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Yorkshire Dales National Park Authority

Search for potential housing sites: landscape sensitivity study

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Part 3

South Lakeland & Lancaster District

Eden 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 the districts of South Lakeland & Lancaster and Eden.

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
South Lakeland & Lancaster Dentdale, Garsdale, Rawthey Valley & Lunesdale			
Local Service Centres	Sedbergh	SED 1	Moderate
		SED 2	Moderate-high*
		SED 3	Moderate-high
		SED 4	Low-moderate
		SED 5	Moderate-high
		SED 6	Moderate
		SED 7	Low-moderate*
		SED 8	Moderate-high*
		SED 9	Low-moderate
		SED 10	Moderate-High
		SED 11	Low
		SED 12	Moderate
		SED 13	High
		SED 14	Moderate*
		SED 15	Moderate*
		SED 16	Moderate-high*
		SED 17	Moderate
Large Villages	Barbon	BAR 1	Moderate*
		BAR 2	Low-moderate
		BAR 3	Moderate-high*
		BAR 4	Moderate-high*
	Casterton	CAS 1	Moderate-high
		CAS 2	Moderate-high*
		CAS 3	Moderate
		CAS 4	Moderate-high*
	Dent	DEN 1	Moderate-high*
		DEN 2	Moderate-high*
		DEN 3	Moderate-high
	Millthrop	MIL 1	Moderate-high
		MIL 2	High*
		MIL 3	Moderate-high*

District / Sub area	Settlement	REF.	Overall landscape sensitivity
Eden **Mallerstang, Upper Lunesdale & Westmorland Dales**			
Large Villages	Crosby Ravensworth	CRV 1	Moderate-high*
	Great Asby	GAS 1	High
		GAS 2	Moderate-high*
	Maulds Meaburn	MME 1	Moderate
	Nateby	NAT 1	Moderate-high
		NAT 2	Moderate
	Newbiggin on Lune	NLU 1	Low-moderate
		NLU 2	Low
	Orton	ORT 1	Moderate-high*
	Ravenstonedale/Coldbeck	RAV 1	Moderate

South Lakeland & Lancaster District

Landscape Sensitivity Assessment

Dentdale, Garsdale, Rawthey Valley & Lunesdale

Local Service Centres

Sedbergh

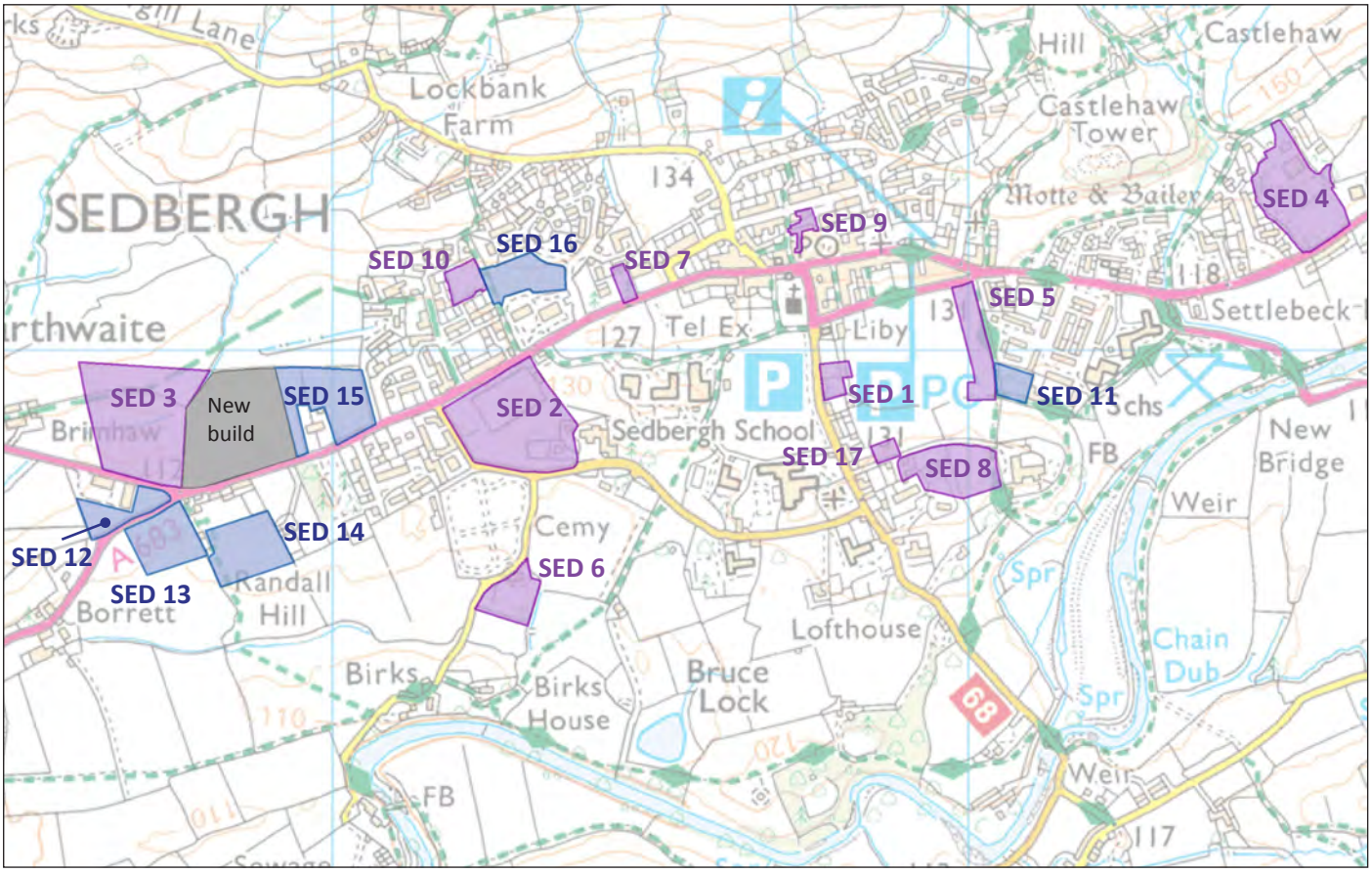
Large Villages

Barbon
Casterton
Dent
Millthrop

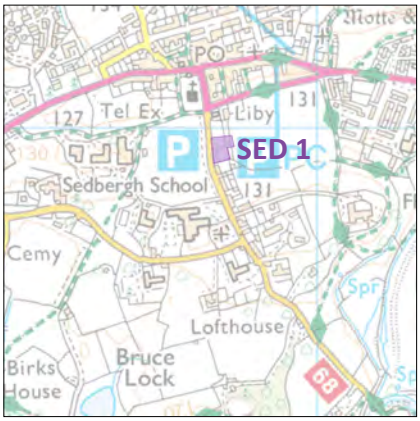
Local Service Centres

Sedbergh

Location of assessed sites



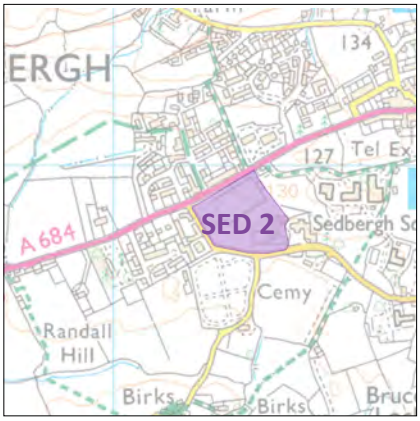
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
SED 1	Land south of car park, Loftus Hill	SED 11	Land east of Vicarage Lane
SED 2	Land south of Station Road and east of Busk Lane	SED 12	Land south of Tollbar Workshops, Station Road
SED 3	Land north of Tollbar Workshops, Station Road	SED 13	Land south of A683 at Borrett Tollbar
SED 4	Land at the former Bailiol School, Cautley Road	SED 14	Land south of PFS, Station Road
SED 5	Land west of Vicarage Lane	SED 15	Land north of Queen's Drive, Station Road
SED 6	Land at Birksholme, Birks Lane	SED 16	Land west of Sycamore Avenue
SED 7	Land at Guldrey Workshop, Station Road		
SED 8	Land between Robertson House and Winder House		
SED 9	Land at King's Yard, Bainbridge Road		
SED 10	Land rear of Guldrey Terrace		
SED 17	Land adjacent to Mountain View		



