominent in views eastwards from the B6270 and northwards from the elevated fell slopes to the south. The sequence of gateway views from the B6270 is structured by a local ridge, a traditional roadside stone barn on the downslope and the village school on the upslope side of the road. The site provides a foreground to open views eastward from the B6270, but the existing settlement edge (west edge of Quaker Close) forms an abrupt interface with surrounding fields and development on the southern part of the site (conserving the setting of the traditional buildings and elevated landform) could provide an opportunity to create a softer, more varied built edge, with trees along an access road forming a backdrop to eastward gateway views.

Views and recreational experience	High

Development on this site would be prominent in views from all of the roads and public rights of way to the west and south of Reeth, including the elevated panoramic views from Swale Hall Lane and the Maiden Castle Fort to the south of Reeth. These stunning accessible views across the sweeping, expansive landscape of Swaledale and Arkengarthdale capture the essence of the Dales' scenery and contribute to the special qualities of the YDNP. Development on this site would be visible in these long views and the oblique, elevated perspective would limit the scope for mitigating the potential visual impacts of new built development. In addition, there is a public right of way across the site, which connects the village with Skelgate Lane on the slopes of Calver Hill and, at a local scale, to the village school on Silver Street just north west of the site.

Perceptual qualities	Moderate-high

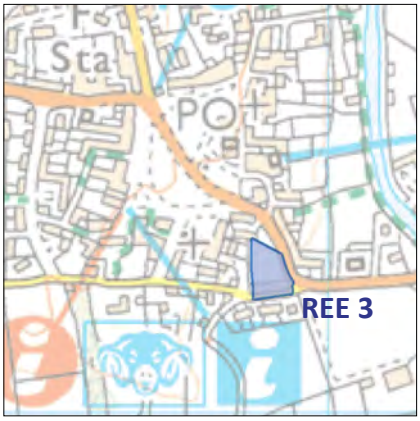
In long views across Swaledale, this open walled field (the site) feels part of the network of fields on the surrounding lower fell slopes which anchor the village within its distinctive dale-side setting. It is a prominent and highly sensitive site. However, at a local scale and in gateway views from the B6270, the site is perceived as the foreground to views to the western edge of Reeth where the existing built edge seems exposed, abrupt and nondescript. There is an opportunity to enhance this gateway view with a carefully designed development, which conserves the perceived connective network of field stone walls and a sense of the spacious foreground slope in views downslope from the ridge to the north west of the village.

Cultural and historical associations	High

This walled pasture is within the designated Swaledale & Arkengarthdale Barns and Walls Conservation Area and is noted (in the Historic Environment Record and on Lidar) as an area with remnant medieval field systems, including lynchets and ridge and furrow. The site is a well preserved part of the historic landscape character (small irregular fields, earthwork remains of ridge and furrow and lynchets) of this area. The landscape setting of the two barns in the field to the west of the site is also an important factor and any development should be set well back from these traditional buildings.

Overall landscape sensitivity - residential development	Moderate-high*

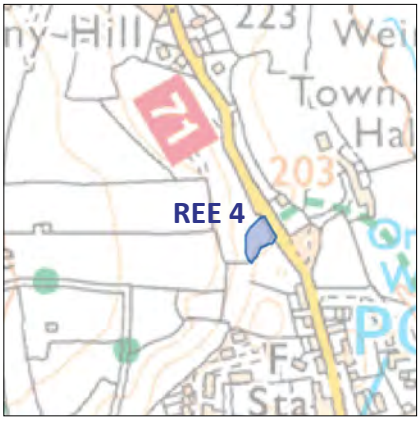
Reeth's quintessential Yorkshire Dales landscape setting is visible in multiple panoramic views from the slopes of Harkerside Moor to the south. This is a highly sensitive site which contributes to the quality of these views and to the special qualities of the YDNP. However, it is at a natural gateway to the village and, if heritage considerations do not preclude development, it is possible to envisage built development across this slope which fits with the existing pattern of the settled dale. Any such layout would need to be sensitively designed, with built frontages that complement the compact vernacular architectural character of the village and form a contrasting but soft interface with Reeth's lower fell slope landscape setting. A gateway development that is set well back from the road (to conserve the slope of the slightly ridged landform adjacent to Silver Street and the landscape setting of the traditional barns) and a pattern of open space and tree planting (including trees along the access road) that 'knits' the settlement into the wider fell slope landscape pattern, could potentially be accommodated.



Land west of B6270 and north of Back Lane, Reeth
REE 3

Physical and natural character	Low-moderate
This is a brownfield site on the edge of the village centre and at the principal gateway to Reeth from Reeth Bridge and Swaledale. It is a gently sloping site, enclosed by a curved stone wall which comprises a mix of hard standing, scrub and trees in the northern and central parts of the site and a derelict house and sheds in the southern part and along its boundary with Back Lane. The enclosing curved stone walls and robust, large stone gateposts are the most sensitive physical components of the site, which could be conserved as part of a new development scheme.	
Settlement form and setting	Moderate
The site marks the principal gateway to Reeth Green from the south east. The road from Reeth Bridge curves around the site before entering the green and so this is potentially a landmark development site, where the frontage (buildings/trees)would define a significant gateway sequence of views. Historic maps indicate that this site may have been part of the former yard for the Reeth Union Workhouse and that it has not previously been developed. This is a landmark site which is prominent in the local townscape and requires a sensitive, high quality architectural scheme. However there is an opportunity for a housing development that contributes positively to the frontages along the B6270 and Back Lane and which conserves the existing curving stone wall and gate posts.	
Views and recreational experience	Low-moderate
The site currently detracts from the quality of local views at an important gateway to Reeth and there is an opportunity for much improvement. The gateway sequence of views ensures that the whole of the frontage to Back Lane and the B6270 is prominent, with particular emphasis on the visual character of the south east corner, which is the focus for views on the approach to the historic village centre. These important views apply to both drivers of vehicles and pedestrians, including visitors to the YDNP.	
Perceptual qualities	Low
The existing site is derelict and under used. It is unsightly and is perceived as being unsafe, with easy access via the open gateway. Given the central location of this site within Reeth, it is surprising that it has been left undeveloped for so long and there would be clear benefit in demolition and clearance of the existing derelict building and structures and implementation of a sensitively designed scheme.	
Cultural and historical associations	Moderate
The site is not designated as part of Reeth's Conservation Area but is associated with two listed buildings to the south west and west, which are the former Reeth Union Workhouse (now divided into two properties) and The Old Mortuary. Both are grade II listed buildings. The Reeth Union Workhouse occupied a former mansion, which was purchased for £700 in the mid 19th century and converted to accommodate up to 60 inmates[1]. [1]https://www.workhouses.org.uk/Reeth/	

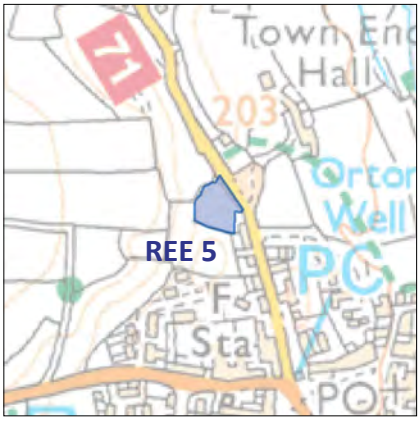
Overall landscape sensitivity - residential development	Low-moderate
This is a derelict site in a gateway location which is prominent in the sequence of views from the principal approach to Reeth Green from the south east. It would benefit from a high quality scheme which contributes positively to the frontages along the B6270 and Back Lane and which conserves the existing curving stone wall and gate posts.	



Land west of Arkengathdale Road and opposite Moor Garth, Reeth
REE 4

Physical and natural character	Moderate-high
The Arkengarthdale Road is aligned to follow the contours on the slopes of Reeth High Moor and, on the northern edge of the village, it follows a slight terrace of land with steeper, rugged slopes to the west (upslope) and to the east (downslope) of the road. The site is part of a pasture with an elongated shape which is partially enclosed by low field stone walls. It has a lumpy, uneven landform and is backed to the west by an abrupt steep short scarp of rough grass and scrub. The site is alongside the road, at the point where the terrace narrows and the steep part of the fell slope comes close to the road - the shape of the field narrows to the north of the site as the road swings closer to the scarp slope. The rugged steep scarp is a distinctive landscape feature which forms a backdrop to accessible views at the northern gateway to Reeth. The narrow shape of the walled enclosure, the scattered mature trees, the natural pattern of scrub on the scarp slope and the pastoral character of the site are also valued landscape features which contribute to the distinctive character and scenic quality of the landscape at a local scale. Development here would erode this valued combination of landscape elements in a place where they are particularly accessible.	
Settlement form and setting	High
The site is a short distance from the northern edge of the village, where there is a narrow gap between houses on the edge of Reeth and the small cluster of buildings associated with Townend Hall Farm and Moor Garth. Outside and to the north of the village of Reeth, such small linear hamlets and groups of roadside buildings are a characteristic settlement form in the Upper Arkengarthdale. Given the narrowness of the existing gap and the visibility of the buildings of Townend Hall Farm and Moor Garth in views from the edge of the village, there is a risk that development on this site would be perceived as part of Reeth. Such perceived coalescence would have an urbanising effect at a sensitive threshold where the natural landscape of Arkengarthdale predominates.	
Views and recreational experience	Moderate-high
There is a sense that this point along the Arkengarthdale Road, where the road swings close to a steep section of the fell slope, is the gateway to Arkengarthdale from Swaledale. Travelling north, it is the point at which the wild, exposed landscape character of Arkengarthdale dominates views from the road; travelling south, it is the gateway to the village of Reeth, with tamer, long views across the pastoral landscapes of Lower Arkengarthdale and Swaledale. Development on this site would dilute the striking contrast in landscape character at this distinctive transition. Given Reeth's importance as a tourist centre and gateway to the northern dales, this adverse effect would have widespread impact.	
Perceptual qualities	High
As the steep scarp section of the fell slope comes into close view, the colours and textures of the rough grassland, scrub are suddenly apparent and the physical, natural character of the upland Arkengarthdale landscape is experienced at first hand. Development on this site would screen local views to this steep scarp, diluting the contrast between the landscape of the settled, pastoral dale and that of the exposed upland moors.	
Cultural and historical associations	High
The irregular stone wall enclosures on the slopes of Arkengarthdale are part of a relatively intact network of walled pastures which continues across the dale and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The relatively small scale and narrow elongated shape of the enclosure on this site reflects the steepening fell slope towards the narrower upper dale and, with the expansion of Reeth, is unusual within the local landscape context. It also contributes to the historic character of the Arkengarthdale Road between Reeth and the small walled village pound, which is adjacent and to the north of the site. Development on the site would have severe adverse and unmitigatable effect on the landscape setting of this historic feature and would damage a particularly visible and distinctive component of Arkengarthdale's farming heritage.	

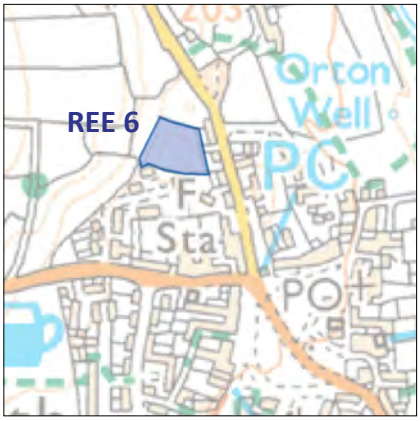
Overall landscape sensitivity - residential development	High
This is a sensitive gateway site, which is beyond the northern edge of Reeth and separated from the village edge by a short gap. It is also at the threshold between Arkengarthdale and Swaledale, where there is a change from pastoral dale to the raw, natural landscape of exposed moorland. The narrow shape of the walled field enclosure reflects the form of the contours and development here would obscure this subtle, but evocative landscape transition. It would also damage the sensitive time-deph of the Arkengarthdale Road on the northern edge of Reeth and the historic relationship between Reeth and its village pound.	



Land west of Arkengarthdale Road and opposite Townend Green, Reeth
REE 5

Physical and natural character	Moderate-high
The Arkengarthdale Road is aligned to follow the contours on the slopes of Reeth High Moor and, on the northern edge of the village, it follows a slight terrace of land with steeper, rugged slopes to the west (upslope) and to the east (downslope) of the road. The site is a small pasture, enclosed by low field stone walls, alongside the road, at the point where the terrace narrows and the steep part of the fell slope comes close to the road. The site has a lumpy, uneven landform and is backed to the west by an abrupt steep short scarp of rough grass and scrub which curves at the entrance to Arkengarthdale. This distinctive landscape feature is locally important as a backdrop to accessible views at the northern gateway to Reeth. The irregularly shaped walled enclosure, a local mounded landform, the scattered mature trees, the natural pattern of scrub on the scarp slope and the pastoral character of the site are also valued landscape features which contribute to the distinctive character and scenic quality of the landscape at a local scale. Development here would erode this valued combination of landscape elements in a place where they are particularly accessible.	
Settlement form and setting	Moderate-high
The village of Reeth has a compact form, with the historic settlement concentrated around the central large village green. Development is generally contained within the historic pattern of walled fields which typically comprises enclosures with an irregular-rounded shape in response to the gentle slopes of the broad terrace of land at the confluence of Arkengarthdale and Swaledale. However, on the north side of the village, the field pattern changes as enclosures become more elongated in response to the steeper slopes and narrowing of the dale. This site is the last of the rounded enclosures to the west of the Arkengarthdale Road and its development would continue the logical pattern of settlement growth. However, development here would reduce the existing gap between the existing village edge and the small cluster of buildings at Townend Hall Farm and Moor Garth by continuing development along the west side of the road. It would have an urbanising effect at a sensitive threshold where built development should peter out and where the natural landscape should predominate.	
Views and recreational experience	Moderate
There is a sense that this point along the Arkengarthdale Road, where the road swings close to a steep section of the fell slope, is the gateway to Arkengarthdale from Swaledale. Travelling north, it is the point at which the wild, exposed landscape character of Arkengarthdale dominates views from the road; travelling south, it is the gateway to the village of Reeth, with tamer, long views across the pastoral landscapes of Lower Arkengarthdale and Swaledale. There are already houses along the west side of the road and development on this site would continue this pattern of buildings, without screening the scenic long views along Arkengarthdale to the east of the road. However, development would screen the close views to the scarp slope which are of local value and would increase the perceived coalesence of built development in views from Fremington Edge.	
Perceptual qualities	Moderate-high
As the steep scarp section of the fell slope comes into close view, the colours and textures of the rough grassland, scrub are suddenly apparent and the physical, natural character of the upland Arkengarthdale landscape is experienced at first hand. Development on this site would screen local views to this steep scarp, diluting the contrast between the landscape of the settled, pastoral dale and that of the exposed upland moors.	
Cultural and historical associations	Moderate-high
The irregular stone wall enclosures on the slopes of Arkengarthdale are part of a relatively intact network of walled pastures which continues across the dale and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The relatively small scale of the enclosure on this site reflects the steepening fell slope towards the narrower upper dale and, with the expansion of Reeth, is unusual within the local landscape context. It also contributes to the historic character of the Arkengarthdale Road between Reeth and the small walled village pound, which is located some 10m to the north of the site. Development on the site would erode a particularly visible and distinctive part of Arkengarthdale's historic field pattern.	

Overall landscape sensitivity - residential development	Moderate-high
The contrasts between the natural, organic pattern of landform and vegetation on the steep scarp and field, the small, irregularly shaped walled pasture and the village townscape form a distinctive gateway to Reeth/Arkengarthdale. The combination of steep scarp and historic walled field enclosures is not unusual within the local area, but it is valued at this particular site because it is a highly accessible gateway to Reeth and forms part of the landscape setting of the village. Development here would degrade but not close down the key views along Arkengarthdale and would continue the existing pattern of settlement growth. However, it would erode the distinctive natural character and quality of the landscape at a sensitive gateway to the village and the perceived threshold between Arkengarthdale and Swaledale.	



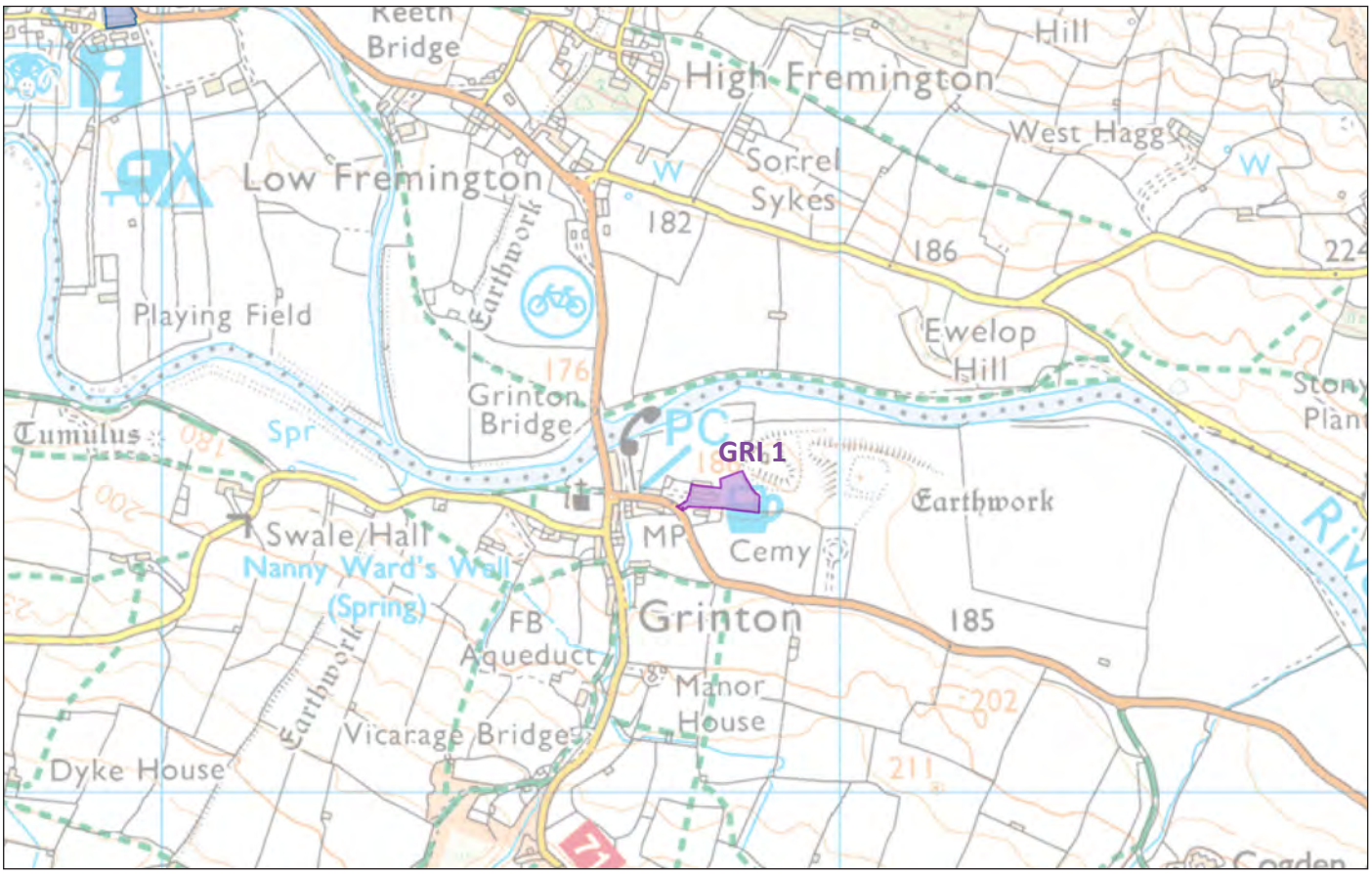
Land north of Reeth Dales Centre, Reeth
REE 6

Physical and natural character	Low-moderate
The site is part of the broad terrace of gently sloping land on the lower slopes of Swaledale. It is at the 'turn of the valley at the confluence of Swaledale and Arkengarthdale and at the foot of a steeper section of the fell slope, which forms a backdrop to views. It comprises a large field to the north of the Reeth Dales Centre and to the west of existing housing. It is partially enclosed by stone walls. The most distinctive and sensitive natural landscape feature is the steep fell slope to the north west of the site; the natural pattern of rough grassland and scrub on this slope is accentuated by the alignment of historic stone walls and contrasts with the surrounding pastures. The slope wraps around the north west part of Reeth, including the site. However the site does not impinge on this steep slope and its character is strongly influenced by the adjacent built development. It does not have particularly distinctive physical or natural characteristics that would be sensitive to development.	
Settlement form and setting	Low-moderate
The village of Reeth has a compact form, with the historic settlement concentrated around the central large village green. Development is generally contained within the historic pattern of walled fields on the gentle slopes of the broad terrace of land at the confluence of Arkengarthdale and Swaledale. This site is part of this terrace of land and its development would continue the logical pattern of settlement growth within an area that is not overlooked in publicly accessible views. The distinctive steep fell slope to the north west of the site is of sufficient scale and height to dominate the landscape setting of Reeth regardless of whether development takes place on this site or not.	
Views and recreational experience	Moderate
Development on this site would be visible in long elevated views to Reeth from Harkerside Moor to the south and Fremington Edge to the east. These are important, scenic views that are accessible from local lanes and enjoyed by visitors to the YDNP. However, such development would be seen within the context of the existing village and is unlikely to have a detrimental impact.	
Perceptual qualities	Low-moderate
This site is relatively well hidden from local close views within Reeth and development here would be perceived as an integrated part of the village.	
Cultural and historical associations	Moderate
The stone wall enclosures on the slopes of Swaledale and Arkengarthdale are part of a relatively intact network of walled pastures which continues across both dales and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The stone walls that partially enclose of this site are not intact and its historic character is compromised by adjacent built development, but part of the site is noted (in the Historic Environment Record) as an area with remnant medieval lynchets.	