Land south of car park, Loftus Hill, Sedbergh
SED 1

Physical and natural character	Low-moderate
This brownfield site comprises two adjacent plots, each with an existing single storey building. The land and buildings are part of the Sedbergh School complex but the existing buildings are nondescript and do not make a positive contribution to the local townscape. The site is widely visible and has an important role in framing local views at the threshold to the historic town centre (see below). There is an opportunity for high quality built development with a dense urban form, which creates a positive frontage to Loftus Hill (road) and attractive elevations to the north (facing the Loftus Hill Car Park) and east (overlooking the school playing field).	
Settlement form and setting	Low-moderate
The site is an important location just south of the historic town centre and at the gateway to the Loftus Hill neighbourhood, which forms the core of the Sedbergh School buildings. The linear band of development along Loftus Hill connects the historic town centre with the school, aligned directly up and over the summit of the drumlin to the south of the historic town centre and connecting Sedbergh with the mill village of Millthrop to the south east of the town. The site is on the relatively flat land just before the road rises to cross the drumlin and is right at the cusp of the transition between the historic town centre to the north and the school parkland to the south. It is an important site within the local townscape and there is an opportunity for a sensitively designed built form which reflects the local vernacular in terms of architectural form and building materials.	
Views and recreational experience	Moderate
The buildings and mature trees fronting Loftus Hill frame views across the valley - northwards to Winder Fell and southwards to the Frostrow Fells. The spire of Sedbergh School Chapel (to the south) and the facade of the former Sedbergh Grammar School (to the north) are important focal points and landmarks within these views. Given their low (single storey) form and set back from the road, the existing buildings on the site do not contribute positively to these views but nor do they detract; the car park to the north of the site means that the northern facade of the built development in this location would be prominent in views southwards from the town centre along Loftus Hill. It is therefore critically important that new development on this site is designed to complement the views along and to Loftus Hill. In addition, the site has an important role in supporting Sedbergh's local tourist economy because it is adjacent to one of the town's most accessible central car parks; the north facade of development on the site would overlook the car park and so would be prominent within the arrival experience for visitors to the town.	
Perceptual qualities	Low-moderate
The site reads as a slight 'lull' in the densely built-up form of the town centre. This is because it is surrounded on two sides by open playing fields and on one side by a car park and because it is at the threshold between the historic town centre and the school parkland landscapes. Housing development on this site would be widely visible and a sensitively designed built form is critically important.	
Cultural and historical associations	Moderate
The site is part of the Sedbergh Conservation Area and is a highly visible and accessible location within Sedbergh's townscape. It also contributes to the historic setting of the former Grammar School, a Grade II* listed building which is now the library for Sedbergh school.	

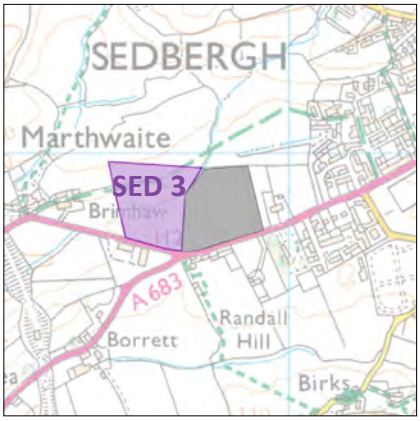
Overall landscape sensitivity - residential development	Moderate
This brownfield town centre site is at an important location within Sedbergh's townscape. Its northern and western elevations are prominent in views northwards and southwards along Loftus Road and the eastern elevation is visible in views south westwards from Back Lane. It is also at a car park gateway to the town. However, the existing buildings are relatively nondescript and there is an opportunity for a sensitively designed housing development that complements the local townscape. It should create a positive frontage to Loftus Hill and particularly the facade of the listed former Grammar School building to the north.	



Land south of Station Road and east of Busk Lane, Sedbergh
SED 2

Physical and natural character	Moderate-high
Site has a complex local topography, with smooth (drumlin-type) slopes rising directly from Busk Lane to the south and south west. There are also groups of mature trees which make an important contribution to local landscape and townscape character, including the double line of mature trees along the northern part of Busk Lane (close to its junction with Station Road) and the large group of mature trees in the centre of the site, which shelter and screen the existing buildings adjacent and to the south east of the site. It is particularly important that the integrity of the egg-shaped drumlin landform is conserved and retained intact, as a prominent local landscape feature, which contributes to the distinctive identity of Sedbergh. However, the northern/central part of the site (currently a formal sports pitch) has good potential for development fronting Station Road and (set-back behind the stands of mature trees) Busk Lane	
Settlement form and setting	Moderate-high
The site is at the western gateway to the historic town centre (and Sedbergh's Conservation Area). It is a sensitive location which demands an architectural facade that is carefully integrated with the surrounding townscape and historic settlement pattern. The latter has been shaped by the undulating glacial landforms that define this part of Sedbergh; it is characterised by tight groups of dense built development interspersed with undulating open greenspaces, which often have a textured 'rough' character that contrasts with the formal built terraces and courtyards. There is an opportunity for development here that continues and interprets this historic settlement form, fronting Station Road, set-back behind the mature trees along the north part of Busk Lane and overlooking the Rawthey Valley to the south. However, the slopes of the drumlin landform to the south of the site should be retained as informal grassland and woodland as development here would require an engineered, artificial landform that would not be appropriate within Sedbergh's distinctive and historic settlement form	
Views and recreational experience	Moderate
The site is prominent in views along Station Road and Busk Lane. There are no long views across the Rawthey Valley to the south and a high quality built frontage onto Station Road would potentially enhance local views at an important gateway to the historic town. However the existing views to the grass slopes of the drumlin landform from Busk Lane in the southern part of the site should be conserved. Filtered views through the existing mature trees to new development from the northern part of Busk Lane (to the west of the site) would be appropriate within the local townscape.	
Perceptual qualities	Moderate
The northern part of the site, fronting Station Road, seems fairly nondescript within the overall townscape as the artificial character of the grass tennis courts is perceived as a quiet 'green gap' within a neighbourhood that is dominated by trees and gardens. The houses on the north side of Station Road are relatively low and the townscape here seems one-sided, with houses and walled gardens facing the groups of larger buildings, mature trees and open spaces within the extensive grounds of Sedbergh School. By contrast, the meadow on the drumlin slopes and mature trees in the southern part of the site are perceived as part of the Rawthey Valley and the Sedbergh school grounds that drop away to the south of the town and which have a textured, parkland character. This part of the site should be conserved.	
Cultural and historical associations	Moderate
The site is designated as part of Sedbergh's Conservation Area and forms part of the landscape setting of the historic town. However there are no listed buildings or notable heritage features on or adjacent to the site. The existing mature trees and the natural sweep of the drumlin landform, which has been a significant constraint for built development over the past 200 years, contribute to the sense of time-depth	

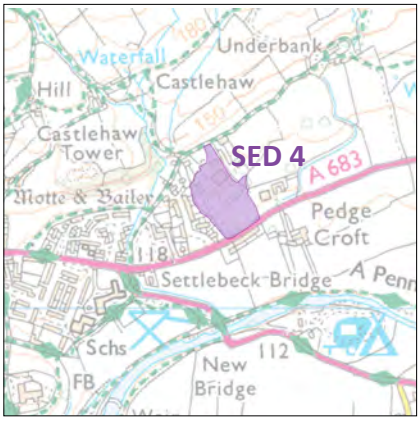
Overall landscape sensitivity - residential development	Moderate-high*
There is wide variation in the sensitivity of this extensive town centre. Built development on the northern part of the site (the sports pitch and the flatter area fronting the junction end of Busk Lane) could contribute positively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



Land north of Tollbar Workshops, Station Road, Sedbergh
SED 3

Physical and natural character	Moderate
Site comprises gently rolling farmland which forms part of the slope to the low, rounded drumlins on the western fringes of Sedbergh. Landform rises slightly to the west and south, but more abruptly to the north, where part of the site comprises the lower slope to a steep, prominent drumlin landform on the lower slopes of Winder Fell. Development of this site would disrupt the existing field pattern because its northern boundary cuts across the existing field boundary. Although the site's rolling landform is relatively low, it forms part of the broad sweep of the prominent rounded drumlin forms on the lower slopes of Winder Fell. The dramatic sheer open slopes of Winder Fell and the Howgills are a stunning and distinctive backdrop to Sedbergh and contributes to an appreciation of the Howgills at close range (noted as one of the special qualities of the YDNP)	
Settlement form and setting	Moderate-high
The site forms part of the sweeping foreground to the rounded drumlin landforms on the lower slopes of Winder Fell and so makes a significant contribution to the overall view of the dramatic open Howgill Fells at this western gateway to Sedbergh. The existing long, open views to the scattered properties and trees on the western fringes of Sedbergh will change to a more abrupt built edge when the allocated adjacent residential development has been implemented, but the low rounded landform on the western fringes of the site forms a natural enclosing 'edge' to the town and built development that is visible in views beyond and to the west of this landform would 'break' this perceived gentle boundary and intrude within the semi-rural hinterland on the western approaches to Sedbergh. There is also a risk that development of this site would increase the perceived coalescence of the western edge of Sedbergh with the small hamlet of Marthwaite to the west of the town - a risk that is increased as a result of the allocated housing development to the east. However, the site is within the overall landscape setting to the west of Sedbergh, as described in the LCA, which is defined by the steep, curving embankment of the former railway to the west of the Brimhaw farmstead.	
Views and recreational experience	High
The open character of the site contributes to the sweeping views north and east to Winder Fell and the Howgills, and thus to the overall drama of Sedbergh's landscape setting at the foot of these fells and to the special qualities of the YDNP (which recognise the drama and distinctive profile of the Howgills). It is visually prominent and development would reduce the perceived scale and drama of views to the Howgills from the A684/A683 gateway to Sedbergh. At a more local scale, the slopes and ridge-top of the low rounded landform to the west of the site and the lower slopes of the higher drumlin to the north are highly sensitive within the gateway views to Sedbergh from the west. The development of housing on the adjacent field (to the east) increases the sensitivity of this site as it is the remaining foreground to the important fell slope views. There is a bridleway along the field boundary within the northern part of the site, which forms part of a circular walk to the north west of the town, avoiding the A684.	
Perceptual qualities	Moderate
The site feels part of the broader sweep of the scenic lower fell slopes at the foot of the Howgills and has an attractive, open farmland character. It is on the fringes of Sedbergh and is bordered by a busy road, with scattered small groups of built development (residential, agricultural and employment uses) alongside. It is therefore has some disturbance and does not have a tranquil setting.	
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 walled fields.	

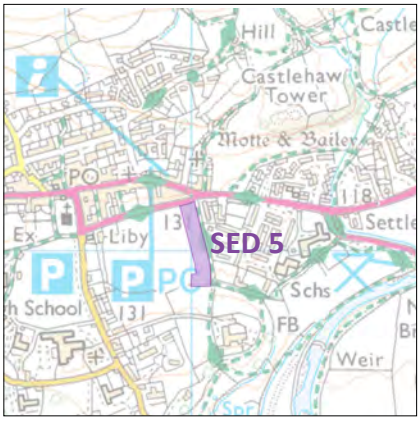
Overall landscape sensitivity - residential development	Moderate-high
This large, open site contributes to Sedbergh's dramatic landscape setting at the gateway to the town from the west, which is dominated by the smooth profile of the Howgills (one of the special qualities of the YDNP). It is sensitive to development because the open fields are seen from the A684 as the foreground to views northwards and eastwards to the steep, open slopes of Winder Fell; built development in this location would reduce the extent of the foreground in these views, diminishing the perceived sweeping huge scale of the fells which is the defining characteristic of Sedbergh's landscape setting. It would also increase the perceived coalescence of the western edge of Sedbergh with the small hamlet of Marthwaite to the west of the town. The allocated housing development on the land immediately to the east of the site increases the sensitivity of this site because there is an increased risk of perceived coalescence and reduced scale of view. This is a more sensitive site than the land to the east because it is visually contained by the low drumlin landform to the west and the west-facing slope of this ridge is more prominent and sensitive within gateway views from the A 684 to the west.	



Land at the former Bailiol School, Cautley Road, Sedbergh
SED 4

Physical and natural character	Moderate
This extensive site comprises an existing imposing Victorian school building and its grounds on the eastern edge of Sedbergh and the lower slopes of Winder Fell. It includes the school building (with modern additions), car park and garages, which is accessed via a driveway off the A683. The southern part of the site is a pasture, partially enclosed by hedgerows and mature hedgerow trees. The site is bordered to the west by a modern housing estate and to the east by semi-derelict farm buildings. The most valuable and sensitive landscape feature is the small area of woodland in the centre of the site, which follows a minor tributary beck and reflects the subtle variation in landform across the site. This woodland provides a distinctive landscape setting to the Victorian school building and offers a partial visual screen in views northwards from the A683. The line of mature trees along the entrance driveway is also a valuable landscape element; the pattern of tree cover reflects the historic field pattern and structures local views. However, the poor condition of the semi-derelict agricultural land and infrastructure to the east and north east of the site erodes the distinctive character of the landscape in the immediate context of this site, as does the line of Leylandii that borders the A683. There is an excellent opportunity for development of residential development which restores and re-uses the existing Victorian building, conserves the mature beck-side and access drive trees and creates a positive built frontage to the A683 at this eastern gateway to the town.	
Settlement form and setting	Low-moderate
With the development of the modern housing estate immediately to the west of the site, this existing period property is now on the eastern edge of Sedbergh. The former school house and its semi-wooded grounds are perceived as a component of the existing settlement, not least because the open pasture in the southern part of the site, which fronts onto the A683, is opposite a line of houses along the road to the south and is bordered by a brownfield site (demolished agricultural buildings). Development of this southern field would integrate the existing line of houses within the town and has the potential to create a more positive gateway to Sedbergh from the east.	
Views and recreational experience	Moderate
This is a gateway site at the entrance to Sedbergh from the east. There are glimpsed views to the former Victorian school building, filtered and partially framed by the mature trees in the centre of the site, but this is not a distinctive building and the key frontage is along the A683, where the layout of residential development should incorporate groups of native trees, which soften the built elevations and to create a built entrance to the town which has a relatively soft, rural character. The northern tip of the site abuts a fell-side track which is a public right of way leading to Castlehaw (motte and bailey) and Settlebeck Gill (waterfall) and forms part of the network of recreational routes on the slopes of the Howgills. The site therefore makes some contribution to the special qualities of the YDNP	
Perceptual qualities	Low
The site is in poor condition and provides an undistinguished A683 gateway to Sedbergh. The existing line of Leylandii trees that screen views from the A683 to the southern part of the site seem odd and rather 'urban' within the context of the farmland to the east of Sedbergh and the adjacent recently demolished building site to the east of the site is a further detractor. Built development would offer an opportunity to enhance this important gateway to the town.	
Cultural and historical associations	Moderate
The site has no heritage designations. The former Victorian school was built in as girls' school in 1900 which closed in 1932. It was used as military training school during Second World War and was converted for use as a local authority special school during the 1970s. It closed in 2011. The imposing Victorian building and mature trees within its grounds provide a sense of historic continuity and, perhaps an opportunity for restoration and conversion for residential use; however, the property is not a rare or an unusual heritage asset.	