Overall landscape sensitivity - residential development	Low-moderate
This site is perceived within the context of the existing village townscape and, assuming vehicular access would be via the Reeth Dales Centre, there are no compelling constraints to its development from a landscape and visual perspective. The steep slope to the north west of the site, which forms a backdrop to long views to Reeth across Swaledale and Arkengarthdale would contain and integrate development on this site. It would be visible in these sensitive and accessible views, but would be perceived as a minor, logical addition to the existing settlement. The eastern boundary of the site is more sensitive as it is slightly more elevated and close to the frontage with existing development; single storey buildings would be more appropriate here.	

Grinton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
GRI 1	Land east of Croft Farm, Grinton		



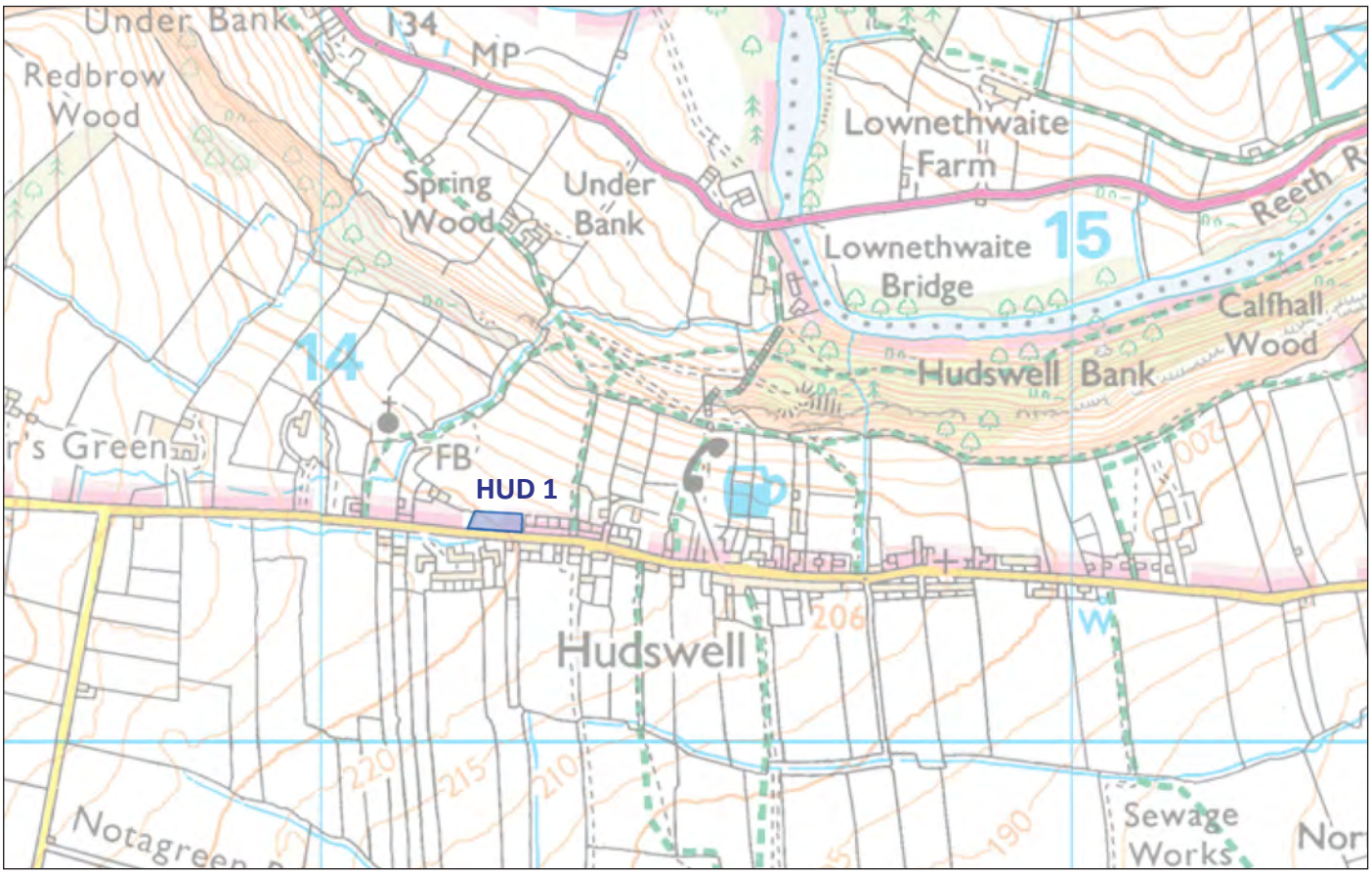
Land east of Croft Farm, Grinton
GRI 1

Physical and natural character	Moderate
This brownfield site is a former farm yard which comprises two single storey long sheds and an area of hard-standing on the eastern edge of Grinton and on the southern fringes of the Swale floodplain. The eastern part of the site is partially enclosed by mature trees and there is also a line of ornamental trees and shrubs along the southern boundary. It abuts an a prominent earthworks known as Ox Hill. The broad meandering floodplain of the River Swale is partially fringed by curving bands of mature woodland with individual farmsteads or historic halls enclosed by woodland. The northern edge of the site, which fronts onto the meandering floodplain, is inherently sensitive and the mature trees on the eastern site boundary are valuable landscape features, which contribute to the natural character of the river corridor landscape. There are no relevant environmental designations and the site already has large (albeit single storey) buildings; a development of two storey houses, softened with native tree planting and retaining the existing mature boundary trees to the north and east could be integrated without eroding the sinuous large scale pattern of the river corridor and its natural, deeply rural landscape character.	
Settlement form and setting	Moderate-high
The village of Grinton has developed at a historic bridge crossing over the River Swale and is one of the few settlements in Swaledale where buildings are adjacent to the river. The existing sheds on the site are visible in the gateway north western views from the B6270 to the east of the village, but their low roofs are relatively unintrusive and are partially screened and enclosed by mature trees. A large block of two storey houses could be prominent and seem over-scaled in this location, which is on the outer fringes of the village at a point where the terraces of roadside village buildings are interspersed with farmland and woodland and where buildings are subordinate. Only a relatively low density development, enclosed by existing trees and i new native tree planting, could be integrated without damage to Grinton's sensitive and small-scale riverside landscape setting.	
Views and recreational experience	Moderate-high
The river corridor is bordered by bands of woodland at this point and the existing buildings within the village of Grinton are well integrated within their landscape setting. Two storey buildings on this site would be visible, although the views would be softened by existing trees, in the gateway views north westwards from the B6270 and would be glimpsed in views south-eastwards from the historic river bridge and southwards from parts of the riverside public right of way along the north bank of the river, particularly in winter when the riverside trees do not provide an effective screen. Development here would also partially visible in southward views from the lanes to the north - 'Hard Stiles' and the lane to Marrick Priory. Grinton is a popular visitor destination at the gateway to Swaledale and a low density 'village scale' development, enclosed and integrated by existing trees and new tree planting, would conserve the scenic rural quality of local views that are enjoyed by many.	
Perceptual qualities	Low-moderate
Grinton's listed buildings are grouped close to the historic river bridge and there is a risk that built development here would be perceived as impinging on the rural character of the river floodplain and 'competing' with the historic settlement pattern and the distinctive Ox Hill earthworks on the floodplain fringe, which is an intriguing and evocative local landscape feature. However, these influences should be balanced by the relatively nondescript existing character of the site; the long low sheds are perceived as agricultural buildings and the degraded hard standing areas are not generally visible. Residential development could fit within this well treed, village edge and brownfield site setting	
Cultural and historical associations	High
The Ox Hill earthworks are not designated by Historic England but a geophysical survey (2021) identifies a series of defensive ditches and stone banks which enclose 'a number of possible structures'. The survey also identifies possible trackways and ditches and concludes that the surviving earthworks reflect the remains of a significant fortified settlement. The earthworks site has been compromised by the former use of the area as a golf course but is nevertheless a distinctive and valuable heritage asset. Built development on this site would damage the landscape setting and historic integrity of the Ox Hill earthworks site. The site and surrounding landscape is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area and contributes to the heritage value of the pastoral landscape across the whole of the dale.	

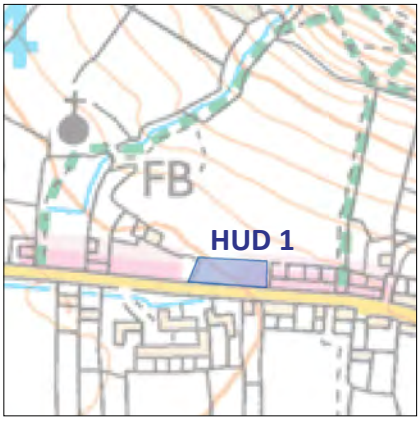
Overall landscape sensitivity - residential development	Moderate*
The existing large, long sheds do not contribute positively to the local landscape but their low roof line and temporary, agricultural character means that they are not dominant within the landscape setting of Grinton. A relatively low density housing development with a layout that conserves the existing boundary trees and supplements them with additional informal native tree planting would be partially visible, but could be integrated with the existing pattern and scale of the village landscape. The built edge would need to be set well back from the landscape setting of the evocative historic Ox Hill earthworks, which are thought to be the remains of a defensive settlement at a strategic riverside crossing.	

Hudswell

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		HUD 1	Land north of Hudswell Lane and west of 'Westryton'



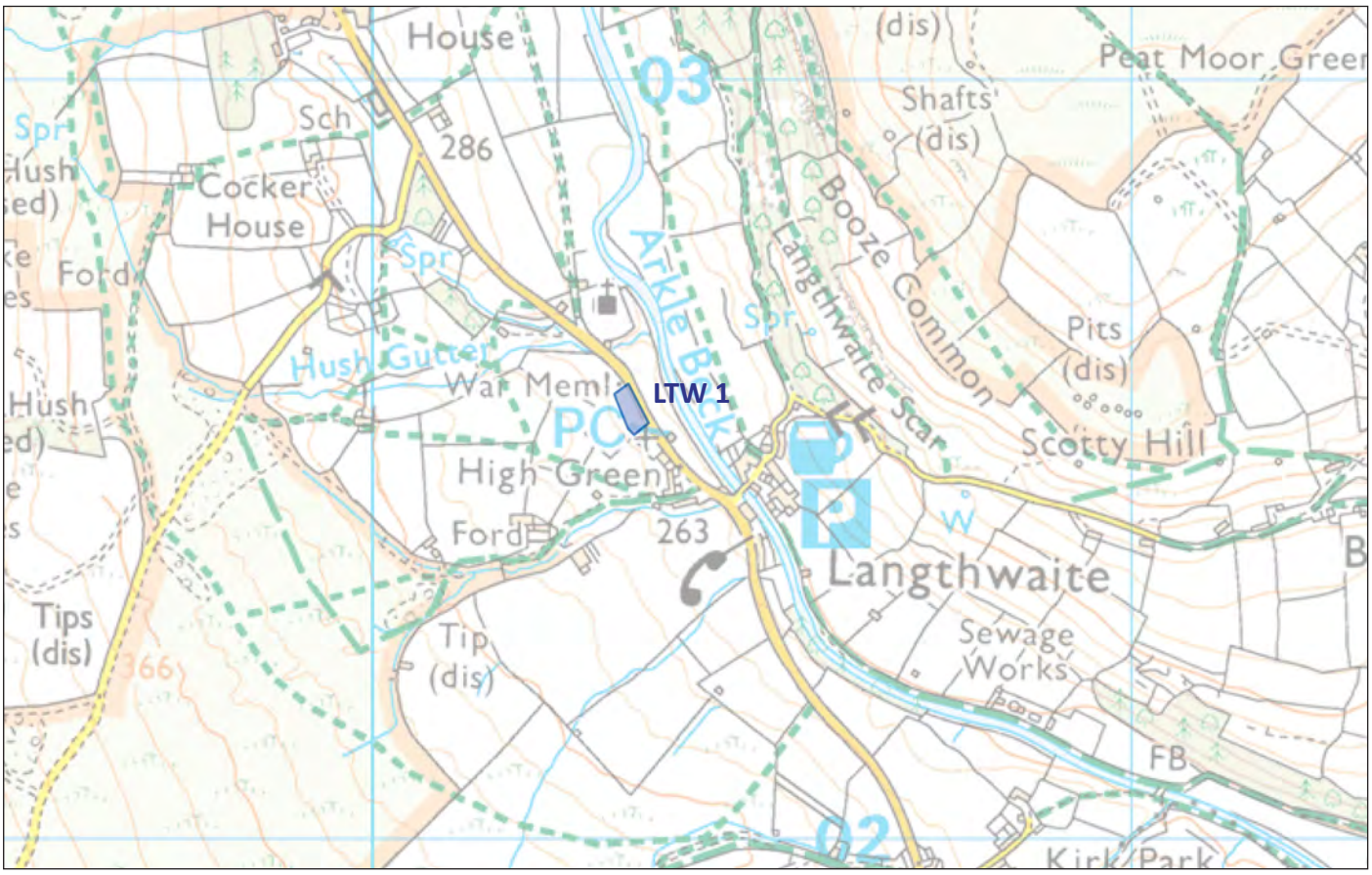
Land north of Hudswell Lane and west of 'Westryton', Hudswell
HUD 1

Physical and natural character	Low-moderate
The site is on the southern edge of the deeply incised, wooded valley of the River Swale and forms part of the pattern of ridgetop small linear paddocks and house plots alongside Hudswell Lane which contrast with the distinctive linear field pattern which is aligned across the contours of the valley slope. The steep valley slopes to the north form a distinctive landscape setting, with elevated panoramic views. There are no constraints to development in this location, provided the mature trees along the site boundaries are conserved to ensure that buildings are integrated and the overall scale and form of the distinctive valley slope landscape pattern is unchanged.	
Settlement form and setting	Moderate
The village of Hudswell has a linear form, with buildings strung out along Hudswell Lane. The historic village core is c. 220m to the east of the site and the houses adjacent and to the east of the site are predominantly bungalows, with occasional farm houses and agricultural barns. There is a new residential development to the south and west of the site. The groups of houses are interspersed with gardens, paddocks and groups of trees and there are frequent long views northwards between the houses across the Swale valley. Development on this site would fit with the existing linear form of the village but buildings on this site would extend and emphasise the linearity of the settlement form and would result in the loss of a scenic long view from the road which contributes to the landscape setting of the village.	
Views and recreational experience	Moderate
Although views through the village along Hudswell Lane are channelled between the existing houses, the focus of views is always to the north, where there are framed views between the buildings across the scenic Swale Valley. The site provides an opportunity for a pause in the line of roadside buildings and for a broad panoramic view which, although not unique, contributes to the quality of local public views and the experience of being on the ridgetop of a deep wooded river valley. Built development on this site would partially block this view and would continue the existing alignment of adjacent roadside houses to create a more nondescript settlement form. Built development here would be visible on the skyline in views from two public rights of way that connect the village with the river valley. It would be seen alongside other houses in these views, but would have a slight urbanising influence.	
Perceptual qualities	Moderate
Development on this site would have an adverse influence on the scenic quality of local cross valley views but would generally fit within the overall pattern of settlement, fields and woodland in this distinctive steep river valley landscape. It would erode the rural character of the settlement at a point where existing buildings are interspersed with fields towards the western edge of the village, resulting in a more dense settlement form and a more abrupt village edge.	
Cultural and historical associations	Low-moderate
Development on this site would not have a direct effect on designated heritage assets and would fit within the distinctive historic linear field pattern that is aligned to reflect the steep valley slope topography. The historic (grade II listed) Church of St Michael and All Angels is to the west of the site and buildings on the site would be visible in local views from the footpath approach to the church from the valley below.	

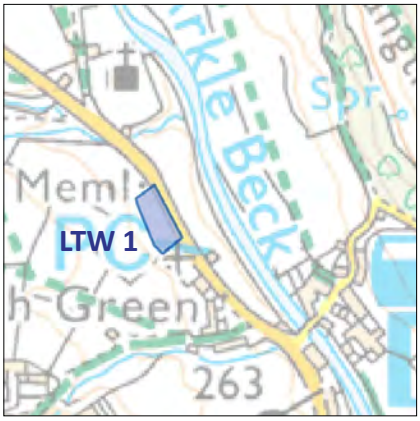
Overall landscape sensitivity - residential development	Low-moderate
Development on this roadside site would result in some erosion to the rural character of the village of Hudwell and would result in the loss of one of the few remaining open cross-valley views from Hudswell Lane. However, there would not be a fundamental change to the character and pattern of the village landscape and there are similar views across the Swale Valley from other parts of the road and from local footpaths and public open spaces to the north of the road.	