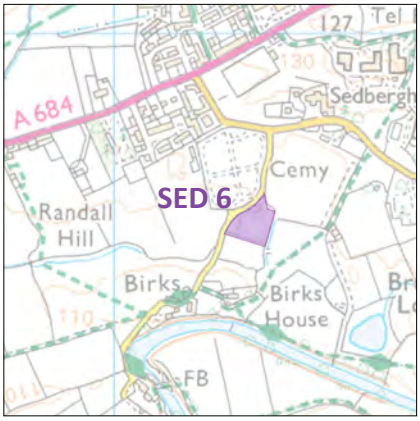
Overall landscape sensitivity - residential development	Low-moderate
This is a sensitive gateway site that is currently in poor condition. It offers an opportunity for residential development which is carefully designed to conserve the existing mature trees and create a positive eastern gateway to Sedbergh from the A683. The existing Victorian school building and mature trees within its grounds are of some heritage and landscape value and their retention should be considered. The layout of development on this site should be designed to reflect the subtle, natural pattern of landform and drainage on the slopes of the fell, conserving (and if necessary replanting) the mature beckside trees in the centre of the site.	



Land west of Vicarage Lane, Sedbergh
SED 5

Physical and natural character	Low-moderate
Site is the eastern edge of Lupton Fields, which is one of the Sedbergh School sport pitch complexes to the south of Back Lane and the historic town centre. It comprises relatively flat grassland which is currently intensively managed as sports pitches. There are no physical landscape-related constraints to development.	
Settlement form and setting	Moderate-high
The extensive Sedbergh School sports pitches separate the historic town centre (to the north) and the parkland ground of Sedbergh School (to the south). The Lupton Fields pitches provide a coherent area of open space which enables unbroken views of the Back Lane frontage to the historic town centre. However the site is adjacent to an extensive modern housing estate to the east of Vicarage Lane, which does not provide a positive frontage to the lane. Development of this site could address the poor quality existing built edge to the east of Lupton Fields, but this frontage is relatively low and unintrusive and a strong built edge along the east side of the fields could be over-dominant, diminishing the spacious views and reducing the contrast between the verdant parkland-style school grounds and dense town centre which is so characteristic of Sedbergh's settlement form.	
Views and recreational experience	Moderate-high
The existing open views south eastwards across the school playing fields towards Vicarage Lane (and the site) from Back Lane are to a relatively poor quality built edge. The site is extremely prominent in these views and is also prominent in the long views northwards from the Sedbergh School sites on the drumlin to the south of the historic town centre (Winder House and Robertson House) and from the public right of way that connects Vicarage Lane (to the north) and Loftus Hill (to the south). Built development here would significantly reduce the scale of the open space and the sweep of the existing unbroken views to the Back Lane frontage. It would channel views along the public right of way and frame the longer views northwards from the higher land to the south, reducing the scope of these views, which are a distinctive component of Sedbergh's landscape character. This is therefore a visually sensitive site where built development would dominate.	
Perceptual qualities	Moderate-high
This open site currently feels part of the landscape beyond the town centre and new development here would create a new built edge alongside the Lupton Fields sports pitches which would completely change the existing character of this part of the town. There is a sense that it would cross a threshold, by creating a new 'street' with a relatively urban character which would dilute the striking contrast between the historic town centre on the slopes of Winder Fell to the north and the parkland landscape of Sedbergh School to the south.	
Cultural and historical associations	Moderate
Vicarage Lane is a historic route connecting Sedbergh with the river with an alignment that is unchanged over centuries. The site is within the Sedbergh Conservation Area and forms part of the character area defined in the Conservation Area Appraisal as the 'School Zone'. It is an integral component of the historic town which, if developed, would forge an unprecedented connection between the historic town centre and the 'school' landscapes to the south.	

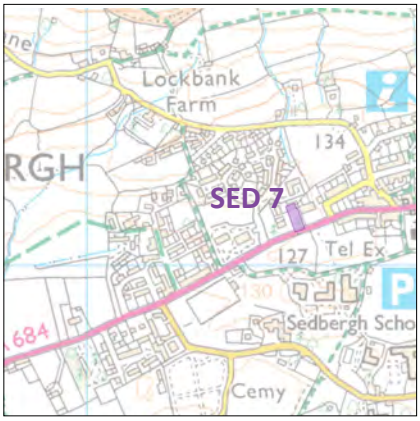
Overall landscape sensitivity - residential development	Moderate-high
This site is widely visible, with an important role in defining Sedbergh's townscape. There are few landscape-related constraints to development, but a new built edge along the west side of Vicarage Lane would erode the scale of one of Sedbergh's distinctive large open spaces, which provides the foreground to views to the historic town centre and a striking contrast between the dense town centre to the north and the spacious, verdant grounds of Sedbergh School to the south.	



Land at Birksholme, Birks Lane, Sedbergh
SED 6

Physical and natural character	Moderate
The site comprises land to the rear of a large residential property, which is used as a garden and remnant orchard. It is located at a slight bend in the narrow rural lane (Birks Lane) that connects Sedbergh and Birks Mill and is opposite the cemetery. This is a relatively low lying area of land, partially enclosed by hedgerows and mature hedgerow trees, with a domestic character. It is typical of sites on the southern (riverside) fringes of the urban area, where large residential properties are surrounded by mature gardens and trees that are integrated with the surrounding pattern of pastures, allotments and (in this area) school playing fields associated with Sedbergh school. Part of the site is designated as 'traditional orchard' in the national priority habitat database and there may be remnant heritage orchard trees.	
Settlement form and setting	Moderate-high
The site is at the interface between town and countryside, with 'urban uses' – playing field and cemetery to the north and allotments and undulating rough-textured pastures immediately to the south and east. This juxtaposition of domestic and rural landscapes contributes to the rural character of the southern fringes of Sedbergh and in particular to the rural character of Birks Lane and the historic connection to one of the riverside mills to the south of the town. The location of the site, on a bend in Birks Lane opposite the cemetery, is at a minor but important gateway to the town; depending on scale and form, built development of the site could increase the perceived coalescence of Sedbergh with the historic riverside hamlet of Birks to the south.	
Views and recreational experience	Moderate
The existing property (Birksholme) is prominent in local views along Birks Lane. The garden/orchard area to the rear of the existing white rendered building is partially enclosed by mature hedgerows and trees and there are clear views into the site from Birks Lane. There may also be some partial views to the site from the public right of way to the south east of the site (connecting Birk's House with Sedbergh School). However, these views could be mitigated by native tree planting, to integrate with the existing pasture and rural lane character. Birks Lane is part of the network of circular walks and routes that are used for recreation within this popular tourist destination. Note the lane connects to the promoted Dales Way long distance path. The relative sensitivity of this site is increased because it contributes to the way the landscape of Sedbergh is experienced on a locally accessible recreational route	
Perceptual qualities	Moderate
The site is perceived as a mature, well treed garden on the rural edge of the town, where large individual properties (farms, mills and houses) are typically bordered by a mix of gardens, paddocks and fields.	
Cultural and historical associations	Moderate
This is an urban fringe site, but Birks Lane has a strong historic character and contributes to the heritage landscape setting of the cluster of listed buildings in the mill hamlet of Birks. It is within the designated Sedbergh Conservation Area. The site also contributes to the setting of the cemetery, which is of local cultural importance. The remnant traditional orchard trees on the site have cultural and heritage value.	