Langthwaite

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		LTW 1	Land north of Methodist Chapel, Langthwaite



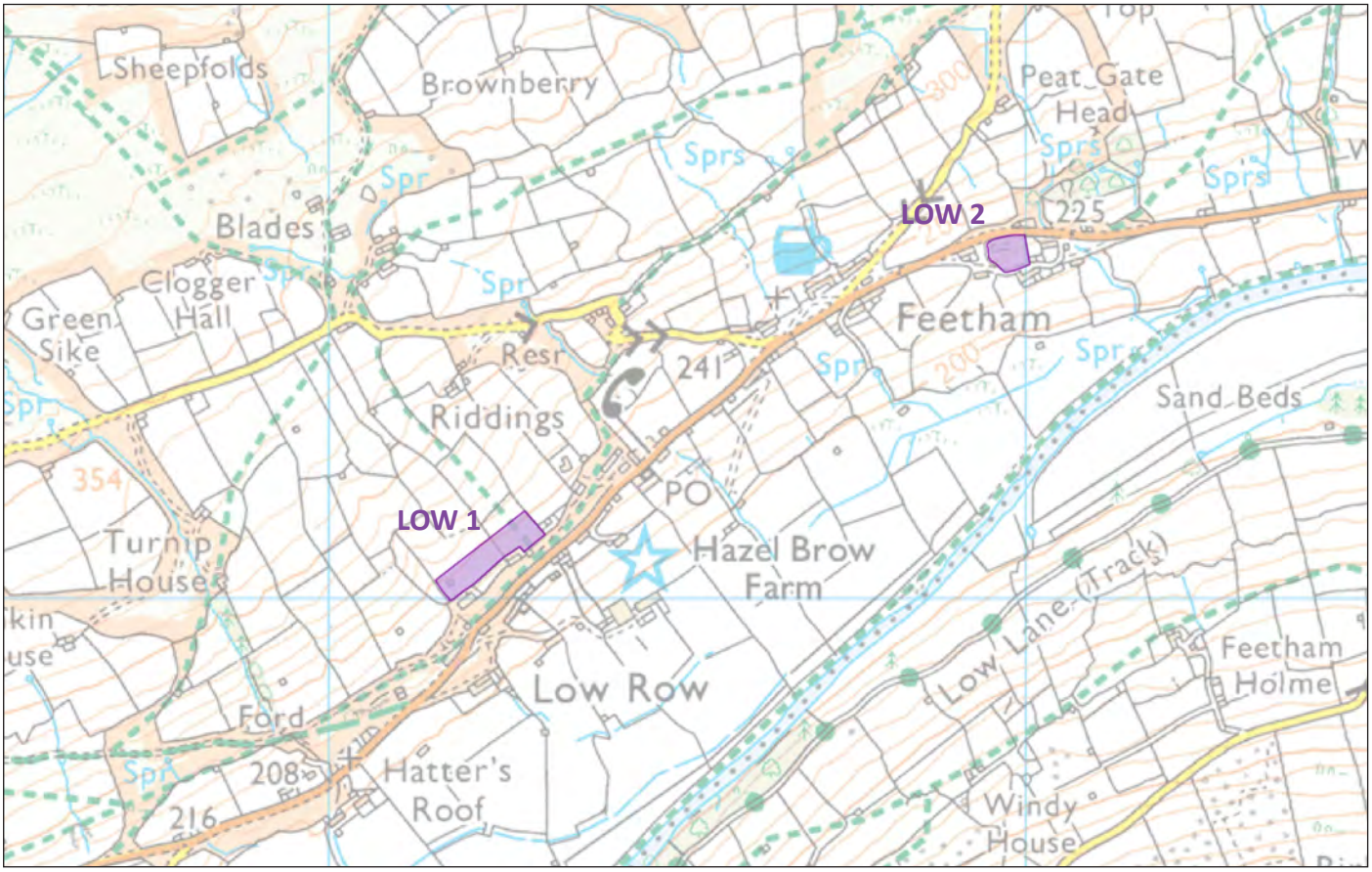
Land north of Methodist Chapel, Langthwaite
LTW 1

Physical and natural character	High
Arkengarthdale has an asymmetrical topography; the slopes of Reeth High Moor and Arkengarthdale Moor (to the west of the dale) have a relatively low profile compared to the steep, rugged cliff-like slopes of Fremington Edge and Langthwaite Scar to the east. The site has a dramatic and distinctive landscape setting on the lower western dale slopes, overlooking the deep, semi-wooded ravine of Arkle Beck and the steep slopes of Langthwaite Scar. It is a relatively flat site within a walled roadside pasture on the northern fringes of Langthwaite. There are no relevant biodiversity designations and scattered groups of roadside cottages and farms are part of the Arkengarthdale landscape pattern, but development here could seem over-scaled and could detract from the deeply rural landscape setting.	
Settlement form and setting	Moderate-high
Langthwaite is the largest of the small, scattered hamlets in Arkengarthdale. The historic core of the village is at the river bridge crossing, with additional small groups of buildings around a triangular green just off the main dale road and around the historic Victorian church further to the north along the road. Development on this site would continue this settlement pattern but it would be beyond the principal existing settlement and would 'fill in' part of the gap between the church and the hamlet. This is also a sensitive built environment as the site is between the former Methodist Chapel, the roadside war memorial and St Mary's Church. Although not a listed building, the former Methodist Chapel is a distinctive historical building, which merits its own landscape setting and development should also respect the much broader landscape setting of St Mary's Church to the north.	
Views and recreational experience	High
Development on this site would be a prominent roadside component of this much visited hamlet and would form part of the gateway view to the north side of Langthwaite on a stretch of road between two historic buildings. This is a highly sensitive site from a visual perspective. Langthwaite is a YDNP visitor destination and the principal Arkengarthdale Road is a popular accessible route for motorists and cyclists (NCR 71). In addition, development on this site would be prominent in views from the elevated public rights of way on both sides of the dale.	
Perceptual qualities	High
This is an exceptionally dramatic and scenic landscape setting and built development here would form part of the composed views northwards to the church and southwards to the former Methodist Chapel on the edge of Langthwaite. These are evocative views which capture the essence of the Arkengarthdale landscape.	
Cultural and historical associations	Moderate-high
The stone wall enclosures on the slopes of Arkengarthdale are part of a relatively intact network of walled pastures which continues across the dale and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. This site is also part of the setting of the historic former Methodist Chapel on the edge of Langthwaite and a component of the broader historic landscape setting of St Mary's Church, a grade II listed building to the north east.	

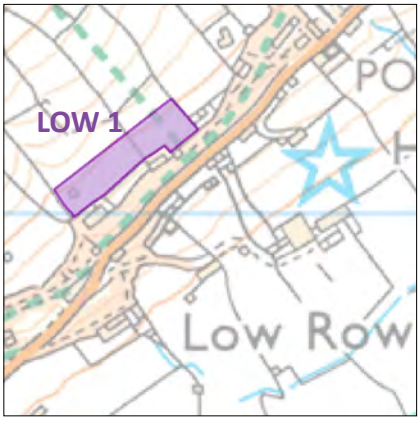
Overall landscape sensitivity - residential development	High
This is a highly sensitive gateway site on the fringes of a small settlement, between historic buildings and with a dramatic and scenic upland landscape setting. A residential development, together with its vehicular access, parking and lighting, would damage this evocative upland landscape setting and would be prominent in views from the elevated public rights of way on both sides of Arkengarthdale.	

Low Row/Feetham

Location of assessed sites



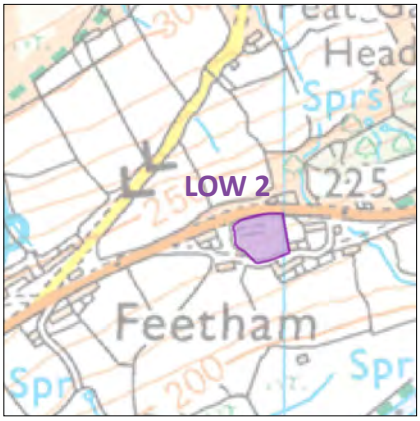
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Low Row			
LOW 1	Land to the rear of Brass Nappa Hall/Melbecks House		
Feetham			
LOW 2	Land between Ling Garth and Home View		



Land to the rear of Brass Nappa Hall/Melbecks House, Low Row
LOW 1

Physical and natural character	High
The site is part of two open walled pastures on the fell slopes above the linear village of Low Row. This is a highly distinctive and sensitive traditional Swaledale landscape in which the topography is accentuated by a network of walled pastures and individually spaced field stone barns. The walled fields form a patchwork across the broad fell slopes, with broken rows of terraced cottages and farm houses aligned along the contours on the lower slopes just above the floodplain. Buildings are often sheltered by lines/groups of trees, typically along tributary becks and slope indentations. The site is on an open part of the slope, close to a steep, partially wooded gill and adjacent to a traditional barn. Development across this site would be more elevated than the main village and would be over-scaled in this delicately balanced and open settled Swaledale landscape.	
Settlement form and setting	High
The village of Low Row comprises discontinuous lines of buildings which follow the slope contours above and below the B6270. There are few houses fronting onto the road and the buildings on the northern (upslope) side of the road are typically 'perched' above it, accessed by long tracks that traverse the steep slopes. There are also isolated groups of farm buildings and cottages in sheltered sites above the village, but buildings are generally below the 245m contour. This is an exceptionally open and deeply rural settled landscape in which groups of buildings 'step up' and are integrated with the patchwork of pastures across the farmed slopes. A standard block of development across this site would be over-scaled and intrusive and could not be integrated within this open and sensitive landscape setting, in which the pattern of the rural settlement is laid out in views from the slopes to the south of Swaledale. There is also a risk that vehicular access cutting across the slope could be prominent and potentially intrusive.	
Views and recreational experience	High
This open site is prominent in multiple scenic views, including particularly the elevated cross-dale views from High Lane and the network of public rights of way on the slopes of High Carl to the south of Swaledale. Buildings on this site would also form the skyline in some views from the B6270 and would be visible in the downslope views from the rural lanes and public rights of way on the northern fell slopes above Low Row. These rural routes through Swaledale are popular recreational routes and there is a risk that standard development on this site would detract from the special qualities of the YDNP, including a 'highly legible landscape', 'traditional pastoral landscape, 'expansive views' and 'distinctive traditional architecture.' In addition, there is a public right of way across the most accessible part of the site, which would ensure close views to all aspects of a development.	
Perceptual qualities	High
This is a scenic and evocative landscape in which the dispersed, 'broken linear' landscape pattern reflects centuries of settlement, farming and industry. This is an exceptionally prominent site where built development would be visually intrusive and over-scaled.	
Cultural and historical associations	High
The pattern of field stone walls and barns on the slopes of Swaledale (and this site) are part of a relatively intact network of walled pastures which continues across the dale and is designated as part of the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The site is not within the landscape setting of listed buildings but incorporates a field stone barn. There is a risk that development across this site would erode the intrinsic time depth of this particularly visible traditional settled Swaledale landscape.	

Overall landscape sensitivity - residential development	High
This is a prominent and highly sensitive site in a rural settlement which has an exceptionally distinctive low density linear form. Given the characteristic discontinuous linear pattern of settlement in this part of Swaledale, the site is over-scaled, elevated above the main settlement and development would be intrusive and would result in significant adverse landscape and visual effects.	



Land between Ling Garth and Holme View, Feetham
LOW 2

Physical and natural character	High
The site is a sloping walled croft with a roughly pentagonal shape to the south of the B6207. It is partially surrounded by a small group of traditional farm houses/cottages which form a small hamlet partially enclosing this central croft. This is a highly distinctive and sensitive traditional settled Swaledale landscape and a variation from the linear dispersed pattern that is typical of the Low Row landscape. The fell slopes are typically quite open in the Low Row area, but the slopes just above (and north of) the site are well wooded, so this site has a fairly sheltered landscape character, with views directed southwards across the relatively open dale floor. This walled enclosure, which has a distinctive curved (and slightly irregular) shape has an unusual form and it is clear that the walled croft stands alone in relation to the property boundaries of the adjacent cottages. It is of historic significance and is an exceptionally distinctive component of the local landscape pattern that should be conserved and not developed.	
Settlement form and setting	High
The villages of Low Row and Feetham typically comprise discontinuous lines of buildings which follow the slope contours above and below the B6270. There are few houses fronting onto the road and the groups of buildings are highly dispersed and interlaced with the patchwork of pastures across the farmed slopes. This part of Feetham is unusual and historically significant in that dwellings and farm buildings are sited around an enclosed former communal green in an arrangement that was designed to protect local livestock. A block of development that 'fills in' this site would cause significant damage to this historic rural settlement pattern and should not even be considered.	
Views and recreational experience	High
This site is prominent in multiple scenic views, including particularly the elevated cross-dale views from High Lane and the network of public rights of way on the slopes of High Carl to the south of Swaledale; plus several routes along the lower dale, such as Low Lane. These are popular Swaledale recreational routes and the visibility of this site means that the distinctive layout of the whole hamlet, with the historic communal green and surrounding historic buildings, is clearly visible. There is a risk that development on this site would detract from the special qualities of the YDNP, including a 'highly legible landscape', 'traditional pastoral landscape, 'expansive views' and distinctive traditional architecture.'	
Perceptual qualities	High
This site feels as if it is more part of the settlement than of the fell slope farmland, yet it is clearly a component of both. The indented, slightly irregular shape of the walled enclosure is a distinctive and evocative landscape feature which should be conserved intact; reference to historic maps indicates that the straight eastern site boundary results from a more a recent division. The unusual and distinctive local landscape pattern reflects centuries of settlement and farming and has an exceptionally strong time depth.	
Cultural and historical associations	High
This site is a former enclosed communal green and is a significant and highly valued historic landscape feature, which probably dates from the middle ages (since the buildings surrounding it date from the 17th century). The relatively high wall around the green itself, as well as the deliberate construction of the hamlet all around the green, was designed to protect the local herds, and is a distinctive arrangement seen elsewhere in Swaledale. In Feetham the historical arrangement has remained almost unchanged for the last few centuries. The site is adjacent to two grade II listed buildings and forms part of their landscape setting. Given the close historical connections between building and landscape, the site contributes to the significance of both listed buildings. This is a significant historical site and development here would damage the historic relationships between building and enclosure in a particularly visible and distinctive component of Swaledale's settled farmland landscape.	

Overall landscape sensitivity - residential development	High
This site is a highly distinctive enclosed communal green which is of historical significance as an example of an integrated layout of buildings and pastoral farmland that has been conserved over the centuries. It is also prominent in many cross-dale views from public rights of way. This site should be conserved and should not be developed.	

Richmondshire District

Landscape Sensitivity Assessment

Wensleydale, Bishopdale & Coverdale

Local Service Centres

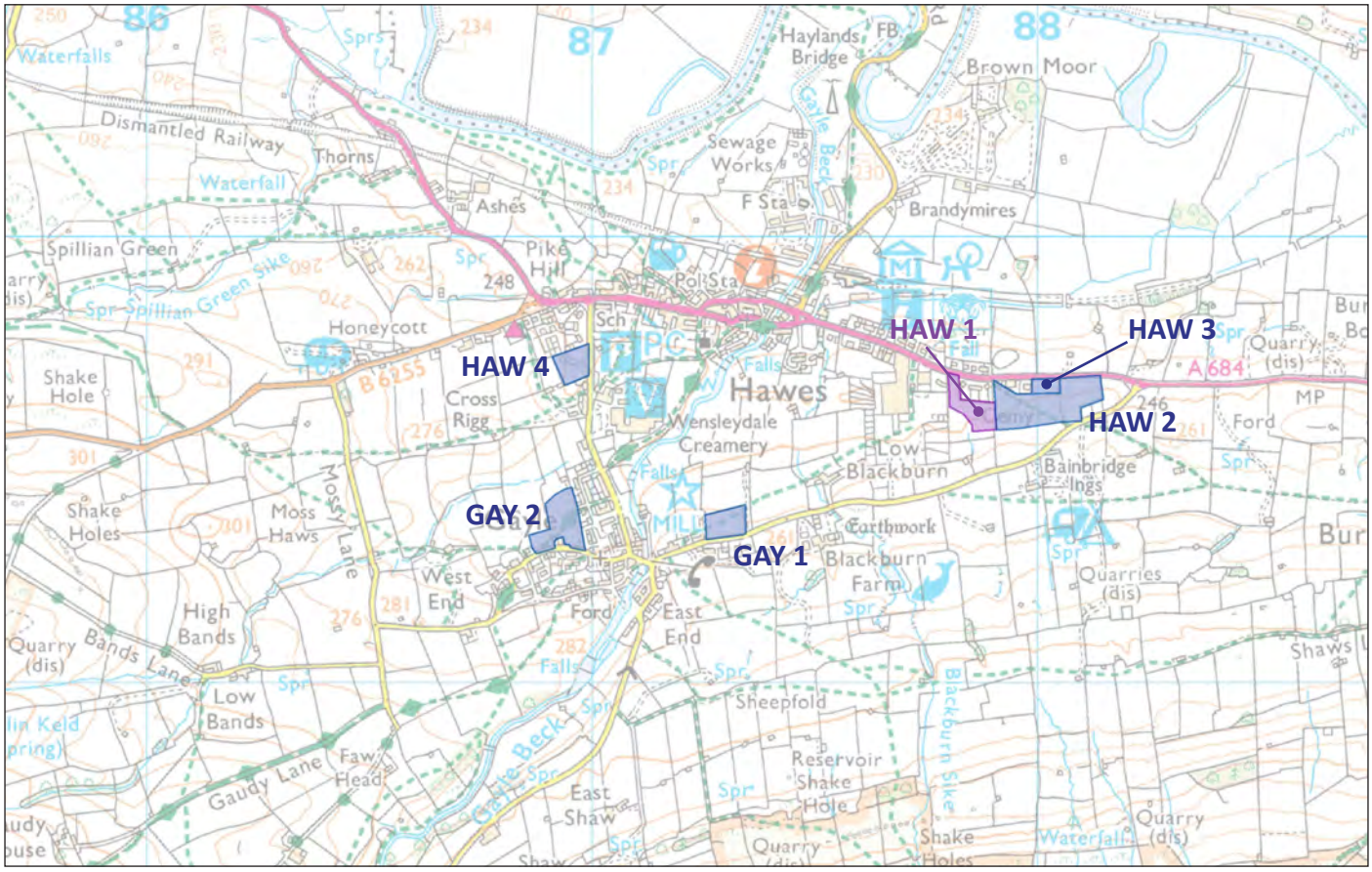
Hawes and Gayle

Large Villages

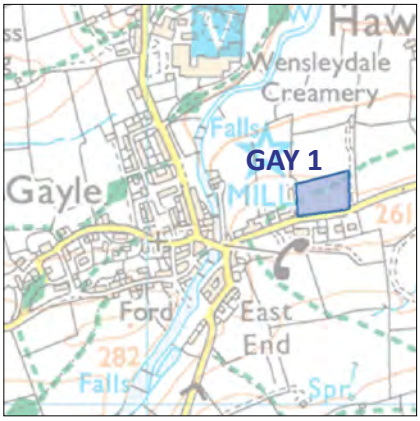
Askrigg
Carlton
Carperby
East Witton
Newbiggin (Bishopdale)
Thorably
West Witton

Hawes & Gayle

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
Gayle			
		GAY 1	Land north of Marridales
		GAY 2	Land north of Garris and west of Gayle Lane
Hawes			
HAW 1	Land rear of Woodburn, Burtersett Road	HAW 2	Land west of cemetery and south of Burtersett Road
		HAW 3	Land east of Northgate House, Burtersett Road
		HAW 4	Land off Kirkbrides Way and west of Gayle Lane



Land north of Marridales, Gayle
GAY 1

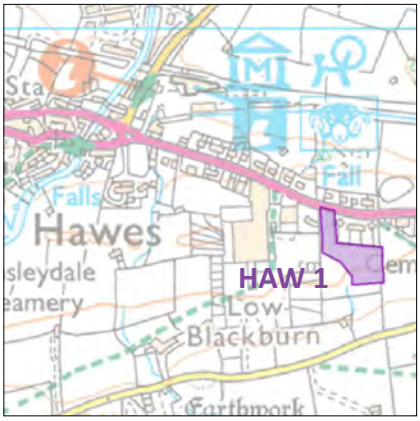
Physical and natural character	Moderate
The site is on the undulating lower north facing slopes of Wether Fell Side and on the fringes of Gayle. To the north, the local topography is shaped by a series of smooth, rolling drumlins, that separate the villages of Gayle and Hawes. The roll of the landform is accentuated by the curving network of low stone walls, which enclose each of the irregularly-shaped and relatively small fields that are on the fringes of the settlements. The site is bordered to the south by a line of bungalows which are elevated in relation to the lane and to the west by existing houses and contemporary farm buildings. There is a small historic stone barn, sited at an angle to the road on the site. Development here would fit within the existing historic field pattern and would continue the alignment of built development along Marridales/Old Gayle Lane but it would erode the traditional and distinctive rural 'stone barns and walls' character where it is juxtaposed with the built form of the village.	
Settlement form and setting	Moderate-high
This site is on a back lane which connects the twin villages of Hawes and Gayle and is at a local gateway to Gayle. The historic village of Gayle developed around Gayle Mill at Gayle Beck, with clusters of cottages and some outlying farmsteads along back lanes, such as Old Gayle Lane. There are attractive views northwards to St Margarets Church in Hawes. Development of this site would extend built development along the lane, consolidating the existing groups of buildings to create a corridor of development, with buildings on both sides of the road rather than the existing semi-rural, one-sided built form. While this form of development would continue the existing pattern of settlement growth, there is a risk that it would disrupt the sensitive landscape setting of Gayle. The density of the existing groups of buildings (including agricultural barns) off Old Gayle Lane increases to the west of Blackburn Farm but the rural, sweep of the farmland setting to Gayle predominates and there is a risk that development on the site would increase the perceived coalesence between existing buildings and create a ribbon of roadside development that feels over-scaled within the sensitive farmland landscape setting of this part of Gayle.	
Views and recreational experience	Moderate-high
Development here would be visible in glimpsed views south eastwards from Gayle Lane, in views southwards from the Pennine Way between Gayle and Hawes. It would be prominent in views from Old Gayle Lane (which is used by pedestrians and cyclists to link circular walks), from the elevated public right of way on the fell slopes to the south and from the public right of way that connects the A684 in Hawes with Gayle (which crosses the northern part of the site and would require a footpath diversion). It would also be visible in the long cross dale views southwards from the Sedbusk area in which it would be seen against the backdrop of the existing bungalows to the north of Old Gayle Lane. Given the importance of Hawes and Gayle as a tourist destination within the YDNP, this network of footpaths is well used. Only a relatively low density residential layout, which incorporates stone wall boundaries, open space and extensive native planting could be integrated here in order to conserve the traditional pastoral landscape setting of the village of Gayle and its attractive rural landscape setting.	
Perceptual qualities	Moderate
The approach to Gayle from Old Gayle Lane is an attractive, rural route; the walled narrow lane has a mix of properties alongside, but is predominantly farmland, with attractive views northwards across the undulating drumlins that separate the villages of Hawes and Gayle and southwards to the slopes of Burtersett High Pasture and Wether Fell Side. A solid block of development would detract from the rural setting and a low density 'rural' scheme with 'soft' irregular built edges, trees and stone wall boundaries would be more appropriate.	
Cultural and historical associations	Moderate
Old Gayle Lane has a historic character, which threads between a lower fell slope landscape of walled fields and barns. The site is outside the Gayle Conservation Area but contributes to its setting and a dense form of development on this site would detract from the traditional pastoral setting of the village. The small historic roadside stone barn contributes directly to the historic character and strong time-depth of this gateway to Gayle. These issues are balanced against the line of modern houses opposite the site, which are relatively prominent and elevated above the lane.	
Overall landscape sensitivity - residential development	Moderate
This is a sensitive site where there is a risk that development could erode the traditional and distinctive 'stone barns and walls' character of Marridales/Old Gayle Lane at a point where it contributes to the landscape setting of Gayle and the gateway to the Gayle Conservation Area from the east. This back lane route has a strong sense of history and an extension of the existing line of development further along the lane could tip the balance of built development : walled pastures to the point where it feels over-developed. This site is also visible from multiple public rights of way, including the Pennine Way and Old Gayle Lane is a popular recreational route. However, a sensitively designed scheme, which conserves the historic barn, provides a positive frontage to Old Gayle Lane and incorporates attractive, soft boundaries (greenspaces, stone walls and native tree planting) that interface with the surrounding farmland could be integrated here.	