Overall landscape sensitivity - residential development	Moderate
This site is on the cusp of the urban area and is well integrated within the pattern of fields, gardens, school playing fields and public spaces on the southern fringes of Sedbergh. Built development that is integrated with native tree planting and contained within the existing garden boundary could 'fit' within this overall pattern of land use. The key sensitivity is the interface with Birks Lane, which has an enclosed rural character and is perceived as the historic connection between town and riverside mill.	



Land at Guldrey Workshop, Station Road Sedbergh
SED 7

Physical and natural character	Moderate
The site is within the grounds of Guldrey Lodge, a large Victorian villa which houses the music department of Sedbergh School and fronts onto Station Road. It is adjacent to the imposing Victorian terraces along Highfield Road. This is a well treed site and the mature trees, particularly those along the eastern and southern site boundaries, are important landscape features which contribute to the local townscape character. There is an existing building in the northern part of the site.	
Settlement form and setting	Moderate
The Victorian properties in the immediate context of the site (Guldrey Lodge to the west and Highfield Road terraces and villas to the east) are set well back from Station Road; the Victorian terraces houses off Highfield Road are prominent in local views, while those adjacent to the site are well screened by mature trees and the high dense hedgerows which front Station Road. Across the road, the rounded drumlin form of March Hill forms part of the open pasture and parkland landscape of Sedbergh School. The relatively low density urban grain of this part of the Station Road area contrasts with the tightly packed, dense settlement form within the historic town centre to the east. The site is at an important gateway threshold in the approach to the medieval town centre from the west and this sharp contrast in density of urban form should be conserved, with a selection of the mature trees (including some of those fronting Station Road) conserved and buildings set back from the road.	
Views and recreational experience	Low-moderate
The site is visually well screened in views from Station Road and is not visible from local public rights of way. However, the mature trees on the site contribute to the relatively wooded townscape in the centre of Sedbergh and to the characteristic sharp contrasts between the open, rounded grassland of March Hill to the south and the dense historic settlement pattern of the town centre to the east.	
Perceptual qualities	Low-moderate
The site 'reads' as part of the grounds of Guldrey Lodge and its well treed character contributes to the character and quality of the sequence of views along Station Road at the western gateway to the historic town centre. It is otherwise inconspicuous.	
Cultural and historical associations	Moderate
The site does not have any specific heritage assets but is within the Sedbergh Conservation Area and its mature trees contribute a strong sense of time depth. The Highfield Road Victorian terraces adjacent to the site are a noted feature of Sedbergh's distinctive historic townscape in the Sedbergh Conservation Area.	

Overall landscape sensitivity - residential development	Low-moderate*
This is a relatively inconspicuous site which is part of the grounds of a large, well treed Victorian villa. The mature trees within and on the eastern and southern boundaries of the site contribute to the contrasts in townscape character that are characteristic of the western gateway to Sedbergh's historic town centre. There is scope to develop this site provided buildings are set well back from the road with a selection of mature trees retained.	

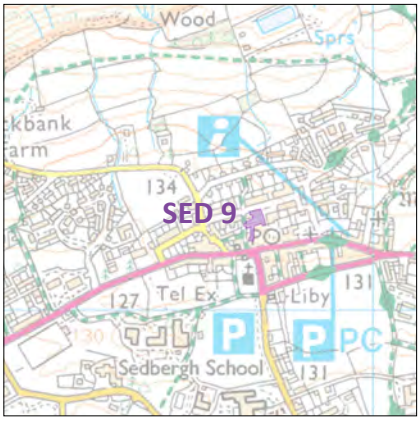


Land between Robertson House and Winder House, Winder Drive, Sedbergh

SED 8

Physical and natural character	Moderate-high
The site is on the summit and slopes of one of the steeply undulating rounded drumlin landforms, which are interspersed throughout the landscape setting of Sedbergh. These drumlins make a striking contribution to the character and strong local identity of the town and have been particularly influential in shaping the layout of the key buildings of Sedbergh School. The undulating landform, prominent large detached school buildings (eg. Winder and Robertson Houses) and the groups of mature trees, create an informal parkland character. The majority of the site is open grassland bordered by large stands of mature trees and hedgerows, but it also incorporates existing built infrastructure, including tennis courts and a prominent building that contains a Fives Court. The mature trees and, in particular, the striking drumlin landform are valuable and sensitive landscape characteristics that have an important role in defining the distinctive landscape setting of Sedbergh at a point where the town is close to the meandering river floodplain.	
Settlement form and setting	Moderate-high
The site is part of the dispersed groups of large buildings, parkland and playing fields of Sedbergh School, which structure the landscape throughout the southern part of Sedbergh. While some school buildings nestle within the undulating topography, sheltered by groups of mature trees, others are sited prominently on drumlin summits, to take advantage of the stunning views and to be seen as local landmark buildings (eg. Winder House). This school 'parkland' landscape abuts the deeply undulating small-scale patchwork of hedged pastures and small woodlands that border floodplain of the River Rawthey and this juxtaposition of contrasting landscapes creates a particularly distinctive and scenic landscape. Development on this site would 'fill the gap' between the two prominently sited buildings, transforming the characteristic parkland landscape by creating a block of built development on a prominent ridgetop site. However, the western part of the site, which comprises existing buildings and groups of mature trees, is relatively contained and development here would not be intrusive.	
Views and recreational experience	High
Winder boarding house is sited prominently on the ridgeline of the drumlin and is a striking local landmark in views from the south towards Sedbergh and Winder Fell. The Old Vicarage, is also a prominent building on the slopes of the same broad drumlin. The site is between these two existing buildings and development in this location would be widely visible. Built development could be partially screened in some views by existing mature trees and (potentially) new woodland planting, but blocks of woodland and/or blocks of built development would seem over-scaled within this lively parkland and pastoral landscape where individual buildings and stands of trees are separated by tracts of grassland or pasture, with opportunities for views to the backdrop of fields, woodlands and moorland on the fell slopes beyond. A public right of way is aligned along the eastern boundary of the site, connecting Vicarage Lane to the north with Loftus Hill to the south.	
Perceptual qualities	Moderate-high
The site is part of the school parkland landscape, which has a grandeur and a semi-ornamental character. The smooth turf of the school playing fields to the north and the deeply undulating pastoral landscape to the south form an extensive foreground to views across the Rawthey Valley. The open grassland and groups of trees on the drumlin landform (the site) subdivide the existing groups of buildings, structuring the dispersed parkland character of the landscape to the south of Sedbergh and preventing the perceived coalescence of the existing groups of buildings and urban neighbourhoods at a local scale.	
Cultural and historical associations	Moderate-high
The site is within the Sedbergh Conservation Area and the groups of mature trees and school buildings, sited to take advantage of the undulating drumlin landforms, are an important component of the cultural heritage of Sedbergh. This 'School Zone' is identified as a distinctive local character area within the Sedbergh Conservation Area Appraisal (2009) and its parkland landscape character would be compromised by an extensive block of residential development	

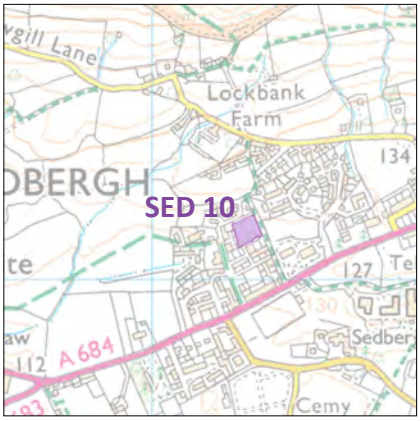
Overall landscape sensitivity - residential development	Moderate-high*
This large site occupies the summit and slopes of a prominent drumlin landform that plays an important role in structuring the school parkland landscape to the south of Sedbergh. A block of residential development in this location would create a solid mass of buildings which is completely at odds with the dispersed groups of large buildings and stands of trees that are characteristic of the school parkland and grounds. It would be a step change in the character of the local landscape which would have a significant adverse impact on the landscape setting of Sedbergh. Only the western part of the site, which incorporates the existing buildings and groups of mature trees, has a contained development context and could be developed without significant adverse landscape and visual effects.	