Land north of Garris and west of Gayle Lane, Gayle
GAY 2

Physical and natural character	Moderate
The site is in a part of Mid Wensleydale where the local topography is shaped by glacial drift deposits which have been moulded into smooth, undulating landforms and drumlins. The site is on gently sloping farmland to the south of a drumlin that is known locally as 'Cross Rigg'. It comprises two walled pastures on the western fringes of the village of Gayle which are part of the wider network of traditional rolling 'walls and barns' pastures that are characteristic of Wensleydale. The site is on the edge of the village and is bordered to the south and east by a mix of houses, village lanes and farm buildings. Development here would result in the loss of part of the network of traditional walled pastures that surround the village but this change would be within the context of a landscape that is strongly influenced by existing housing and would not damage a particularly unusual or distinctive landscape.	
Settlement form and setting	Moderate
This site is off a small walled back lane within a part of Gayle known as 'West End'. Historic maps and the National Heritage List indicate that this area was developed with a mix of large houses (including two Grade II listed properties) and cottages from the late 17th century. More recent development, including a large housing estate off Gayle Lane and smaller groups of houses off Garris has created a relatively dense settlement form in this part of Gayle. The landscape setting of the West End neighbourhood is an attractive, gently rolling traditional pastoral landscape of walled pastures, small stone barns and narrow lanes within the valley of Gayle Beck and a minor tributary, which flows eastwards to the north of the site. Expansion of the settlement across this site would continue the traditional pattern of growth within the valley but would represent a relatively large scale of built development within the context of the existing village. However, it could be accommodated without causing damage to the landscape setting of Gayle at important gateway to the village and could provide an opportunity to enhance the existing harsh interface between buildings and farmland to the west of Gayle Lane.	
Views and recreational experience	Moderate-high
There are exceptionally attractive views across the site to the drumlin of Cross Rigg, with the historic field pattern and rolling topography accentuated by the undulating network of low stone walls,the sinuous line of trees along the minor tributary beck to the north of the site and a small traditional stone barn forming a local landmark. Development of this site would lead to the loss of these views, but they are from a back lane that is already strongly influenced by built development. The site is also prominent in long views south eastwards from Mossy Lane in which the village of Gayle is seen within its wider landscape setting. Development on the site would be visible in these views and also from the public rights of way that connect Mossy Lane with Garris and Gayle Lane. It would increase the perceived scale of the built settlement in these views. The Pennine Way promoted long distance route crosses the site diagonally and would need to be diverted if this site is developed for housing. However, there is an alternative attractive route along existing public rights of way and village lanes, which would offer superb views to Gayle Beck and Gayle Mill, so this is not considered to be a significant constraint.	
Perceptual qualities	Moderate
This is a relatively large site within a small village and there is a risk that it could feel over-scaled. However, existing development in this part of Gayle is compact, relatively dense and at a distance from the principal gateway routes and views. It does not have a particularly distinctive character and there is an opportunity to enhance the existing built edge to the Gayle Lane housing estate.	
Cultural and historical associations	Moderate
The site does not have any specific historic or cultural interest, but forms part of the network of roads and fields on the fringes of the village of Gayle. Garris is a back lane which connects the 'West End' part of the settlement to the historic core of Gayle village and evocative views across the site to the stone barn and walled pastures have a strong time-depth.	

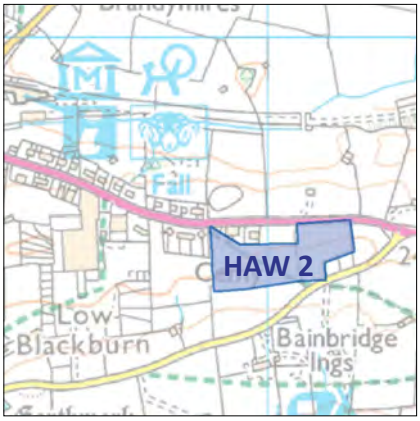
Overall landscape sensitivity - residential development	Moderate
This site is relatively well contained by existing housing and, although development here would be prominent in local views from Garris, Mossy Lane and public rights of way to the west of Gayle, it would not dominate the principal gateways to the village or detract from the way this historic mill village is experienced. It would require the diversion of the Pennine Way. A large development could be integrated here if the layout incorporates stone wall boundaries and groups of native trees that 'knit it' into the surrounding field pattern.	



Land rear of Woodburn, Burtersett Road, Hawes
HAW 1

Physical and natural character	Moderate
The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long views northwards across Wensleydale to the bare summits of Hearne Top and Abbotside Common. The site is a walled pasture on the lower slopes of this drumlin at a point where the slope is drained by a minor tributary beck, which meanders northwards across the site towards the road. The natural pattern of this small stony beck, defined by a scattered line of trees, provides a distinctive contrast within a landscape context that is structured by a regular network of walled fields. It is a focus in the framed views southwards (between adjacent buildings) from the road. Development would need to be set back from this beck and a layout designed to minimise cut and fill on the slightly undulating landform, which rises to the south.	
Settlement form and setting	Moderate
This site contributes to the scenic landscape setting of Hawes at the eastern gateway to the settlement along the Burtersett Road/A684. The slightly more elevated slopes, to the south of the site, contribute to the stunning long views northwards across the undulating 'barns and walled pastures' landscape of Wensleydale; the views in all directions are enhanced by a dramatic backdrop of fell summits. However, in the immediate context along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes. This is not a pristine, undeveloped gateway to Hawes; the site would be seen within the context of a mix of dwellings and commercial buildings. However, this built settlement context is balanced by the visibility of the eastern site boundary in gateway views from the road and by the gap between the buildings where the site meets the road. This gap provides a valuable break in the linear roadside strip of buildings, with a local view upslope to the fell slopes to the south.	
Views and recreational experience	Moderate-high
There are long views from the Burtersett Road/A684 across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill. There are also scenic long views north westwards across Wensleydale from the well used (paved) public right of way which leads diagonally across the field to the north east of the site, connecting Old Gayle Lane and Burtersett Road/A684. The quality of these views could be eroded by built development on this site and it requires a sensitively designed scheme, which integrates buildings and native tree planting to create a soft, attractive interface between settlement and countryside, continuing and complementing the existing pattern of field boundaries to the east. The gap in the line of roadside built development, where the site meets the road offers a view along the minor tributary beck to the fell slopes to the south. This narrow framed view breaks the line of roadside development and provides a strong connection to the surrounding natural landscape. Built development on this site would fill this roadside gap and remove the opportunity for this natural visual and landscape connection.	
Perceptual qualities	Moderate
The existing settlement edge is relatively nondescript and this eastern gateway to Hawes is distinguished by its scenic views rather than its built form. The eastern edge of the site contributes to the rural character of the settlement and built development here could be integrated with tree planting. The small meandering beck is an evocative and distinctive landscape feature and the view southwards from the road along the beck forges a valuable connection to the physical natural landscape setting of Hawes.	
Cultural and historical associations	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 undulating walled fields.	

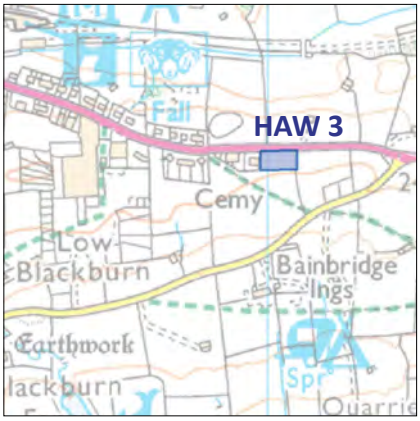
Overall landscape sensitivity - residential development	Moderate*
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the scenic views of the landscape setting of the settlement, including views from the A684/Burtersett Road and a public footpath that connects Old Gayle Lane and Burtersett Road. The small meandering beck is also a locally valuable natural landscape feature which contrasts with the regular pattern of farmland and settlement. A development scheme that conserves the beck intact, avoids the more elevated slopes to the south and incorporates native tree planting to soften and integrate built edges could potentially be integrated within this site.	



Land west of cemetery and south of Burtersett Road, Hawes
HAW 2

Physical and natural character	Moderate-high
The site is on the lower slopes of Mid Wensleydale on the southern margins of the River Ure floodplain. The local topography in this part of the dale is shaped by glacial drift deposits which have been moulded into smooth, undulating landforms and drumlins. The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long cross-dale views (both northwards and southwards). The site has an undulating landform with elevated land to the south and a rippling slope down towards the road. It comprises two fields, divided by walled field stone walls, which curve up and over the slope to express the local landform. Belts of mature trees along these north-south field boundaries divide and structure the land into well defined landscape units. Built development across this site would mask the natural 'flow' of the local landscape and disrupt the intact network of field stone walls and tree belts on the upper edge of the River Ure floodplain.	
Settlement form and setting	Moderate-high
This site defines the eastern gateway to Hawes along the Burtersett Road/A684. It is an exceptionally scenic approach, with stunning long views northwards and north-westwards across the undulating 'barns and walled pastures' landscape of Wensleydale. Straight ahead, along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes, although the peaks and summits of the fells beyond are a visual backdrop, framed by the existing buildings. This is not a pristine, undeveloped gateway to Hawes; the site is between the cemetery and the settlement. However, it is a large site and development across it would extend the linear form of Hawes' traditional settlement pattern further along the road corridor, particularly as perceived in the long cross dale views from the north. It would also erode the distinctive and dramatic quality of the local multi-layered views across the local drumlin landforms to the backdrop of the surrounding fells. The views that define this eastern gateway to Hawes are scenic but not unique within the settlement and a high quality, sensitively designed development that is confined to the western part of the site may offer opportunities for a permeable residential scheme that provides housing and open space away from the main road.	
Views and recreational experience	Moderate-high
The site is at an exceptionally accessible gateway to Hawes, where the sequence of views across Wensleydale is enjoyed by very large numbers of people. It therefore has a role in conserving the special qualities of the YDNP, including the traditional pastoral landscape, expansive views and striking contrasts between sheltered dales and exposed fells. There are long views across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill, and exceptionally scenic long cross dale views northwards across Wensleydale from the A684 and the well used (paved) public right of way which leads diagonally across the site and southwards from the lanes in the Sedbusk area. Development across this site risks an urbanising effect which would damage these valuable views	
Perceptual qualities	Moderate-high
The site spans two fields and the eastern of these seems distant from and unrelated to the principal settlement of Hawes. It is a large site and development on this scale would be perceived as a significant change. However, the existing built from on the eastern gateway to Hawes is a mix of house types and large scale commercial 'barns' and there may be scope for a positive frontage and built gateway on the western and less elevated part of the site, which integrates residential development with local landform, field patterns and views.	
Cultural and historical associations	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 undulating walled fields.	

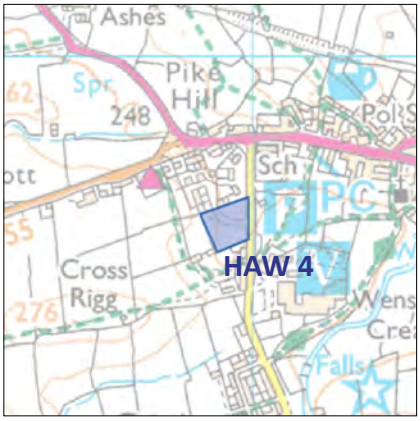
Overall landscape sensitivity - residential development	Moderate-high*
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the distinctive undulating topography and scenic views of the landscape setting of the settlement, including the long cross dale views from the Sedbusk area to the north and views from the A684/Burtersett Road and a public footpath between Old Gayle Lane and Burtersett Road. It is also a large site, where built development could easily seem over-scaled in relation to the linear roadside corridor form of the existing settlement (particularly in the long views from the north of Wensleydale). This is therefore a challenging site for built development from a landscape and visual perspective. It could be successfully integrated to create a positive new gateway to Hawes, but this requires a high quality scheme which conserves the eastern part of the site (adjacent to the cemetery) and the more elevated slopes to the south. The layout should incorporate native tree planting and indented built edges to form a soft interface with the drumlin slopes and frame views northwards from both the A684 and the public footpath across the site.	



Land east of Northgate House, Burtersett Road, Hawes
HAW 3

Physical and natural character	Moderate
The small site is on the lower slopes of Mid Wensleydale on the southern margins of the floodplain of the River Ure. The landscape setting of this eastern part of Hawes is structured by the steep slopes and rounded summit of a long drumlin, which is between the A684/Burtersett Road (to the north) and Old Gayle Lane to the south, and by dramatic long views northwards across Wensleydale to the bare summits of Hearne Top and Abbotside Common. The site is on the lower slopes of this drumlin, with a sweeping slope downwards towards the road. It is part of a walled pasture on the edge of the settlement and is alongside an existing group of roadside dwellings. The fields fronting the road are enclosed by low stone walls and (north-south aligned) belts of mature trees which divide and structure the land into well defined landscape units. Built development here would extend the existing settlement along the road; it would reduce the rural and scenic quality of the local landscape but would not change the overall structure and character of the existing landscape pattern.	
Settlement form and setting	Low-moderate
This site defines the eastern gateway to Hawes along the Burtersett Road/A684. It is an exceptionally scenic approach, with stunning long views northwards and north-westwards across the undulating 'barns and walled pastures' landscape of Wensleydale. Straight ahead, along the A684, the view is to the linear corridor of built development that lines the road through the centre of Hawes. Built development on this site would extend the existing linear settlement form at one of the principal gateways to Hawes, eroding the quality of its landscape setting. However, this is not a pristine view; the existing development is a mix of houses and commercial buildings and the existing settlement edge has an abrupt character which could be enhanced. The views that define this eastern gateway to Hawes are scenic but not unique within the settlement and the characteristic long views between and to the south of the existing roadside buildings, to the peaks and summits of the fells beyond, could be conserved.	
Views and recreational experience	Moderate
The site is at an exceptionally accessible gateway to Hawes, where the sequence of views across Wensleydale are enjoyed by very large numbers of residents and visitors to the YDNP. There are long views from the Burtersett Road across the site to the south west, framed by the slope of the local drumlin and with a backdrop of Dodd Fell and Sandy Hill, and also scenic long views northwards across Wensleydale from the well used (paved) public right of way which leads diagonally across the field to the north of the site, connecting Old Gayle Lane and Burtersett Road/A684. The quality of these views could be eroded by built development on this site and it requires a sensitively designed scheme, which integrates buildings and native tree planting to create a soft, attractive interface between settlement and countryside, continuing and complementing the existing pattern of field boundaries to the east.	
Perceptual qualities	Moderate
The existing settlement edge is relatively nondescript and this eastern gateway to Hawes is distinguished by its scenic views rather than its built form. There is a strong, regular rhythm to the pattern of field stone walls, which curve up and over the drumlin landforms, along the sequence of gateway views travelling west along the A684 and development on this site could be integrated within this landscape and visual context because the site is small in relation to the scale of the surrounding landscape. Nevertheless, this is a sensitive landscape edge, which merits a carefully designed frontage to the road and 'gateway elevation' to the east.	
Cultural and historical associations	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 undulating walled fields.	

Overall landscape sensitivity - residential development	Moderate
This is a sensitive site at one of the principal gateways to Hawes. It contributes to the scenic views of the landscape setting of the settlement, including views from the A684/Burtersett Road and a public footpath that connects Old Gayle Lane and Burtersett Road. Built development here would continue the existing characteristic linear form of Hawes along the A684 and would fit within the wider landscape context without compromising the quality of the characteristic long views across Wensleydale. However, a sensitively designed settlement edge is required, with a positive built frontage to the A684 and a soft eastern 'gateway elevation' to the east, which incorporates native tree planting to complement the existing rhythmic pattern of field boundaries between the site and the cemetery to the east.	



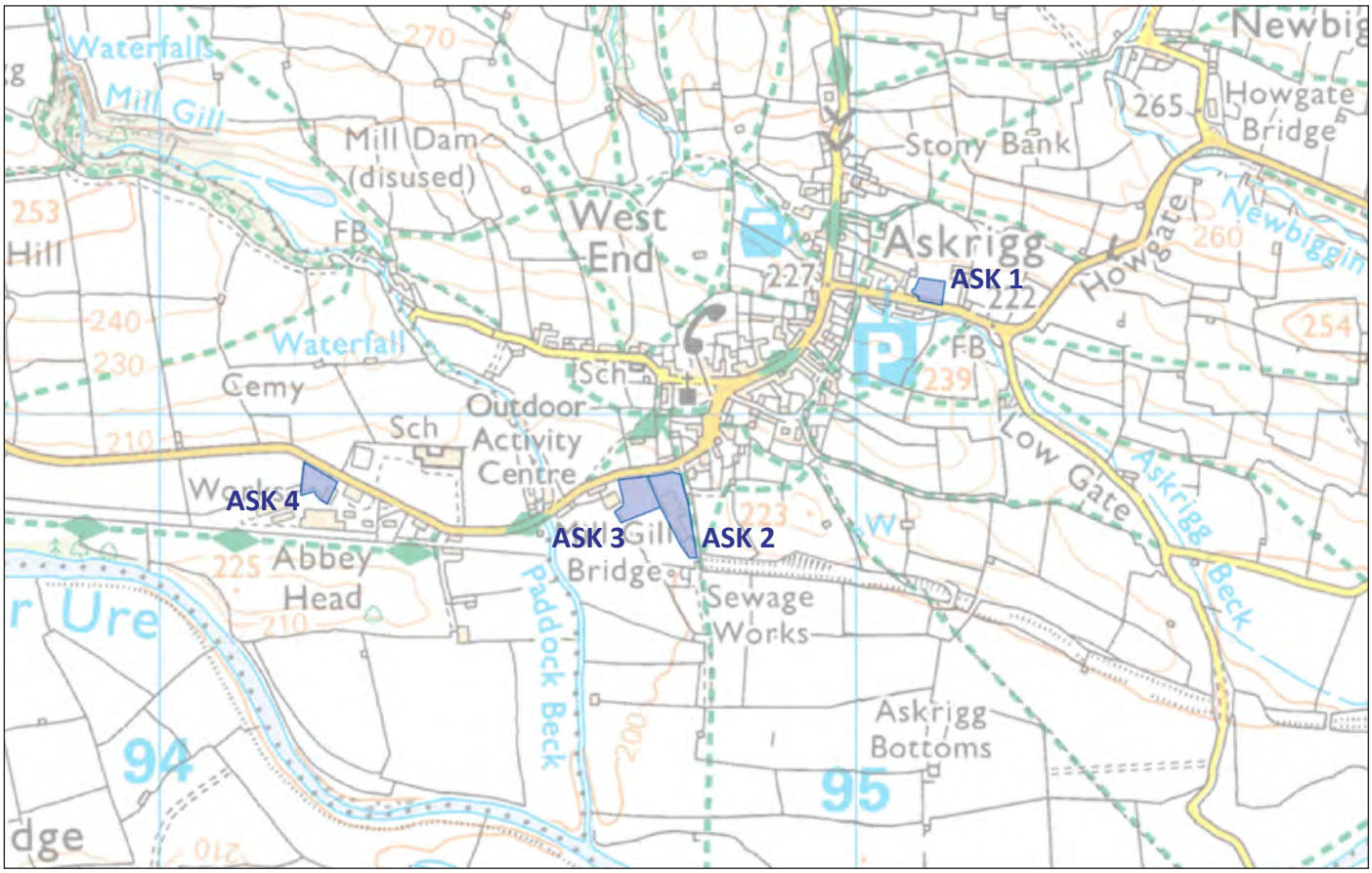
Land off Kirkbrides Way and west of Gayle Lane, Hawes
HAW 4

Physical and natural character	Low-moderate
The site is on the lower slopes of Mid Wensleydale on the southern margins of the River Ure floodplain. The local topography in this part of the dale is shaped by glacial drift deposits which have been moulded into smooth, undulating landforms and drumlins. The site is on land to the west of a road which is aligned between two of these drumlins ('Cross Rigg' to the west and 'Stony Haw' to the east); it is on the lower eastern slopes of the drumlin known as Cross Haw and adjacent to a recent housing estate. The undulating landform on the site is its most distinctive natural characteristic. The site fits within the local large scale field pattern and is partially enclosed by field stone walls. There are no significant constraints to development and the existing (recently constructed) access road is already a dominant landscape feature and precedent for the development of the site.	
Settlement form and setting	Low
The village of Hawes developed along the A684, with a network of public rights of way and back lanes connecting to the neighbouring mill village of Gayle to the south and to the River Ure to the north. Historic maps show that there were individual properties and clusters of cottages along some of the back lanes and, over the past 20 years, development along and off these lanes has increased the physical links between the two villages. However, the twin settlements remain separated by the undulating drumlin landforms that define their landscape setting. The site is part of an existing half-developed residential plot at Kirkbrides Way and its completion would be logical and appropriate within the context of Hawes. Development here would result in some loss of the rural character of Hawes' landscape setting and would increase the perceived coalescence between the two settlements along Gayle Lane. However, Gayle Lane is already a core link between the two villages with a semi built-up character and completion of the existing residential development (Kirkbrides Way) would fit well within the mix of houses, commercial and tourism related development that is characteristic of this part of the village.	
Views and recreational experience	Moderate
Development on this site would be visible in views from the network of lanes and public rights of way to the west of Hawes, including Mossy Lane and the footpath over Cross Rigg to the west; the footpath which connects the YHA (on the B6255) with Gayle Lane along the field boundary to the west of the site; and the footpath that connects Gayle Lane and St Margaret's Church (over Stony Haw) to the east of the site. However, the undulating landform would ensure that longer views are partially screened by the local topography and development here would form part of the existing characteristic mix of buildings, stone walls and undulating fields that is characteristic of the west Hawes neighbourhood. Development on this site would close down the existing attractive southward view to the slopes of Cross Rigg from Gayle Lane but this part of Gayle Lane is dominated by a mix of houses, a public car park, the local primary school and commercial premises associated with the Wensleydale Creamery. Development at Kirkbrides Way could be integrated within this context, but should be recognised that the village of Hawes (and its Creamery) is an important YDNP tourist destination and the site is highly visible from the village car park and Creamery Visitor Centre entrance and forms part of an important gateway recreational experience.	
Perceptual qualities	Low
This part of Gayle Lane is already relatively built up and development on this site would be perceived as part of the existing Kirkbrides Way development. It would result in the loss of a rural view to the south west of Gayle Lane and it would increase the sense of coalescence between the settlements of Hawes and Gayle along Gayle Lane. However, the existing mix of development and views along this back lane ensures that there is a logical context for development in this location.	
Cultural and historical associations	Low
The site does not have any specific historic or cultural interest, but forms part of the network of roads and fields on the fringes of the villages of Hawes and Gayle. Gayle Lane is a connecting route between the two villages which has been the location for clusters of development (residential, educational and commercial) over the past 20 years.	

Overall landscape sensitivity - residential development	Low-moderate
Development on this site would be perceived as a logical completion of the existing Kirkbrides Way development and would be well integrated within the existing mix of buildings that front this northern part of Gayle Lane. Built development here would reduce the rural character of this western part of Hawes, but it could be integrated within the existing loose-knit character of the settlement in this area, which is structured by undulating drumlin landforms. However, this site is visible from Gayle Lane and multiple footpaths within and on the western fringes of Hawes and it would also be visible within the context of the arrival experience for visitors to the village of Hawes and the Wensleydale Creamery Visitor Centre so this is a relatively visible location within the wider context of the YDNP and merits a high quality architectural scheme.	

Askrigg

Location of assessed sites



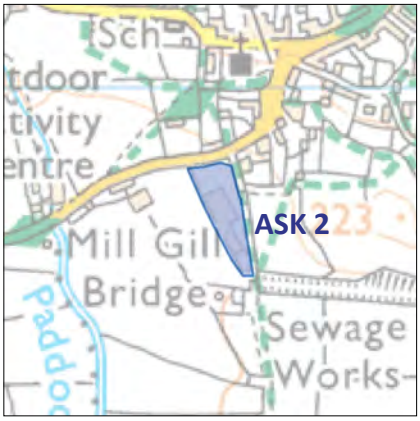
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		ASK 1	Land between Stoneybank and Garnon, Leyburn Road
		ASK 2	Land at the former Carrs Billington depot, Station Road
		ASK 3	Land between The Mew and former Carrs Billington depot, Station Road
		ASK 4	Land west of Abbey Works, Station Road



Land between Stoneybank and Garnon, Leyburn Road, Askrigg
ASK 1

Physical and natural character	Moderate-high
The site is part of an open walled pasture on the north eastern fringes of Askrigg. The local topography on the northern slopes of Mid Wensleydale is strongly influenced by mounded glacial deposits and the site is on the lower slopes of one of these rounded mounds ('Stony Bank'). The smooth, rolling landform, which rises quite steeply from the road, and the intact regular gridded pattern of field stone walls are the site's distinctive and most sensitive landscape characteristics, which connect it to the rolling fields on the open fell slopes to the north of Askrigg. However, the site is bordered on three sides by a variety of houses, gardens and built land uses, including a car park, modern farm barn and a pumping station along Leyburn Road. The principal constraint is the relatively steep slope and there is a risk that proposals would require a layout that integrates vehicular access and parking alongside and at the level of the road, resulting in a suburban layout which would damage the distinctive relationship between village and drumlin landform.	
Settlement form and setting	Moderate-high
The village of Askrigg has a compact form, with the historic core of the settlement concentrated around the Market Place and along the Main Street, which curves as it climbs up between the rounded landforms on the dale slope. The site is on the periphery of the historic village and forms part of the gateway to Askrigg from the east. Leyburn Road is aligned along a flat route (close to Askrigg Beck) between two drumlin landforms. It has a prominent built frontage to the south, where traditional buildings line part of the road. However, the built form to the north of the road (including the site) has a more disjointed character, with a car park and modern housing (a block and individual houses) set back from the road. A development with a traditional built frontage to Leyburn Road could be successfully integrated here but, given the slope, a scheme with a flat roadside parking area and houses at a higher elevation to the rear is more likely and this type of 'surburban' layout would be damaging to Askrigg's settlement character and form, particularly at an important gateway to the village.	
Views and recreational experience	High
The upper slopes of the pasture containing this site are prominent in views from elevated public rights of way on the slopes of the drumlin landforms to the north and south of Leyburn Road. This rising land forms a scenic backdrop to views of the historic village and makes a strong contribution to its landscape setting. New built development on the lowest part of the site, directly alongside Leyburn Road, would sit relatively low in the landscape and could be integrated alongside the existing buildings. However, the slope of the land suggests that development here would be likely to require earthworks and infrastucture that would be damaging and intrusive in views from the public rights of way on the elevated drumlin slopes to the north and south.	
Perceptual qualities	Moderate-high
This walled pasture, which extends right up to the road, contributes to the rural character of the eastern gateway to Askrigg and forms part of the landscape setting of the village. However, the quality of the local townscape is degraded by the adjacent (and prominent) suburban buildings and car park and the overall impression is of a fairly nondescript village gateway. There is a risk that another sizable development with parking alongside the road would create an extensive relatively suburban environment, further degrading Askrigg's distinctive character and identity.	
Cultural and historical associations	Moderate
The site is designated as part of the Askrigg Conservation Area because it is a component of the open farmland that forms a backdrop to views to and from Askrigg. At a broader scale, the walled pasture forms part of the historic network of drystone walls and barns that extends throughout Wensleydale.	

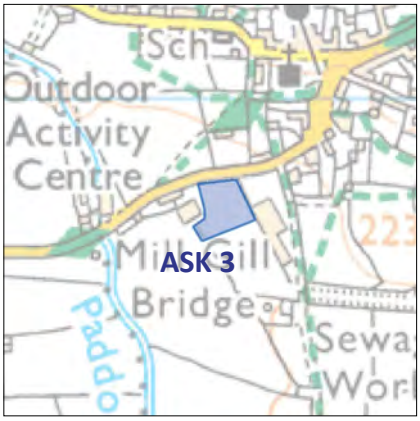
Overall landscape sensitivity - residential development	Moderate-high
Development on this gateway site could only be successfully integrated the layout provided a high quality built frontage to Leyburn Road, integrating parking infrastructure to the rear. However, this sensitivity score acknowledges that such a scenario is unlikely because the sloping landform would result in a scheme with vehicular access and parking alongside the road. This could not be integrated here without causing significant damage to Askrigg's townscape and landscape setting at this important gateway to the settlement.	



Land at the former Carrs Billington depot, Station Road, Askrigg
ASK 2

Physical and natural character	Low
This brownfield site comprises two large industrial/commercial buildings and extensive hardstanding to the south of Askrigg's historic village centre. The land slopes southwards and the shape of the site tapers towards the south where it adjoins the embankments of the former railway line and is close to the village's sewage works. A surfaced public right of way/track runs along the eastern margin of the site. This industrial plot is separated from the adjacent houses to the east by a high stone wall and from farmland to the east by a lower boundary stone wall; the public right of way is inside these walls and is open to the site. The remaining site boundaries are unenclosed and the industrial buildings, parking and storage areas are open to view from Station Road to the north and the surrounding farmland to the west and south. There are no relevant landscape sensitivities and a residential development here would provide an opportunity to enhance the local townscape on a site that is close to the village centre.	
Settlement form and setting	Low-moderate
This industrial site is just to the south of the historic village centre and its entrance, off Station Road, is to the south of one of the entrances to the graveyard adjoining St Oswald's Church. It is also alongside one of the historic tracks (a public right of way) that connects Askrigg to the settlements and farmland on the south side of the River Ure. This is therefore a prominent, central brownfield area that offers an excellent opportunity for a new residential development with a built frontage that would contribute to the western gateway to the historic village from Station Road. However, development here would also be a component of Askrigg's historic village centre and a high quality scheme would be essential in this sensitive townscape setting.	
Views and recreational experience	Moderate
This is a visually sensitive site. The existing industrial buildings are prominent in cross-dale views from the A684 and from public rights of way on the river floodplain meadows and the slopes of Addlebrough to the south. However, these buildings are a distracting influence, which do not contribute positively to these attractive views and new residential development here would offer opportunities for enhancement. These long views towards Askrigg from the south (and west), in which Askrigg's built form 'steps up' the dale slopes, form a valuable component of its landscape setting and it is important that the layout, massing and design of new buildings proposed for this site are considered in relation to the wider massing of buildings within Askrigg's historic village centre, and in particular in relation to the historic Church of St Oswald, which is the centre piece and focus of the views.	
Perceptual qualities	Low
This industrial area is perceived as a relatively degraded environment, with large shed-like industrial buildings, areas of hard standing and extensive under-used space; it is visible from the village centre and from the farmland to the south of Askrigg. The public right of way along the side of the site connects it to the village centre and, although the industrial buildings seem over-scaled and unattractive in this village/pastoral farmland setting, the site does not seem unsafe. A high quality new residential development here could integrate this site within the wider village public realm, enhancing the experience of using public right of way and reinforcing the connections between Askrigg and its landscape setting.	
Cultural and historical associations	Moderate
The site forms part of Askrigg's designated Conservation Area and, given its prominence in the long cross-dale views to Askrigg from the south, it contributes to the landscape setting of the Church of St Oswald, a grade 1 listed building in the centre of the village. The public right of way along the eastern boundary of the site is part of a historic cross-dale route connecting Askrigg to a stepping stone crossing point over the River Ure to settlements and farmland on the southern side of Wensleydale. Development on this site would potentially enhance the historic landscape setting of the Church of St Oswald and could contribute positively to Askrigg's Conservation Area.	

Overall landscape sensitivity - residential development	Low-moderate
A new residential development on this industrial brownfield site would provide an opportunity to enhance a relatively degraded part of Askrigg's townscape. However the site is close to the historic village centre and is a part of the designated conservation area which contributes to the Askrigg's landscape setting and to the setting of the grade I listed church of St Oswald. A high quality scheme would therefore be required, with a layout, massing and design which complements and does not compete with the overall composition of buildings and landscape in the scenic cross-dale views to Askrigg.	



Land between The Mew and former Carrs Billington depot, Station Road, Askrigg

ASK 3

Physical and natural character	Low-moderate

The site is part of a long walled field on the lower dale slopes just north of the River Ure floodplain. It fronts onto Station Road and is part of the loose-knit pattern of industrial buildings, farms and fields which borders this southern approach to Askrigg. The field is adjacent to the existing built up village edge and the site is sandwiched between two large shed-type buildings: modern agricultural barns at Lowlands Farm to the west and two large industrial buildings on the former depot site on the edge of Askrigg to the east. This is open large scale farmland, but there are groups of mature trees along the walled Station Road frontage. There are no biodiversity designations and the most sensitive landscape elements on this site are the stone wall boundary and mature trees along the frontage to Station Road. Development could be integrated within this relatively large scale landscape setting and there is an opportunity to strengthen the distinctive character of this gateway to Askrigg with belts of native tree planting, to screen and reduce the apparent scale of the adjacent sheds, and a positive built frontage to the road.

Settlement form and setting	Moderate

Development with a built frontage to Station Road would form the gateway to Askrigg from the south as other buildings in this area are set back from the road. However, there is a risk that 'filling in' this edge-of-village greenfield site would increase the perceived coalesence between the existing industrial site to the east (on the village edge) and the large barns at Lowlands Farm to the west, creating an extended 'gateway route' comprising large buildings interspersed with fields and belts of woodland along Station Road from the Abbey Works industrial area to the edge of the village. Although this farmland has an urban fringe character, the existing open field provides a break in the roadside buildings. A residential development could be successfully integrated with the local landscape and settlement pattern to create a positive village gateway if there is a 'statement' built frontage alongside Station Road and if the layout is designed to incorporate informal belts of native tree planting that screen the adjacent industrial buildings and create a soft, 'rural' interface to the south.

Views and recreational experience	Moderate-high

This is a visually sensitive site, which is visible in cross-dale views from the A684 and from public rights of way on the river floodplain meadows and the slopes of Addlebrough to the south. The existing mature trees to the south of the site provide some screening in these scenic views and the existing adjacent large industrial/agricultural buildings are a distracting adverse influence. There is a risk that a block of housing on this site would be viewed cumulatively with these existing buildings, increasing the perceived bulk and massing of buildings/barns to the south of Askrigg. This means that it is essential that proposals for development on this site incorporate substantial belts of native tree planting, to soften and break up the perceived mass of buildings. These long views towards Askrigg from the south (and west), in which Askrigg's built form 'steps up' the dale slopes, form a valuable component of its landscape setting and it is important that the layout, massing and design of proposed new buildings are considered in relation to the wider massing of buildings within Askrigg, and in particular the historic Church of St Oswald, which is the centre piece and focus of the views.

Perceptual qualities	Low-moderate

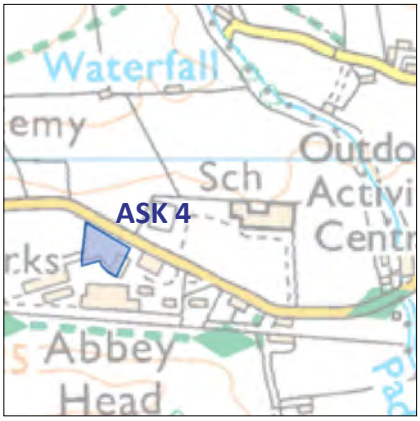
This site has a fairly degraded landscape; the stone wall boundary to Station Road is supplemented by an earth bund, which only partially screens an area used for car parking and for storing agricultural materials and machinery. There are sweeping scenic views southwards across the dale floor, but at a local scale, the views to east and west are to large industrial scale buildings and a mix of fencing and sheds. A high quality residential development, incorporating robust native planting, would potentially enhance local landscape character and condition at this gateway location.

Cultural and historical associations	Moderate

The site forms part of Askrigg's designated Conservation Area and, given its visibility in the long cross-dale views to Askrigg from the south, it contributes to the landscape setting of the Church of St Oswald, a grade 1 listed building in the centre of the village. Development on this site would 'fill in' the existing 'green break' between the large buildings on the south side of Askrigg and there is a risk that this could damage the historic landscape setting of the Church of St Oswald and of Askrigg's Conservation Area. However, these large industrial buildings are a degrading influence on these important views and a high quality development, which incorporates strategically sited belts of native tree planting, would have a positive influence.

Overall landscape sensitivity - residential development	Moderate

This site has a relatively degraded landscape with some urban fringe traits but provides a ' green break' in the string of industrial and agricultural developments along the Station Road gateway to Askrigg and contributes a degree of rural landscape setting to local and long distance views. A residential development could be successfully integrated to create a positive gateway, but this would require a strong built frontage to Station Road (retaining the existing roadside trees) and strategically sited belts of native tree planting to subdivide and partially screen the adjacent large sheds and break up the perceived mass of buildings in cross dale views. A relatively low density layout, with extensive native tree planting, would be more appropriate towards the south of the site.



Land west of Abbey Works, Station Road, Askrigg
ASK 4

Physical and natural character	Low-moderate
This site is adjacent to the existing Abbey Works industrial estate, which has developed on the site of the former railway yards beside Askrigg's long redundant railway station. It is a partially walled field adjacent to Station Road which is enclosed by broad belts of mature woodland to the south and by a combination of mature trees and existing commercial buildings to the east. There is an open frontage to Station Road, bordered by a low stone wall, and an open aspect to the west. At a broader scale, the landscape context is the gently sloping, relatively open large scale walled farmland on the northern fringes of the River Ure floodplain and to the north of the embankments of the former railway line. The woodland belts surrounding the industrial area continue across Station Road (to the north) to enclose the grounds of the Wensleydale Centre and the cemetery, interrupting the open farmland. Development on this site would form a component of the broader pattern of buildings and woodland belts associated with the Abbey Works industrial area, the Wensleydale Centre and the cemetery and a small, well treed layout of a hybrid live-work form of development, could be integrated as a logical part of this group.	
Settlement form and setting	Low-moderate
This site is part of the Abbey Works/Wensleydale Centre complex which is c. 400m distant and separated from Askrigg village by belts of woodland, including the narrow but prominent wooded Mill Gill. The Station Road gateway to Askrigg is characterised by a matrix of large buildings interspersed with fields and belts of woodland and development on this site would be an additional block of buildings on the outer western edge of this sequence. It would therefore have a slight urbanising effect, but the site is already perceived as a component of the Abbey Works complex and such potential adverse landscape impacts could be mitigated with a careful layout, which is integrated with native tree planting. However, only a hybrid live-work type of development or buildings for employment uses would be appropriate in this area, which is well outside Askrigg village.	
Views and recreational experience	Low-moderate
This site is highly visible in local views from the west along Station Road, but is well screened from wider views by existing belts of mature woodland. Development here would not generally be visible from public rights of way. The existing view from Station Road is to a roadside field, bordered by belts of woodland and the (partially visible) facades of adjacent industrial and commercial buildings. This is a rural setting and an informal layout would be appropriate in which buildings are visible from Station Road but partially screened and integrated by native woodland belts and groups of native trees.	
Perceptual qualities	Low-moderate
This site is perceived as part of the group of wooded, semi-industrial sites associated with the former station and mills along Station Road, which has extended to include the cemetery and Wensleydale Centre (former school) to the north of the road. The large buildings and structures on the various sites in this area are generally well enclosed by mature trees and woodland and the overall landscape pattern is perceived as a relatively wooded zone within large scale and generally quite open farmland. A successful development on this site would reinforce this rural character, avoiding the formal, 'amenity grass with ornamental trees' type of landscape and instead providing a soft, informal interface with the farmland (to the west) and road (to the north).	
Cultural and historical associations	Low
The site does not have any heritage designations and forms part of the pattern of walled fields on the fringes of the River Ure floodplain.	