Land at King's Yard, Bainbridge Road Sedbergh
SED 9

Physical and natural character	Low-moderate
This is a brownfield site in the heart of Sedbergh's historic town centre. It is an industrial yard off Main Street and Bainbridge Road which is one of a series of yards which housed the towns historic textile industries. It is tightly enclosed by the surrounding buildings and backstreets within a historic urban grain. However the buildings on the site are poor quality commercial sheds which are an eyesore in the context of their surroundings and there is an opportunity for a high quality housing scheme which is designed to integrate contemporary buildings within this historic townscape.	
Settlement form and setting	Moderate
The Sedbergh Conservation Area Appraisal describes the warren of industrial backstreets and yards off Main Street as follows: '*The yards remain a central feature of the town's layout and design*' (Sedbergh CCA p 10). This is an important opportunity site within a highly sensitive historic town centre. It will be important to conserve the tight, densely packed buildings, narrow winding pedestrian passages and odd, informal angles and groupings that are characteristic of this part of Sedbergh. Historic research will demonstrate whether the existing buildings follow the footprints of historic workshops or whether there is scope to start afresh.	
Views and recreational experience	Low-moderate
The site currently detracts from the quality of local views and the recreational experience and there is an opportunity for much improvement. A public right of way which follows a narrow urban passageway that connects Main Street with Fairholme on the fell slopes to the north is aligned along the western boundary of a narrow part of the site and the layout of new buildings and spaces should be designed to take account of this route.	
Perceptual qualities	Moderate
The site is perceived as a run-down industrial area in the heart of the historic town. The buildings are under used and parts of the area are semi-derelict. Its redevelopment would provide an opportunity to improve the perceived quality and distinctive character of the historic townscape in this area.	
Cultural and historical associations	High
This is a highly sensitive site in the heart of Sedbergh's conservation area. The layout and architectural design of a future re-development scheme should be based on historical research, with buildings carefully designed to be integrated within the tight historic urban grain. Given the industrial character of this backstreet yard area, it may be appropriate for housing to take the form of terraced blocks, with some integrated workspaces.	

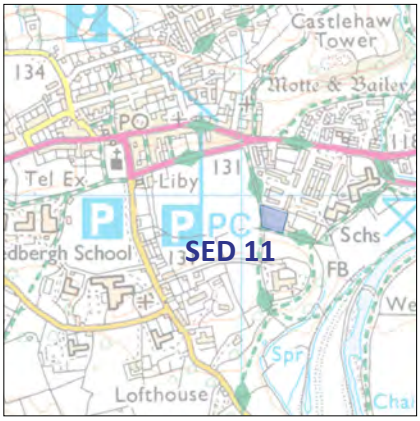
Overall landscape sensitivity - residential development	Low-moderate
This brownfield site provides an opportunity for redevelopment with a scheme that is sensitive to its historic townscape context. The layout and design of the scheme should be based on historical research and should conserve the tight,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



Land rear of Guldrey Terrace, Sedbergh
SED 10

Physical and natural character	Moderate-High
The site is on the lower slopes of Winder Fell and has a fairly steeply sloping, smooth landform. It is a remnant small pasture, which retains a meadow grassland character, with mature trees to the north and east and a hedgerow along its eastern boundary. It is bordered to the south and west by the gardens and sheds to the rear of terraced houses and abuts a larger field (SED 16), which is also enclosed by houses, to the east. There are no specific environmental designations, but the steep landform and remnant 'lower fell slope meadow' character are significant constraints to development; the scale of engineering works required to achieve vehicular access and development would have an urbanising influence. Together with the adjacent field, and the surrounding network of dense hedgerows and trees (including those within and bordering adjacent properties) the site is also an important component of local ecological networks that link the fell slope and valley through the centre of Sedbergh.	
Settlement form and setting	Moderate
This field is a component of the loose, semi-rural settlement edge on the northern fringes of Sedbergh, where development peters out as it steps up the fell slope. Sedbergh has a stunning landscape setting, with the town dwarfed by the bare sculpted slopes of Winder Fell. The town centre is densely packed with buildings, but the grain of built development reduces to 'fit' with the surrounding landscape and this field (the site) contributes to the 'layering' of built development and open fell on the edge of the town, which reveals the contours and helps to integrate built development with the fell slope. The site contributes to the reduced density and more open grain of built development as the town meets the fell. However, it is enclosed by existing housing and trees and development here could be integrated within Sedbergh's settlement form.	
Views and recreational experience	Moderate-high
The dramatic open rounded summits of the Howgills are noted as one of the Special Qualities of the YDNP and provide a stunning backdrop to views throughout Sedbergh. The ground plane of this site is enclosed and not widely visible, but there are glimpsed views to the pasture and surrounding trees and it provides a valuable gap in the settlement grain. If developed, the buildings on this site would fill in the gap and extend development across the slope as a dense block, reducing the sense that the landscape is infiltrating and blending with the town. The upper storey and roof-lines of buildings may be visible in views towards and from Winder Fell, reducing the proportion of tree cover and 'greenery' in these views. A public right of way, connecting Sedbergh town centre with the route that leads up Winder Fell, is aligned alongside (and just outside) the eastern boundary of the site. Views directly into the site from this footpath are partially constrained by the existing hedgerow, but there is a strong sense of walking through a semi-rural area and, if developed, the quality of the recreational experience would change from a gentle urban-rural transition to a more abrupt edge.	
Perceptual qualities	Moderate-high
The site brings a welcome splash of rural landscape and a gap between buildings which expresses the shape of the fell slope landform within the town. It is a subtle but valuable reminder of the traditional dale landscape, which surrounds Sedbergh and contributes to the distinctively rural character of the town.	
Cultural and historical associations	Moderate
The site is within the designated Sedbergh Conservation Area. It does not have additional specific heritage designations but does contribute to the traditional rural landscape pattern and landscape setting of Sedbergh, which is of cultural and historical value.	

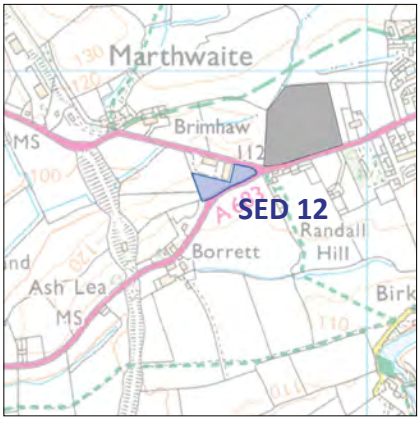
Overall landscape sensitivity - residential development	Moderate-High
This site is a remnant pasture which contributes to Sedbergh's rural character and landscape setting, helping to integrate built development and landscape at a sensitive interface between the town and the steep, open slopes of Winder Fell. This 'blended', gentle transition is valuable because conservation of this site in undeveloped form would retain and conserve the existing indented settlement edge in which built development steps up the slope, with buildings increasingly viewed against a backdrop of trees and open fields on the fell slope northern fringes of Sedbergh. Development on this site would not be widely visible in long views to the sensitive fell slopes, but it would 'fill in' one of the few remaining gaps in the settlement on the lower fell slopes. There is also a risk that construction constraints on this relatively small sloping site would require significant alteration to the natural slope profile.	