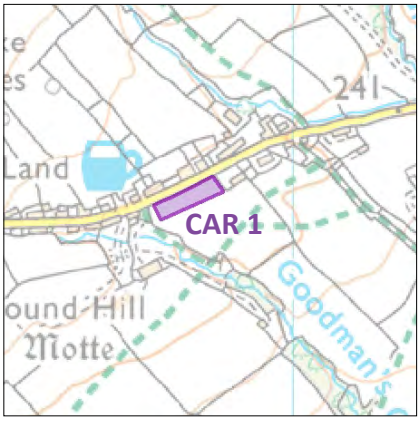
Overall landscape sensitivity - residential development	Low-moderate
A development of live-work units and/or employment units could be integrated on this site. There would be a slight urbanising effect, but this could be mitigated by an informal layout in which buildings are visible from Station Road but partially screened and integrated by native woodland belts and groups of native trees. It would be important to reinforce the rural character of this site, which is generally perceived as a component of the broader complex of wooded semi-industrial and/or institutional sites in this area.	

Carlton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
CAR 1	Land west of the village hall, Carlton		



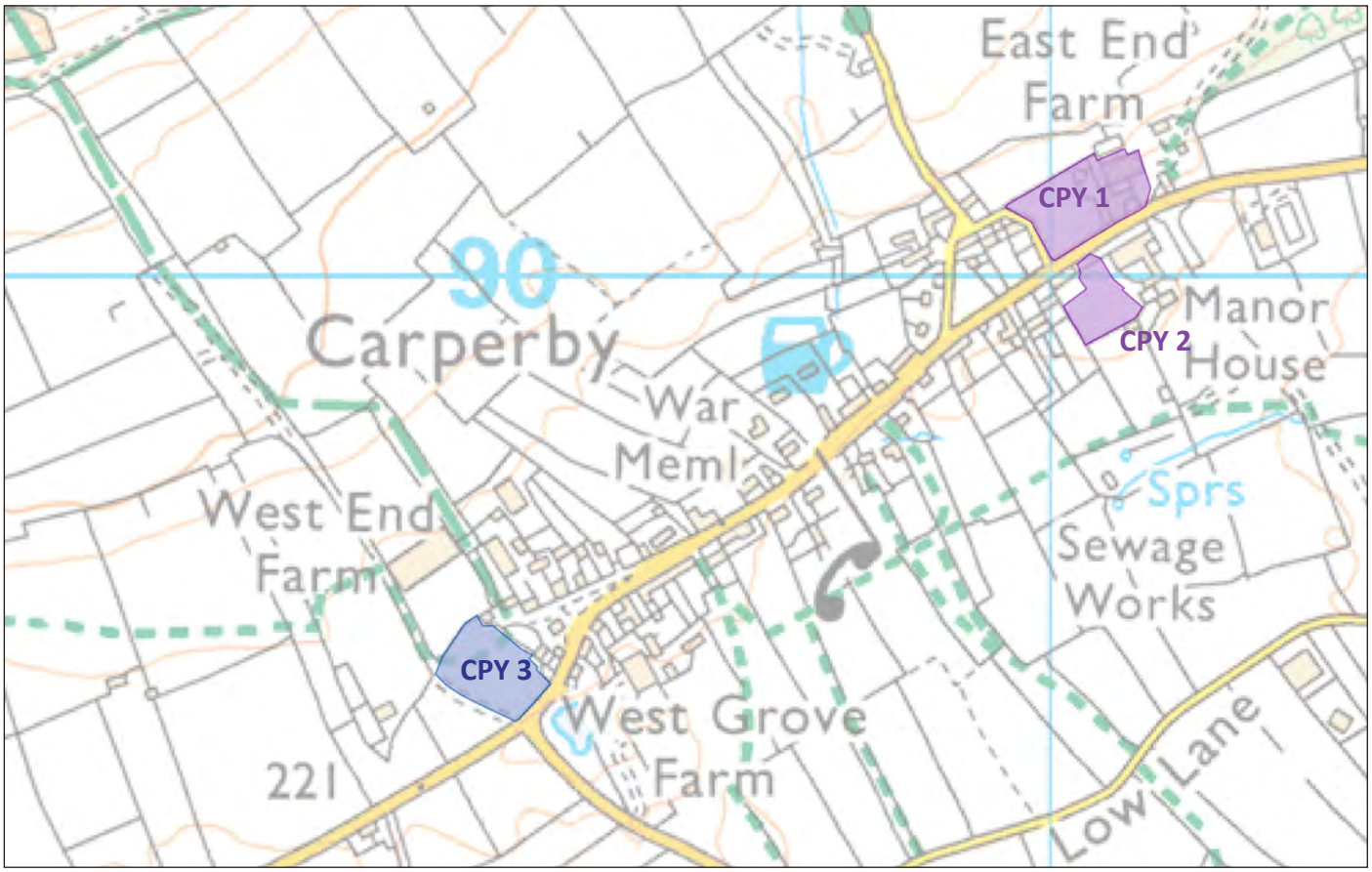
Land west of the village hall, Carlton
CAR 1

Physical and natural character	Low-moderate
The site is part of a large walled field on the rolling lower slopes of Melmerby Moor to the north of Coverdale. It is a linear roadside plot which is bordered to the north (across the road) by a line of village houses, including a former chapel. The site is on a slight ridge along the village street and slopes gently southwards (with a slight roll in the landform) towards the River Cover. It is flanked to the south west by the narrow wooded valley of Goodman's Gill. A traditional stone barn to the south west of the site and adjacent to the riparian woodland is an attractive focus in the expansive cross-dale views across the site from the village street. There are no relevant biodiversity designations. This site is within the village and there are no constraints to its development in terms of physical and natural landscape character - the most sensitive part of the site is the land adjacent to the wooded Goodman's Gill, to the west and buildings should be set well back from this feature.	
Settlement form and setting	Moderate
Carlton is a linear street-village sited on a sloping shelf of land on the edge of the dale. Houses are generally grouped along both sides of the street, but the site is at one of the few exceptions to this pattern as this part of the village street only has buildings along its north side. Development on this linear plot along the south side of the road would continue the existing settlement form and pattern of growth. Analysis of historic maps indicates that the village buildings have traditionally been sited in tight groups along the road; the site has long been open farmland, overlooked by the former chapel and school room and by two farmsteads with houses, barns and cottages. More recent development has filled in the gaps between these buildings. Development on this site would partially screen the scenic cross-dale views, but could be well integrated, particularly if buildings are grouped so that there are some framed views between them and if there is a buffer to the west of the site, with the built form set back from the sensitive winding riparian woodland and public right of way along Goodman's Gill. It would be important to maintain a positive built frontage to the village street, with parking to the rear.	
Views and recreational experience	Moderate-high
Buildings on this roadside site would screen the scenic views across Coverdale from Carlton's village street. This sweeping view across the patchwork of walled fields in the centre of Coverdale to the moorland edge and the summit of Great Haw to the south, is a valued component of Carlton's daleside landscape setting. The traditional barn, viewed against the backdrop of the woodland along Goodman's Gill, is a local landmark and focus in this view. Cross-dale views of this type and scale are not exclusive to this site, but this particular view includes an attractive local landmark (the barn) and is in a highly accessible location in the centre of the village. Its loss would be damaging. Development on this site would also be visible in views from the network of public rights of way on the slopes to the south of the village, including particularly the route along Goodman's Gill (adjacent to the site) and the route across the slope to the south (within the same field as the site).	
Perceptual qualities	Moderate-high
The scenic cross dale views across this site from the road contribute to the rural, peaceful character of the village and provide a welcome break in the semi-enclosed traditional pattern of buildings. However, the village hall and car park on the south side of the road and to the east of the site is a relatively poor quality building, which detracts from the quality of the local landscape. Development on the eastern part of this site would help to integrate the village hall and car park within the village landscape but would have a slight urbanising influence overall. This adverse effect could be mitigated with a high quality built frontage (with rear parking) on the eastern part of the site only, retaining the cross valley views from the village street, including particularly the view downslope along Goodman's Gill (with the traditional barn as a focus).	
Cultural and historical associations	Moderate-high
The only formal heritage constraint on this site is Coverley Farmhouse, a grade II listed building on the north side of the village street. However, there are glimpsed views from the road to Round Hill Motte in the western part of the site. This, and the former chapel and school room are local heritage assets. The landscape setting of these historic buildings and features would be compromised by the development of this site.	

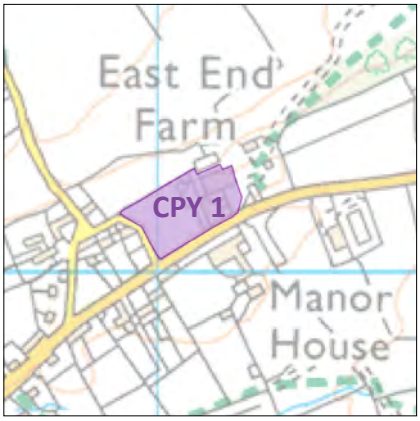
Overall landscape sensitivity - residential development	Moderate-high*
This site provides a valued break in the pattern of enclosure along Carlton's village street and a scenic, expansive cross-dale view, which contributes considerably to the landscape setting of the village. However, a smaller development could be integrated on the eastern part of the site, and may help to integrate the existing village hall/car park, if the layout provides a positive built frontage to the village street, unified by stone wall boundaries and with parking to the rear. The western part of the site should be conserved as open farmland to enable long cross-vale views southwards from the road along Goodman's Gill to the traditional barn and beyond.	

Carperby

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
CPY 1	Land at East End Farm	CPY 3	Land west of Hillgarth Cottage
CPY 2	Land between Manor Farm Cottages & The Old Stables		



Land at East End Farm, Carperby
CPY 1

Physical and natural character	Moderate-high

The site comprises a farmstead and adjacent walled pasture on the north eastern edge of Carperby and on the slopes of Great Wegber and Carperby Moor, close to the transition from walled pastoral farmland to unenclosed moor. The principal group of farm buildings at East End Farm are included as part of the site. They include a traditional farm yard, with barns and a farm house close to the road and modern barns to the north. The site is flat, but is backed (to the north) by an abrupt steep slope formed by a limestone scar. There are no relevant biodiversity designations. Mature trees on parts of this slope accentuate the sense of enclosure and this distinctive local landscape feature forms a striking backdrop to the site and to the eastern part of the village. Other sensitive landscape features are the traditional farm buildings and the drystone walls that enclose the pasture. The farmstead component of the site offers an opportunity for the sensitive conversion of the traditional farm buildings and a small housing development to the rear (on land that includes the existing silo). Development across the pasture would screen views to the scar and would change the open character of this eastern part of Carperby so new development should be limited to the brownfield area.

Settlement form and setting	Moderate-high

Carperby is a historic linear village. The Conservation Area Appraisal identifies three distinct village character areas; the eastern part of the village has a '*much more open character with numerous trees and small fields being interspersed with a somewhat sporadic development of old and new buildings within plots of differing sizes and shapes. This general randomness and lack of formality is a key aspect of the area today*'. An area just to the west of the site is thought to have been the site of the medieval market place. Development on the open pasture would damage the open, rural character of the eastern part of the village, in which buildings are interspersed with crofts and where there is a strong relationship between the village and its scenic dale-side landscape setting, including the tree lined scar to the north. There are no constraints on development of the farmstead; the traditional farm yard buildings should be conserved and restored and the redevelopment of the land to the rear (replacing the modern barns and infrastructure) would be beneficial.

Views and recreational experience	Moderate-high

Development on the open pasture may be visible in views southwards from the lane leading north from the village to Ponderledge Scar. However, the most significant view is northwards from the road across the walled pasture to the steep slopes of the scar and beyond, to the exposed, rolling open slopes of the moorland to the north. This view reinforces Carperby's relationship to its distinctive landscape setting and should be conserved. The north-south visual connection between the pasture (the site) to the north and the open pasture across the road to the south is also valuable in this context. However, the traditional farm buildings at East End Farm have an enclosed layout and there are no constraints to built development on this part of the site.

Perceptual qualities	Moderate-high

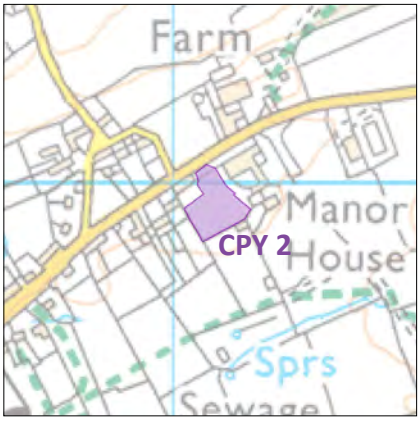
This is a rural part of the village in which cottages, houses, walled crofts, tracks and farm buildings are integrated in a close knit matrix. There is a strong contrast with the more formal village 'street' to the west. In the view north across the open walled pasture, the textured grassland, trees and steep, embankment-like slope of the scar are only 65m from the road and the connection to the land feels close. Development across the whole of this site would damage the inherent functional connection between village and farm which is a fundamental part of the settlement's landscape setting. The walled pasture should be conserved as open farmland; the farmstead component of the site could be developed.

Cultural and historical associations	Moderate-high

The site is designated as part of the Carperby Conservation Area and is adjacent to a part of the village which is noted as a former medieval market place. The pasture forms part of the setting to this historic landscape feature, which is traceable in the alignment of walls and property boundaries.

Overall landscape sensitivity - residential development	Moderate-high*

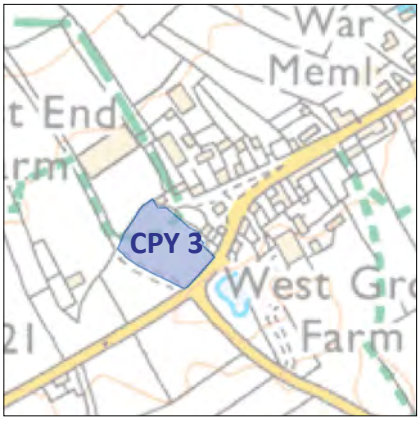
The two components of this site - the farmstead and the walled pasture - have different landscape sensitivity to residential development. The walled pasture adjacent to the farm is highly sensitive and should be wholly conserved because it contributes to the characteristic, relatively open, informal pattern of buildings and crofts in the eastern part of the village and to important views upslope to a distinctive scar slope and downslope across the road to the rolling Wensleydale countryside. Development here would damage Carperby's landscape character and setting. However, redevelopment of the farmstead part of the site, incorporating the sensitive conversion and restoration of traditional buildings, could be well integrated within the pattern and character of the local landscape and there would be an opportunity for new houses on the site of the modern barns and existing silo.



Land between Manor Farm Cottages & The Old Stables, Carperby
CPY 2

Physical and natural character	Moderate
The site is a walled pasture which separates a historic farm complex and a converted stable block on the eastern edge of Carperby and on the slopes of Great Wegber and Carperby Moor. There is a smooth ridge in the local landform across the centre of the site so that lane rises slightly from the road, before dropping away to the south. The most sensitive and distinctive local landscape features are the gently rolling local landform, the expansive views southwards across Wensleydale, the informal groups of mature trees on the roadside verge and south east corner of the site and the intact network of drystone wall field boundaries which, together with the adjacent traditional (converted) farm buildings forms an informal matrix of buildings and crofts with an open, rural village character. There are no relevant biodiversity designations. Development could be integrated here, filling in the gap between the existing buildings, but the slight roll in the landform means that buildings could be prominent. Development here would also close down the views southwards from the road and would erode the rural character of the pattern of crofts, cottages and farm buildings in this part of Carperby.	
Settlement form and setting	Moderate-high
Carperby is a historic linear village. The Conservation Area Appraisal identifies three distinct village character areas; the eastern part of the village has a '*much more open character with numerous trees and small fields being interspersed with a somewhat sporadic development of old and new buildings within plots of differing sizes and shapes. This general randomness and lack of formality is a key aspect of the area today*'. An area just to the west of the site is thought to have been the site of the medieval market place. Development across this pasture would be over-scaled in relation to the small plots that are characteristic of the existing settlement. It would also damage the open, rural character of the eastern part of the village, in which buildings are interspersed with crofts and where there is a strong relationship between the village and its scenic dale-side landscape setting, including the expansive views southwards across the dale.	
Views and recreational experience	Moderate-high
The slight roll in the landform means that buildings across the centre of the site would be prominent in views from the road and would also be visible in views northwards from the public right of the way that is parallel and to the south of the road. However the most significant visual impact would be an adverse impact on the expansive views southwards across the site from the road to the rolling patchwork of fields and trees across Wensleydale to Penhill, Bishopdale and Addlebrough. This important view, which is framed by the adjacent village buildings, reinforces Carperby's relationship to its distinctive landscape setting. The north-south visual connection across the road between the site and the pasture to the north is also valuable in this context and should be conserved.	
Perceptual qualities	Moderate-high
This is a rural part of the village in which cottages, houses, walled crofts, tracks and farm buildings are integrated in a close knit matrix. There is a strong contrast with the more formal village 'street' to the west and the more rural, dispersed character of the eastern village and the expansive views southwards across the site to Wensleydale contribute to this distinctive rural character. Development across this site would damage the inherent functional connection between village and farm which is a fundamental part of the settlement's landscape setting. The walled pasture should be conserved as open farmland	
Cultural and historical associations	Moderate
The site is designated as part of the Carperby Conservation Area and is adjacent to a part of the village which is noted as a former medieval market place. The pasture forms part of the setting to this historic landscape feature, which is traceable in the alignment of walls and property boundaries. Although the buildings at Manor Farm are not listed, the site forms part of the landscape setting of this historic farm complex.	

Overall landscape sensitivity - residential development	Moderate-high
This open walled pasture makes a strong contribution to the characteristic, relatively open, informal pattern of buildings and crofts in the eastern part of the village and to scenic and expansive views across the rolling Wensleydale countryside. Development here would damage Carperby's landscape character and setting.	



Land west of Hillgarth Cottage, Carperby
CPY 3

Physical and natural character	Moderate-high

The site is a large open walled pasture on the slopes of Great Wegber and Carperby Moor, close to the transition from walled pastoral farmland to unenclosed moor. The moorland slopes to the north have the stepped profile and prominent rocky scars (Ponderledge Scar and Ivy Scar) that are characteristic of the underlying rocks of the Yoredale series. The network of walls rolls across the slopes, emphasising the horizontal strata, and occasional isolated stone barns and mature trees are focal points in the expansive moorland views. The landform rises northwards, with a noticeable slope up from the road and a slightly flatter zone in the centre of the site. It is on the western edge of Carperby and is bordered to the east by houses, cottages and farm buildings; to the north by two large modern agricultural buildings (within a slight dip in the slope) and to the west by the village playing field. There are no relevant biodiversity designations, but this is a scenic and sensitive upland landscape. Given the rising landform, development here would be prominent in views from the road and would erode the open, natural character of this moorland edge pastoral landscape. Woodland planting (to screen development) would not be appropriate within this open, moorland-edge landscape.

Settlement form and setting	High

Carperby is a historic linear village with an enclosed triangular village green that is dominated by a market cross. The Conservation Area Appraisal notes that the west end of the village has a well defined boundary which creates an '*almost abrupt end to the built up area. This results in very narrow entrance point between a house known as Conifers and a former barn, which creates a memorable surprise entry immediately onto the open space of the village green'.* The site is to the west of this entrance and development across this site would have a severe adverse impact on Carperby's landscape setting. The abrupt western edge of the existing settlement comprises an informal line of traditional stone cottages, barns, farmsteads and walls which sit low within the undulating moorland edge landscape. A modern housing development would screen and dominate this sensitive and locally distinctive interface between historic settlement and moorland.

Views and recreational experience	Moderate-high

There are views southwards across the site from two public rights of way aligned north-south to the north, which connect Carperby with the moorland edge. Both enter Carperby at West End Farm and one of the routes crosses the northern part of the site. However, the stepped slope profile to the north of the site ensures that development here would not be prominent in views southwards from these moorland edge paths because it would be at a relatively low elevation. The most significant and sensitive view is the view northwards from the road between Carperby and the Aysgarth Falls, which is a defining component of Carperby's landscape setting. Development here would be dominant in this important gateway view.

Perceptual qualities	Moderate-high

The alignment of the field stone walls and the many isolated stone barns in views to the north west of Carperby accentuate the dominance of the underlying bedrock, emphasising the significance of the elements and the relatively small scale of the village in this context. The modern agricultural buildings, playing field and signage add some 'village edge clutter' to the local context, but the expansive, open view north across the site is significant and scenic and the essence of this view would be compromised by development as a combination of buildings and woodland would be at odds with this open moorland edge landscape.

Cultural and historical associations	High

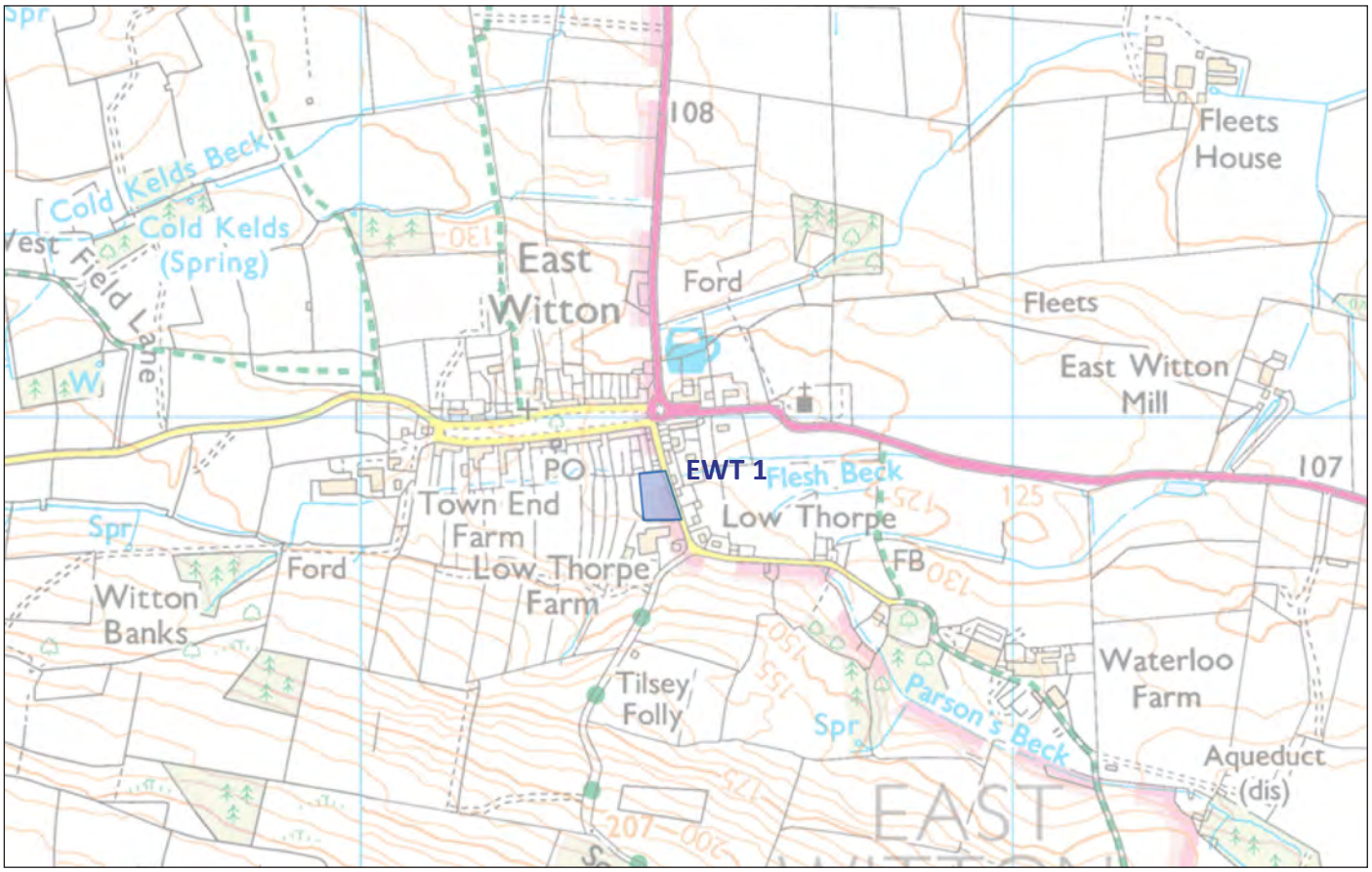
The site is designated as part of the Carperby Conservation Area because it is a component of the distinctive landscape setting of the village. The abrupt straight interface between settlement and fields on this western side of the village is noted (in a statement by the YDNP Building Conservation Officer, 2000) as suggesting '*that some degree of formal planning was important in the creation of this plan*'. This would represent a rare survival and is '*of major significance to the special historical interest of the village'.* There are no other relevant heritage assets but the site is part of the historic pattern of walled fields on the upper slopes of the Wensleydale moors.

Overall landscape sensitivity - residential development	Moderate-high

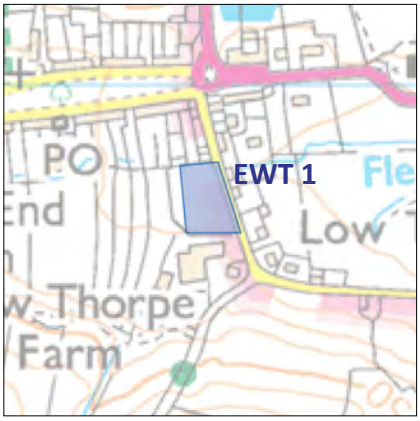
Development across this large site would be over-scaled in relation to the historic linear settlement of Carperby and, given the relatively elevated local landform, would be prominent in the scenic gateway views from the road to the south. The site is of historic significance and the character of the line of barns, cottages and walls that form the existing settlement edge is locally distinctive. This is not a pristine village edge landscape as its condition is slightly degraded by the clutter of signage and modern agricultural infrastructure, but it is a highly sensitive village gateway landscape in an open moorland edge landscape context with scenic views, which would be dominated and damaged by housing development.

East Witton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		EWT 1	Land north of Low Thorpe Farm, Low Thorpe



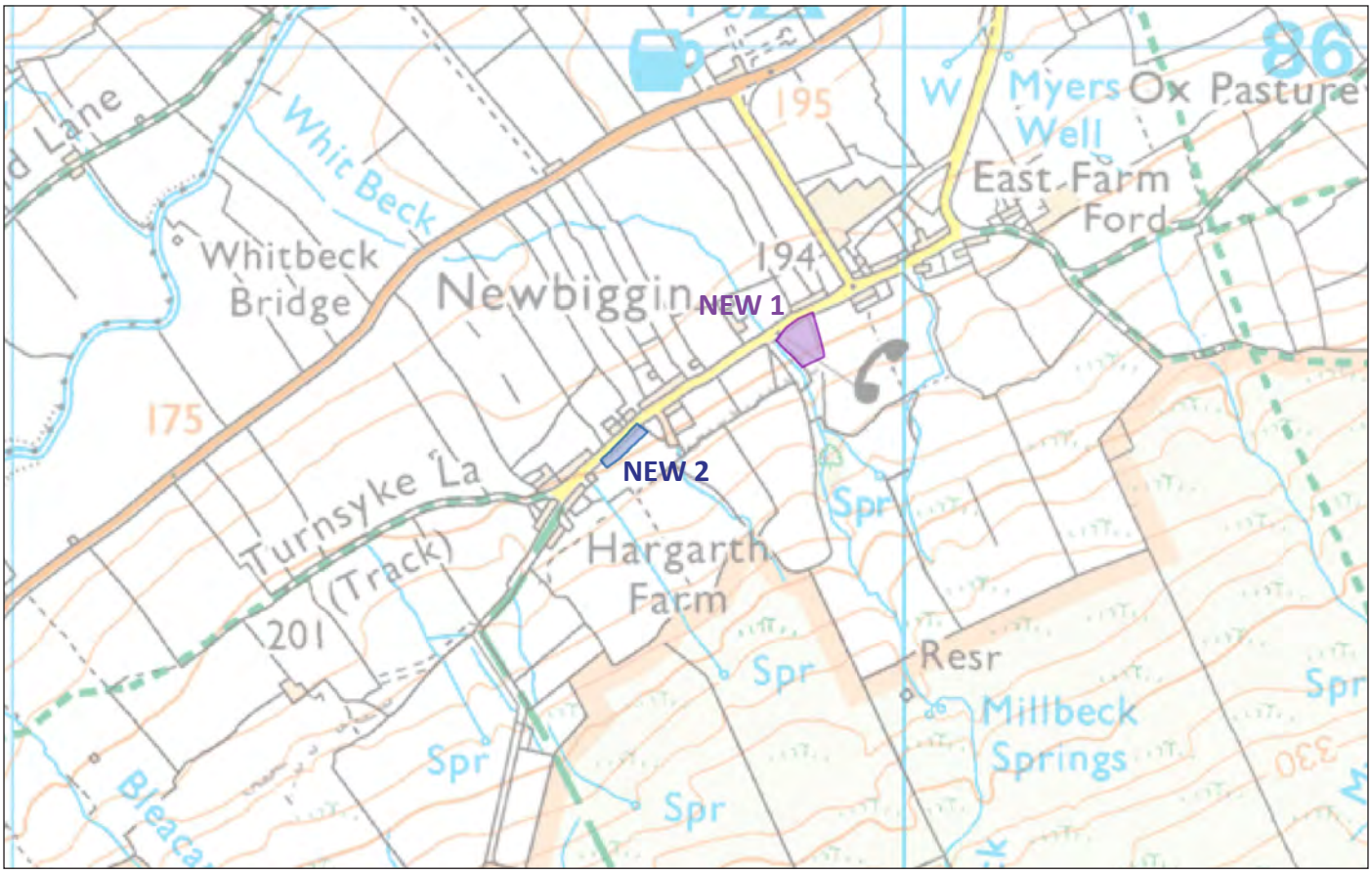
Land north of Low Thorpe Farm, Lowthorpe, East Witton
EWT 1

Physical and natural character	Moderate
The site is a rectangular hedged pasture alongside a lane to the south of the historic formal East Witton village green. It is adjacent to farm buildings and opposite (and across the lane from) a line of dwellings which include a mix of traditional cottages and modern bungalows. The village is on a flat terrace of boulder clay on the edge of Coverdale and, to the south of the village, the land rises steeply towards the tree lined brow of Witton Fell. However, the landform across the site is relatively flat and this field has an enclosed, informal 'village edge' character, with mature hedgerows and groups of hedgerow trees to the east and north and more open views to the fell slopes to the south. There are no relevant biodiversity designations and an informal development layout could be integrated here. Buildings should be set back from the lane and the built form should be softened and partially screened by groups of native trees.	
Settlement form and setting	Moderate-high
East Witton has a planned village layout, with houses sited around a large, formal linear village green. The site is alongside the lane to the south of this distinctive green and is to the south of the pattern of long narrow toft fields to the south of the village green cottages. It forms part of the rural landscape setting of East Witton. The combination of existing buildings along the east side of the lane and the relatively enclosed hedgerow boundaries ensures that this pasture (the site) is perceived as part of the village landscape. However, it forms part of the foreground to the composed view southwards along the lane to the attractive farmstead of Low Thorpe Farm at the foot of Witton Fell. This view is important in the landscape setting of East Witton and is noted in the designated East Witton Conservation Area. Development across this site would disrupt this composed rural view and result in some damage to East Witton's distinctive landscape setting. However, buildings could be integrated if set back from the lane behind a triangular green, to conserve the principal view to Low Thorpe Farm and the rural, informal character of this part of the settlement and its contrast with the formal historic village green to the north.	
Views and recreational experience	Moderate
This pasture is visually contained by hedgerows, mature trees, agricultural barns and by existing dwellings and development here would not be visible in long views. However, it would partially screen the composed view southwards to Low Thorpe Farm and Witton Fell which is a distinctive component of the landscape setting of East Witton. Tracks connecting East Witton with Witton Fell and settlements to the east lead from the lane to Low Thorpe and this lane (and the composed view) is therefore part of the network of recreational routes south of the village. Development across this site here would disrupt this important view and the layout of proposed buildings should be designed to mitigate this limited but adverse impact.	
Perceptual qualities	Moderate
Low Thorpe has a loose-knit rural character; the lane has a mix of buildings, with bungalows, cottages and a traditional farm which overlook a hedged pasture (the site). Its informality contrasts with the formal planned layout of the buildings that surround and enclose the historic village green. The traditional courtyard of the farm house and barns at Low Thorpe Farm is a focus in local views but the modern barns to the rear of the farm and to the west of the site (as well as the bright plastic covers of stored bales) have a degrading influence. It is important that the layout of development on this site conserves the distinctive contrast in character and formality with the village green to the north and that it has a strong sense of place, to complement and reinforce the distinctive layout of the planned village.	
Cultural and historical associations	Moderate-high
The site is designated as part of the East Witton Conservation Area because it is a component of the distinctive landscape setting of the village which contrasts with the planned formal village green layout to the north. Low Thorpe Farmhouse is a grade II listed building and the two traditional barns, which form a courtyard with the farmhouse, site are also of local heritage value. The site contributes to the historic landscape setting of this traditional farmstead and the view southwards to Low Thorpe Farm from the edge of East Witton is noted in the East Witton Conservation Area Appraisal. A 'standard' development layout across this site would degrade the landscape of the Conservation Area and the landscape setting of the listed building.	

Overall landscape sensitivity - residential development	Moderate*
This is a sensitive site within the landscape setting of East Witton; it is a component of the designated East Witton Conservation Area and its informal, rural character contributes to the contrast in landscape character south of the formal village green. It also forms part of the foreground to the composed view southwards to Low Thorpe Farm and Witton Fell from the edge of the village green. However, the site is also visually well contained, with no particularly distinctive landscape features and the modern agricultural barns and storage areas to the south west and west have a degrading influence. A small development could be integrated here if it is set back from the road (in the north - north west part of the site) to conserve the foreground to the noted southward view (to the listed Low Thorpe Farm and to Witton Fell). The buildings would screen the modern agricultural barns and provide a distinctive and contrasting village public realm which complements the large formal green.	

Newbiggin (Bishopdale)

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
NEW 1	Land east of Millbeck Bridge	NEW 2	Land between Bishop Brook & Stone Flagged Cottage



Land east of Millbeck Bridge, Newbiggin
NEW 1

Physical and natural character	Moderate-high
This site is on the upslope side of the lane through the centre of the linear hamlet of Newbiggin, which is on the lower slopes of Wasset Fell to the south of Bishopdale. This is a pasture with a hummocky landform which slopes quite steeply to the south. It has a strong, natural landscape character: a steep, fast-flowing tributary stream, Mill Beck flows through a ribbon of mature woodland along the western boundary of the site and an abrupt steep wooded slope to the south of the site marks the horizontal 'step' of Mill Scar, a limestone landscape feature. Development here would be enclosed by woodland and would fit with the linear pattern of this settlement, but this is a distinctive, natural landscape in which a dense built development would seem odd and would detract from the hummocky, uneven slope topography, the alignment of Mill Scar and the organic pattern of the riparian woodland that accentuates the pattern of drainage and subtle variations in the local dale slope landform.	
Settlement form and setting	Moderate-high
Newbiggin is a linear hamlet on the lower slopes of Wasset Fell. Houses and cottages are sited on both sides of a single dead-end lane, with buildings concentrated in groups where the slope is less steep. The broken line of buildings thus reflects and reinforces the natural character of the slope. The village has a broad landscape setting, with long narrow tofts between the downslope properties and the valley floor and a more irregular, blocky pattern of fields on the upslope southern side of the village 'street'. The site is in the centre of the settlement and alongside the largest of the four tributary becks that drain the slopes to the south. There is a risk that even a small linear roadside development here would disrupt the rural landscape setting in which the linear settlement form is interrupted by the fell slope fields.	
Views and recreational experience	Moderate
The village 'street' is aligned along the contour of the slope and its built form reinforces an appreciation of the local landform in elevated cross-dale views from the fell slopes north of Thoralby. The line of Newbiggin's buildings is generally prominent in these views (and also in views southwards from the B6160 central dale road), but this site is enclosed by mature trees and, although development here would probably be glimpsed, a small development of roadside buildings would not be prominent and would be integrated within the overall linear development pattern.	
Perceptual qualities	Moderate-high
This is a well contained site with a strong, natural landscape character, which contributes to the steep, slightly rugged dale-slope landscape setting of Newbiggin. The presence of the historic beckside pinfold and Mill Beck Bridge place this site in the centre of the hamlet, where the steepening of the slope gives prominence to the local landscape setting - the irregularity of the roadside built form is part of the character of this village and ensures that the landscape is a dominant influence. Development here would reduce the striking natural landscape character of this hummocky pasture and would screen views upslope from the road to Mill Beck and the Mill Scar woodlands in the centre of the village.	
Cultural and historical associations	Moderate-high
The site is adjacent to a pinfold which is a grade II listed building. This triangular walled enclosure dates from the 18th century and its proximity to Mill Beck suggests that it was connected to sheepwashing. The historic pinfold is sited on the roadside verge, which is designated as an important open space. The layout and detailed design of any built development on this sensitive part of the road frontage should respect and complement this nationally important historic landscape feature.	

Overall landscape sensitivity - residential development	Moderate-high
This site contributes to the rugged fell slope character of this linear village and is one of the few remaining places where the landscape interrupts and dominates the settlement pattern. Given the location of Mill Beck, Mill Scar and the historic pinfold on the roadside verge adjacent to the beck, this is also a focal point. Development here would reduce the striking natural landscape character of this hummocky pasture and would screen views upslope from the road to Mill Beck and the Mill Scar woodlands in the centre of the village.	



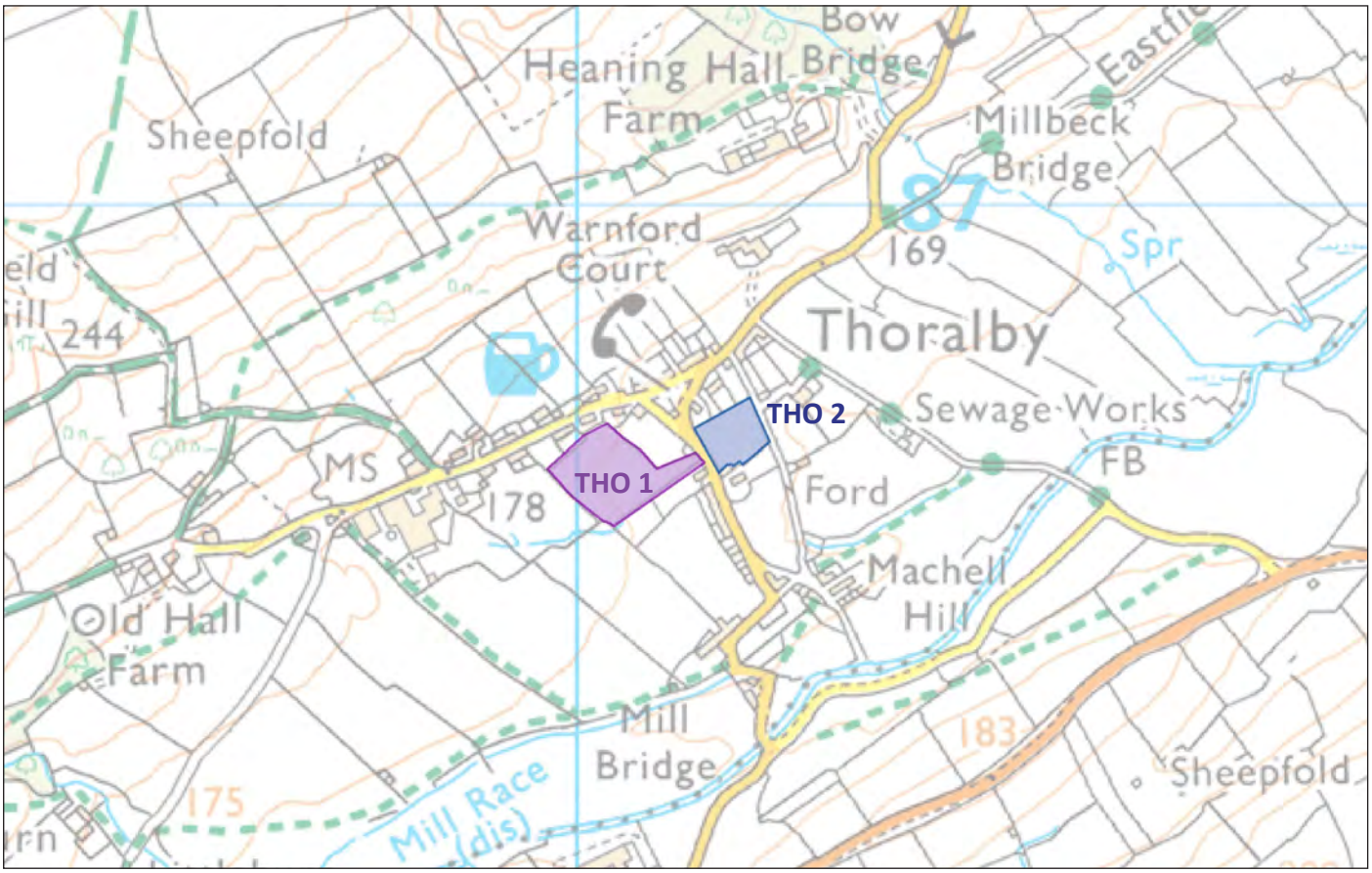
Land between Bishop Brook and Stone Flagged Cottage, Newbiggin
NEW 2