Land east of Vicarage Lane Sedbergh
SED 11

Physical and natural character	Low
The site is a pasture on the edge of a modern housing estate, between the existing housing and a farm. It is flat and enclosed by a low field stone wall and a line of mature ash trees along its border with Vicarage Lane and by a hedgerow from the corner of the lane to the farm. The other boundaries are scrubby hedgerows (to north and north east) and a farm barn to the south east. There are no physical landscape-related constraints to development on this site. The most important landscape features on the site are the stone wall and line of trees that form its boundary to Vicarage Lane.	
Settlement form and setting	Low
With the development of the modern housing estate and school sites to the north, this has become an 'edge of town' site, which is set back from the corner of Vicarage Lane. Its development would be a logical extension of the existing settlement form and would not compromise the landscape setting of the town. Instead new housing could provide an opportunity to enhance local views to the southern edge of the modern housing estate from Vicarage Lane.	
Views and recreational experience	Moderate
The site is on the corner of Vicarage Lane and is bounded on two sides by public rights of way. These are popular and highly accessible routes which are close to the town and which contribute to the recreational experience of local residents and visitors. It is less significant in important long views, as it is in the less of the drumlin to the south of the town centre and would not feature prominently in views northwards to Sedbergh from the public right of way that crosses the rounded summit of this local ridge. The frontage to Vicarage Lane is therefore the most important and sensitive component of the site.	
Perceptual qualities	Low-moderate
This field is perceived as an urban fringe paddock as it is partially enclosed by the edges of a modern housing estate and a modern (corrugated iron) barn. It marks a minor threshold during circular walks that link town and riverside and is on the cusp of the threshold between town and countryside, where a development which reflects the layout of a rural/farm courtyard would be appropriate.	
Cultural and historical associations	Moderate
The boundaries of this field are unchanged over the past century and relate to the historic pattern of land ownership and outbuildings associated with the Old Vicarage (a Grade II listed building). Vicarage Lane is a historic route connecting Sedbergh with the river and so this site is a component of the historic landscape pattern. The site is also within the Sedbergh Conservation Area	

Overall landscape sensitivity - residential development	Low
There are few constraints to the development of this site from a landscape perspective. A housing development with a positive frontage to Vicarage Lane may enhance the existing poor quality edge to the existing housing estate and would not compromise the landscape setting of the historic Old Vicarage to the east.	



Land south of Tollbar Workshops, Station Road, Sedbergh
SED 12

Physical and natural character	Low-moderate

This site is adjacent to and reads as part of a small industrial estate and car park at the junction between the A683 and A684. There are few notable landscape features - the site is relatively flat, but is part of a wider farmland which has a gently undulating landform, with smooth, low drumlin landforms, towards the foot of the Howgills. The site is bordered by a low hedgerow along the frontage with the A683 and by a low stone wall and lines of trees along the A684. The stand of semi-mature trees at the junction corner is an important local landscape feature and two mature trees, one on either side of the road, frames the view northwards from the A683 to Winder Fell. The stands of trees and hedgerows to the south and west of the site integrate with the surrounding field pattern; the landscape setting of this site is skewed to the north and east as the combination of this boundary vegetation and the rolling landform screens views to the west and south.

Settlement form and setting	Moderate-high

The Tollbar Workshops are adjacent to the Borrett Toll Bar - the toll road gate to the west of Sedbergh. There are a number of small hamlets and clusters of isolated barns and houses interspersed with more extensive swathes of farmland throughout this area and the Tollbar Workshops 'fit' within this wider settled farmland pattern. Hamlets nearby are Marthwaite (near the former railway station to the north west), Borrett to the south and Birks to the south east. Small groups of buildings, typically sheltered by stands of trees, are a component of views across the surrounding farmland and views eastwards are to the edge of Sedbergh. Development in this location would be perceived as part of the existing group of commercial buildings at the road junction. However, this is a sensitive location because development here would be visible in views from the A683 and would influence the quality of the gateway to Sedbergh from the west. There is a risk that development of this site would lead to an increased physical and perceived coalescence between the cluster of buildings at the Borrett Tollbar and built development along Station Road. This risk could be mitigated by limiting built development to the southern part of the site (with native tree planting to the north east), sensitive architectural design and conservation of existing stands of roadside trees.

Views and recreational experience	Moderate

The site is visible in views along the A683 and has an important role in framing the dramatic views northwards from the junction between the A683 and the A684. However the large gable end of one of the existing Tollbar Workshop buildings is already prominent in these views and there is an opportunity for new built development/tree planting to soften this relatively harsh roof line.

Perceptual qualities	Moderate

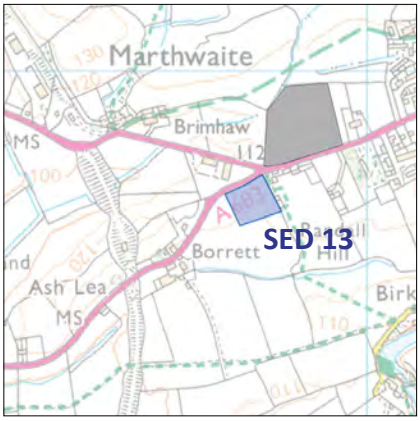
The frontage to the Tollbar Workshops, on the A684, has a neat, functional character, with low stone walls and lines of trees; the site has a scruffier and relatively neglected appearance, with low, gappy hedgerows and no clear demarcation between the existing buildings/car park and the site. In views westwards and southwards, the existing Tollbar Workshop buildings are perceived as a group of barns and new development that is designed with a rural character, taking design cues from agricultural buildings, might be appropriate within this context.

Cultural and historical associations	Moderate

The site is at the toll bar gate to the west of Sedbergh and marks the historic threshold and outer gateway to Sedbergh from the west. The Toll Bar cottage survives intact to the east of the site. There are no site-specific cultural or historic assets that would be a constraint to development, other than the predominant rural landscape pattern in this hinterland to Sedbergh.

Overall landscape sensitivity - residential development	Moderate

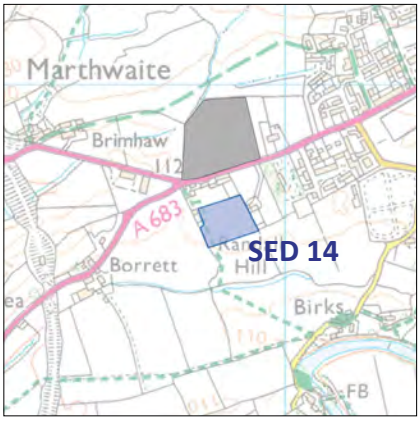
The semi-industrial character of this site, which is perceived as a component of the existing Tollbar Workshops site, suggests that development would be appropriate provided the wider landscape setting remains predominantly rural in character. However, there is a risk that creeping built development along the A683/Station Road might lead to physical and perceived coalescence of built development and so development of this site would preclude development of land immediately to the east and to the north of the junction. Existing trees should be conserved and additional tree planting in the north east corner of the site (at the junction) would mitigate the risk of perceived coalescence of built development along Station Road.