Physical and natural character	Moderate
This site is on the upslope side and towards the end of the lane through the centre of the linear hamlet of Newbiggin, which is on the lower slopes of Wasset Fell to the south of Bishopdale. This is a walled pasture with a hummocky, uneven landform which slopes quite steeply to the south; however, the site is the relatively narrow roadside portion of the field, which has a gently, fairly even slope. It has a natural 'edge of moorland' character, with groups of scattered, wind-stunted trees and open views to the unenclosed open moorland slopes just one field's depth from the road. However the immediate context is a small linear hamlet and there are houses opposite and flanking both sides of the site. Development here would fit with the linear pattern of this settlement. A regular 'solid' line of buildings could detract from the rural character of the settlement and a relatively small development, with some space for upslope views, would be appropriate.	
Settlement form and setting	Low-moderate
Newbiggin is a linear hamlet on the lower slopes of Wasset Fell. Houses and cottages are sited on both sides of a single dead-end lane, with buildings concentrated in groups where the slope is less steep. The broken line of buildings thus reflects and reinforces the natural character of the slope. The village has a broad landscape setting, with long narrow tofts between the downslope properties and the valley floor and a more irregular, blocky pattern of fields on the upslope southern side of the village 'street'. The site is adjacent to one of these steeper, more rugged slopes and its undeveloped, natural character contributes to Newbiggin's landscape setting. A roadside residential development here would erode the rural character of this hamlet, but would generally be well integrated within the overall settlement pattern. The field stone wall alongside the lane is an important landscape feature, which unifies the diverse mix of property types along the lane.	
Views and recreational experience	Moderate
The village 'street' is aligned along the contour of the slope and its built form reinforces an appreciation of the local landform in elevated cross-dale views from the fell slopes north of Thoralby. The line of Newbiggin's buildings is generally prominent in these views, as well as elevated views from the public rights of way on the slopes directly above the settlement and views southwards from the B6160 central dale road. Development on this site is likely to be visible in many of these views, but a row of roadside buildings with a traditional built form would be unlikely to stand out and would be well integrated within the overall linear development pattern.	
Perceptual qualities	Moderate-high
The strong, natural landscape character of this site contributes to the steep, slightly rugged moorland-edge landscape setting of Newbiggin and ensures that the landscape is a dominant influence. Development here would reduce the striking natural landscape character of this hummocky pasture and would screen views upslope from the lane in the most rural part of this hamlet. This is the part of the hamlet where the density of buildings would ideally reduce and peter out as the lane turns upslope to dead-end at the edge of the moor. Development here would disrupt this intrinsic 'fit' between settlement and moorland landscape.	
Cultural and historical associations	Moderate
The site is within the upper part of Newbiggin which has a relatively historic character and a concentration of listed buildings. There is a group of three grade II listed buildings (a cottage, house and farm house) dating from the late 17th century across the lane to the east of the site and a further group of 17th century grade II listed cottages and farm buildings near the end of the lane. However the buildings in the immediate context of the site are relatively modern. Development here would detract from the historic character Upper Newbiggin, but development with a traditional built form could be integrated in this context	

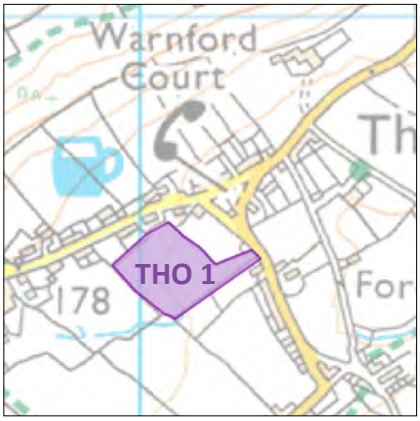
Overall landscape sensitivity - residential development	Moderate
A row of traditional roadside houses could be integrated on this site. There would be some adverse impacts - particularly the loss of rural, natural 'edge of moorland' landscape and settlement character, and the new buildings would be visible in longer views from the B6160 and from the elevated public rights of way the on the slopes of Bishopsdale. However, a traditional built form would be unlikely to stand out and would be well integrated within the overall linear development pattern.	

Thoralby

Location of assessed sites



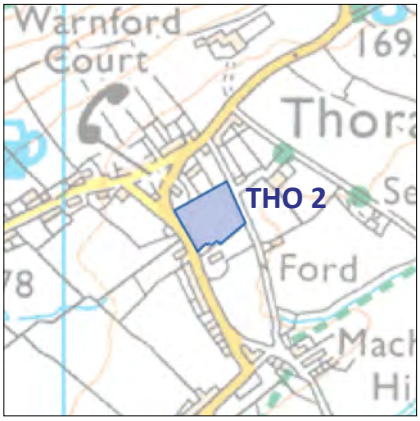
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
THO 1	Land rear of Village Hall and The Grange	THO 2	Land between Chapel Garth and Prospect House



Land rear of Village Hall and The Grange, Thoralby
THO 1

Physical and natural character	Moderate-high
The site is a large walled field which abuts the row of houses along Thoralby's main (upper) village street. It has a gently rolling slope south eastwards from the rear of the properties along Westfield Lane towards Smithy Close, which is aligned downslope within a slight dip in the fell slope landform. The field is open, but the local village landscape has a relatively enclosed pattern, sheltered by the pattern of houses, cottages and trees on the undulating slopes (formed by glacial mounds and ridges) on the edge of the Bishopdale Beck floodplain. The lower, south eastern edge of the site is sheltered by a group of mature trees. This is a deeply rural village landscape in which each of the buildings lining the village streets is backed by farmland. A block of built development across this central field would disrupt the characteristic linear 'village street' landscape pattern and would seem over-scaled in a rural village setting where farmland is generally dominant in the 'layering' of fields and village buildings/ streets.	
Settlement form and setting	Moderate-high
Thoralby has developed as a linear village with buildings along village streets which splay to surround a triangular green at the junction between Westfield Lane and Smithy Close. Development across this site would be at odds with the existing linear streetscape and the two clear axes of the settlement. It would be over-scaled and would result in significant damage to Thoralby's existing settlement form.	
Views and recreational experience	Moderate-high
This site is prominent in the elevated cross-dale views eg. from the public rights of way on the slopes of Wasset Fell to the south. At a local scale, it is visible from the village hall car park and the public rights of way on the fell slopes to the north of Thoralby. There is a particularly attractive view north westwards across the site from Smithy Close. A large block of development across this field would damage the scenic rural character of these views.	
Perceptual qualities	Moderate-high
In longer cross dale views, there is sense that settlement and landscape are well blended in this part of Lower Bishopdale as the village streets and their lines of buildings are sometimes aligned along the slope contours and sometimes clustered at the floodplain edge. The lines of trees along field boundaries tend to give visual emphasis to the undulating, morainic lower slope topography and here serve to reinforce the layered downslope pattern of village street and farmland, with the density of tree cover increasing towards the edge of the floodplain. This characteristic settled landscape pattern should be conserved and the site should remain as undeveloped farmland. Any form of development would risk damage to local landscape character and Thoralby's distinctive sense of place.	
Cultural and historical associations	Moderate-high
The site does not have any heritage designations. However, it is adjacent (and to the rear of) two grade II listed properties that front onto Westfield Lane to the north - the Village Hall and The Grange. The historic landscape setting of both of these buildings is likely to focus on their village street frontages, but the site may also contribute (to a lesser degree) to the wider landscape setting of both of these historic properties. The site is also adjacent to the historic village pinfold, which is a significant and distinctive local heritage feature in the centre of Thoralby.	

Overall landscape sensitivity - residential development	Moderate-high
Development that 'fills in' this part of the village landscape setting, between Westfield Lane and Smithy Close would fundamentally change Thoralby's settlement form. It would be over-scaled and would damage the distinctive open, rural character of the village, in which the surrounding farmland penetrates the village and seems to 'flow' between the buildings, stepping down the dale slope.	



Land between Chapel Garth and Prospect House, Thoralby
THO 2

Physical and natural character	Moderate-high
The site is a walled pasture with a gently sloping landform in the centre of the village of Thoralby. It is bordered by village streets and lanes, with a complex of buildings connected to a former chapel to the south and rear gardens of modern properties to the north. The field is open, but the local village landscape has a relatively enclosed pattern, sheltered by the pattern of houses, cottages and trees on the undulating slopes (formed by glacial mounds and ridges) on the edge of the Bishopdale Beck floodplain. This is a deeply rural village landscape in which each of the buildings lining the village streets is backed by farmland. A block of built development across this central walled pasture would not fit comfortably with this existing layering of fields and village buildings/streets.	
Settlement form and setting	Moderate-high
Thoralby has developed as a linear village with buildings along village streets which splay to surround a triangular green at the junction between Westfield Lane and Smithy Close. The site is likely to be a remnant of a much larger medieval village green bordered by lanes extending upslope from Stanley Cottage at Low Green in the south to today's green in the north. Development has intruded onto this green but this remaining open walled pasture is a significant and highly accessible component of the village landscape, which contributes to the setting of the whole village. It is designated as 'important open space' in the Local Plan. Development here would have an urbanising influence, interrupting the subtle layering of the lines of buildings and fields, which contributes to Thoralby's dispersed, loose-knit settlement form. It would also disrupt the historic settlement pattern, with the further loss of a remnant portion of the medieval village green.	
Views and recreational experience	Moderate-high
This site is bordered by lanes and makes a strong contribution to the visual amenity of the village centre; views across this site from Westfield Lane, Low Green and Smithy Close connect visually with the attractive cross-dale views to Penhill and Naughtberry Hill to the south east, rooting the village within its scenic Bishopdale setting. At a local scale, the views southwards across the site to Chapel Garth are particularly distinctive as the complex of historic buildings at Chapel Garth presents an irregular and attractive built edge, which merits conservation. All of these views are very accessible from the village's public realm.	
Perceptual qualities	Moderate-high
In longer cross dale views, there is sense that settlement and landscape are well blended in this part of Lower Bishopdale as the village streets and their lines of buildings are sometimes aligned along the slope contours and sometimes clustered at the floodplain edge. The undulating, morainic lower slope topography and the diverse and relatively dense tree cover contributes to a sheltered settled landscape. However, at a local scale, the formal layout of the streets and village green is apparent and this pasture, grazed with livestock, contrasts with the formal mown amenity grassland of the village green to the north and reinforces the fundamental connection between village and farmland at a local scale. Development that 'fills in' this remnant pasture would damage the distinctive open, rural character of the village, in which the surrounding farmland penetrates the village and seems to 'flow' between the buildings, stepping down the dale slope.	
Cultural and historical associations	High
The site does not have any heritage designations, but comprehensive research by local historians [https://www.thoralbythroughtime] demonstrates that this site is likely to be a remnant of a medieval village green, which extended (broadly) from Westfield to Low Green bordered by Smithy Close to the west and Low Green to the east. The site contributes to the historic landscape settings of the village pinfold, which is adjacent and to the east of the site and the buildings of Chapel Garth to the south. Development on a remnant village green would damage the historic character and setting of Thoralby.	

Overall landscape sensitivity - residential development	Moderate-high
This central village pasture is highly sensitive to development which would risk damage to Thoralby's deeply rural landscape setting and its historic settlement form. The open site contributes to the distinctive interlacing and layering of village settlement and farmland and views across the site strengthen the scenic visual connections between village and the wider Bishopdale landscape. It is also of historic significance as it is thought to be a component of the medieval village green.	

West Witton

Location of assessed sites

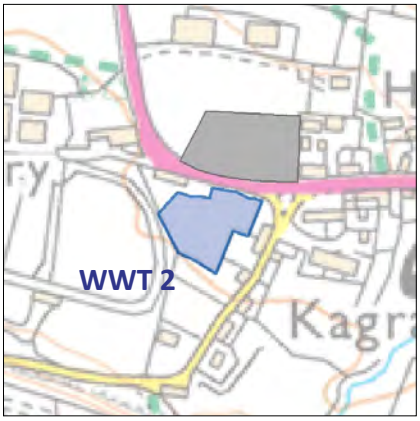


Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		WWT 1	Land south of Coachman's Loft, Grassgill Lane
		WWT 2	Land between Wynbury Cottage & Chatsworth Cottage



Land south of Coachman's Loft, Grassgill Lane, West Witton
WWT 1

Physical and natural character	Moderate
The site comprises two walled pastures on the eastern edge of West Witton and is part of a broad shelf of land with a relatively smooth slope at the foot of Penhill. The distinctive stepped profile of the fell slope begins c 20m to the south of the site and the horizontal alignment of the landform is accentuated by bands of trees and woodland, including semi-natural ancient woodland at Kit Wood and the woodland on Capple Bank, to the south of the site. This is a village edge landscape; the site is part of a broad sweep of farmland with a fairly large scale, geometric field pattern, which is overlooked by a line of cottages and houses along Grassgill Lane (to the west). The farmland is fairly open, but the many mature field boundary trees punctuate the views, providing shelter and interest. The tree cover generally increases towards the fell slopes to the south. Traditional field stone barns are local landmarks in eastward views. Development could be well integrated in this large scale farmland landscape, particularly if the layout incorporates native tree planting which reflects the dominant north-south grain of the field pattern. The most sensitive components of this landscape are the attractive sweep of the landform from the edge of the village southwards to the wooded break of slope and the landscape settings of the traditional field stone barns in fields to the south east and north east of the site; buildings should be set back and softened with tree planting in these areas.	
Settlement form and setting	Moderate
West Witton is a linear village, with houses and inns lining both sides of Main Street (A684), long tofts and crofts to the rear of the Main Street properties and back lanes leading northwards across the valley floor and southwards to the upland moors. The historic core of the village is contained to the Main Street zone, with the densely packed buildings continuing a short distance along Grassgill Lane. More recent development has continued along the east side of this lane and development on this site would be consistent with this pattern of growth. A large block of development may seem over-scaled and odd within this linear settlement and a gridded layout, with a positive built frontage to Grassgill Lane would offer the best fit with the existing settlement form and the regular, rectangular field pattern to the east.	
Views and recreational experience	Moderate
There are attractive views northwards along Grassgill Lane and south eastwards across the site to the fell slope. The traditional stone field barns are a focus in these views. Development here would disrupt these scenic views from Grassgill Lane, which are part of the landscape setting of West Witton. However, these views are not exclusive to this site and new development here could provide an attractive interface with the surrounding farmland, providing public access and views to the 'barns and walls' farmland and fell slopes to the south and east of West Witton. There would also be views to the edges of new development on this site from the public right of way that connects West Witton with Capple Bank and Spigot Lodge. The most sensitive elevated views are from the lane and public rights of way on Witton Steeps to the south. Development on this site would change the form of West Witton in these views, so that it is appears as a more solid block of buildings. This potential urbanising effect could be mitigated by limiting the scale of development on this site, incorporating a hierarchy of belts and groups of trees within the layout and by including a few large elements of planting.	
Perceptual qualities	Low-moderate
This is an attractive farmland landscape, which extends across a broad area. West Witton has a relatively dense townscape and there is a striking contrast between the 'wall' of buildings along main Street and the northern end of Grassgill Lane and the sweeping, relatively open surrounding Wensleydale farmland. Development on this site could continue this pattern within a spacious landscape setting.	
Cultural and historical associations	Moderate
The site does not have formal heritage designations, but the farmland to the south east of West Witton forms part of the 'barns and walls' farmland that extends across Wensleydale and has a relatively strong time-depth, with the landscape setting of two traditional stone barns adjacent to the site. The site is also part of an extensive area of medieval field systems, including ridge and furrow and lynchets, which is noted in the Historical Environment Record.	
Overall landscape sensitivity - residential development	Moderate*
Development could be well integrated on this site as the pattern of the attractive farmland south east of West Witton extends across an extensive area. Key considerations are: the dominant north-south grain of the field pattern; the village's linear/ gridded form; the landscape setting of the traditional field stone barns within the farmland close to the site and the way a block of development on this site would appear (in relation to the existing village) in the elevated long views from Witton Steeps. The layout should therefore be limited to part of the site (decreasing in depth to become frontage only towards the more elevated south), incorporate native tree planting to soften built edges, conserve the landscape setting of the barns and break up the mass of built form in the views from Witton Steeps. A positive built frontage to Grassgill Lane, including specimen trees and a gridded layout, would help to knit new built form with the surrounding landscape patterns	



Land between Wynbury Cottage and Chatsworth Cottage, West Witton

WWT 2

Physical and natural character	Moderate
The site is an enclosed pasture bordered by a diverse mix of roads, village streets and farm buildings, as well as a large equestrian centre, on the western fringes of West Witton. This is a village edge landscape, which is separated from the surrounding farmland by agricultural/equestrian centre infrastructure. It is sheltered by the steep fell slopes below Penhill, which have a distinctive stepped profile that is accentuated by bands of woodland, including semi-natural ancient woodland at Kit Wood. The site is enclosed by mature trees along the A684 and Green Gate, with a more open aspect across the fenced arena at Wynbury Stables to the west. It is relatively elevated above the A684. Development could be well integrated on this site and could help to coordinate and unify an area of semi-rural landscape which lacks a distinctive pattern. The most sensitive components of this landscape are the 'Nanny Well', a spring in the field which flows under the wall to the A684 and into a stone trough beside the road; and the frontage to the A684, which is characterised by a curved stone wall with the 'Nanny Well', a walled field gateway set back slightly from the road and a line of mature roadside trees. The key constraint is likely to be the level change, which could result in an engineered vehicular access that damages the sensitive frontage.	
Settlement form and setting	Low-moderate
Development on this site would form part of the A684 western gateway to West Witton and would relate well to West Witton's overall settlement form. However, the curve of the road ensures that this approach would be dominated by the dense (new) built development on the north side of the road, with the existing mature trees and stone wall boundary to the site providing a more enclosed and 'rural' character to the south. New development here should be set back from the road to conserve this contrast and the distinctive character of the trees and stone walled frontage to the site. The layout could also incorporate a small green, which would give a depth of view from the road, with the Nanny Well as a local landscape feature.	
Views and recreational experience	Moderate-high
This site is visually well contained. Development here would be visible in the sequence of gateway views along the A684 to the west of West Witton, but (assuming the stone wall boundary and mature roadside trees are conserved) it would not be prominent. Buildings here would also be glimpsed in the elevated views north westwards from Green Gate, but these views would be filtered by the existing trees and buildings would be seen within the context of the existing houses and agricultural infrastructure on the village edge. The caravan park to the south of West Witton is also a detractor in these views and new buildings on the site would fit comfortably within the overall settlement-edge landscape pattern. This is a gateway to West Witton where the mature trees and stone wall boundary are important local landscape features. A sensitively designed development could contribute positively to this gateway sequence but this depends on how the vehicular entrance is designed. Ideally the scheme would re-use (and widen) the existing gateway, restoring the attractive curving stone walls.	
Perceptual qualities	Low-moderate
This site provides a foreground to local views from the A684 on the edge of West Witton and contributes to the semi-rural character of the village edge landscape. However, this is a rather nondescript landscape, which feels dislocated from the surrounding farmland. The boundaries of the site are cluttered by a mix of sheds, barns, fences and development here would provide an opportunity to create a stronger identity and sense of place; buildings would screen views to the rear of the existing properties and would be seen against the backdrop of the wooded fell slopes to the south. The mature trees and the field stone wall along the main road frontage should be carefully conserved.	
Cultural and historical associations	Moderate
The site does not have any heritage designations. The Nanny Well is marked on the historic maps and its name suggests it is of local cultural interest. The mature trees and stone wall frontage to the road (including the curved stone wall gateway to the site off the A684) contribute a sense of time-depth, which is potentially of value in conjunction with the new built development to the south. The site is shown as an area of important open space on the Local plan maps, possibly because of the significance of the Nanny Well.	
Overall landscape sensitivity - residential development	Moderate*
The key landscape sensitivity on this site is the frontage to the A684. The stone wall, Nanny Well, field gateway and mature roadside trees together have a distinctive identity, but the site has a more nondescript character and there is an opportunity for development here that creates a strong sense of place, with a rural character which contrasts with the relatively dense built townscape opposite and to the north of the A684. A development that is set back well back from the road, with buildings grouped around a small green containing the spring that leads to the Nanny Well, could provide a positive addition to West Witton. The challenge would be to design a vehicular entrance that conserves the mature roadside trees and minimises damage to the locally important stone wall features. Ideally the scheme would re-use (and widen) the existing gateway, restoring the attractive curving stone walls.	

sheilsflynn

YORKSHIRE DALES
National Park Authority