Land south of A683 at Borrett Tollbar, Sedbergh
SED 13

Physical and natural character	Moderate-high
Site comprises open farmland with gentle undulations which result from glacial deposition. It is the northern part of a large open field and the site boundaries are not specifically defined by hedgerows or fencing. The field boundary along the A683 (to the west) is a low clipped hedgerow with two mature specimen hedgerow trees which are prominent in local views. There are no relevant environmental designations. The site forms part of the broad tract of gently undulating open farmland in the lower Rawthey Valley and is an important component of the swathe of undeveloped farmland to the west of Sedbergh. There are no landscape features that would constrain development but the open, undeveloped and rural character of this tract of countryside is of value within the context of the approaches to Sedbergh and the landscape setting of the dramatic Howgills that mark the western entrance to the Rawthey Valley.	
Settlement form and setting	High
The site is within the wider landscape setting of Sedbergh; the buildings along Station Road, which mark the western edge of the town, are visible against the wooded backdrop of The Queen's Garden within views north eastwards across the site from the A683. However, the gateway views from the A683 are to the rear of properties along Station Road, which are perceived as part of the settled countryside rather than the edge of Sedbergh. Despite the existing settlement, it remains a predominantly rural view. This part of the Lower Rawthey Valley is a settled farmland landscape in which large tracts of farmland are interspersed with small hamlets and farms and most views contain farm buildings and/or cottages. The scattered linear roadside development on the fringes of Sedbergh has altered this historic pattern and built development across this large, prominent site would erode the distinctive local landscape character, disrupting the delicate balance of rural farmland to settlement in which farmland predominates. Specifically, there is a risk of coalesence of built development between the line of existing properties along Station Road and the groups of buildings at Borrett Tollbar and southwards along the A683 towards Borrett.	
Views and recreational experience	High
This site is visually extremely sensitive. Its open farmland character provides a rural undeveloped foreground to the gateway views to Sedbergh from the A683 (looking north eastwards from the A683 to the north of the hamlet of Borrett). At a broader scale, views across the site are also prominent in the foreground to the sweeping views to the Howgills (Winder Fell to the north and Frostrow Fells to the south) at the western entrance to the Rawthey Valley. These views are important within the context of the National Park and development in this location would be prominent and would reduce the perceived scale and drama of the landscape at a 'threshold' landscape location. The A683/4 is the principal gateway to Sedbergh and the Rawthey Valley, and the scenic quality of this route is therefore important for tourism. There is a public right of way (linking Birks to Station Road) which runs along the eastern boundary of the site and another public footpath (linking Birks and Brigflatts) a short distance to the south. Development on the site would be prominent from both of these routes.	
Perceptual qualities	Moderate-high
The gently undulating landform gives the open grassland a dynamic quality with irregular, smooth 'ripples' that are a minor echo of the larger drumlin landforms in the surrounding valley landscape. The large open fields in this part of the valley provide a valuable sense of space and a verdant foreground to the stunning views of the Howgills. This is not a deeply tranquil landscape, but the current balance of buildings to farmland is tipped towards farmland and the site is important in providing an open, rippling verdant foreground to some long Rawthey Valley views to some dramatic scenery.	
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 walled fields. The historic maps suggest that the field pattern has remained intact since at least Victorian times.	

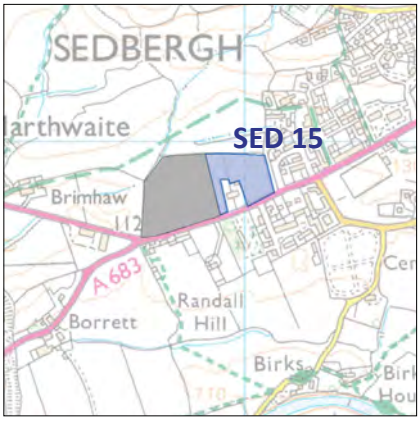
Overall landscape sensitivity - residential development	High
This prominent large open site is visually extremely sensitive and should not be developed because it provides a critically important open, verdant and long foreground to views to the Howgills (one of the special qualities of the YDNP) at the western entrance to the Rawthey Valley and is also an important component of the landscape setting of Sedbergh. Given the scenic importance of the gateway approaches to Sedbergh as a tourist destination within the YDNP, it is important that built development along and near Station Road is carefully planned to minimise adverse landscape and visual effects. This site is too prominent and big and built development on this scale would compromise important views and result in the urbanisation of a delicately balanced settled farmland landscape.	



Land south of Petrol Filling Station, Station Road, Sedbergh
SED 14

Physical and natural character	Moderate
Site comprises open farmland with gentle undulations which result from glacial deposition. It is the northern part of a large open field to the rear of properties (petrol filling station and residential) along Station Road. It is bordered to the north, west and east by a combination of hedgerows, hedgerow trees and properties. The southern boundary is not specifically defined by hedgerows or fencing. The site is relatively enclosed by existing hedgerow trees and the more extensive, ornamental tree and woodland planting within The Queen's Garden provides a wooded context to the east. There is a steep slope up into the site from its northern boundary with the petrol filling station and the landform also rises slightly towards the eastern site boundary.	
Settlement form and setting	Moderate-high
The line of houses and commercial properties along Station Road marks the western edge of Sedbergh. These properties are prominent in views eastwards along the A684/Station Road, where they are perceived as lining the gateway to Sedbergh, with the town visible ahead. However the gateway views from the A683 are to the rear of properties along Station Road and from this angle they are perceived as part of the settled countryside rather than the edge of Sedbergh. The site is to the rear of these existing Station Road properties and the bulk of built development here would be screened (in gateway views from the A683) by a combination of the existing buildings along Station Road and the existing hedgerows and hedgerow trees along the western site boundary. However, the new buildings would be partially visible, particularly in winter, and this would be a relatively large block of housing within a part of town where the settlement form comprises relatively informal groups of buildings and gardens along a linear road corridor. Development here would also increase the risk of perceived coalesence of built development between the line of Station Road properties and the cluster of buildings at the Borrett Tollbar, particularly in views north eastwards from the A683.	
Views and recreational experience	Moderate-high
The site is enclosed to the north and development would be partially screened by the existing hedgerow and hedgerow trees to the west. There is a public right of way alongside this hedgerow and mitigation for any future development should include additional native tree planting along this boundary, to create a wooded belt to enclose the footpath and ensure that houses are screened in views north eastwards from the A683. In addition, housing across this site would be visible in the longer views north and north westwards from Birks Lane (and the public right of way that connects Birks Lane and Station Road) and would be viewed within a relatively rural context in such views.	
Perceptual qualities	Moderate
The existing A684 approach to Sedbergh from the west comprises a line of houses, commercial properties (including a petrol filling station with car sales), larger properties that are set back from the road, the wooded entrance to The Queen's Garden and the access road to a housing estate, so it has an 'edge of town' feel within a stunning landscape setting. The looming slopes of Winder Fell are a dramatic backdrop to views northwards from the A683/684; the views north eastwards and eastwards from the A683 to the edge of Sedbergh within the valley landscape context have a more wooded character, with most buildings screened and those visible seen against a backdrop of existing trees (the edge of the cemetery and The Queen's Garden. The views southwards across the undulating valley floor to Frostrow Fells are also scenic. Development here (in conjunction with the allocated site to the north of the A684) would contribute to a perceived significant extension of Sedbergh westwards; there would be scope to mitigate the perceived mass of built form by extensive tree planting to enclose and soften the new and existing built edge of Sedbergh in views from the valley floor.	
Cultural and historical associations	Low-moderate
There are no site-specific cultural or historic assets that would be a constraint to development, other than the predominant rural landscape pattern in this hinterland to Sedbergh.	

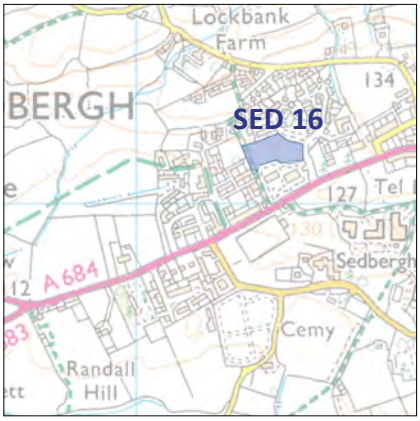
Overall landscape sensitivity - residential development	Moderate*
The northern part of the site is relatively hidden from view and, given the existing pattern of mature tree cover on the south east fringes of Sedbergh, there is scope to extend existing belts of hedgerow trees to integrate new housing. However, this scale of built development, in combination with the existing allocated housing site to the north of the A464, would represent a significant change to the existing settlement form and development should be confined to the northern part of the site, where it could be more easily integrated with the existing buildings along Station Road. Informal groups of native trees should be planted within and particularly along the southern edge of the layout to create an indented, rural interface and to mitigate the visual impact of built development in views from Birks Lane.	



Land north of Queen's Drive, Station Road, Sedbergh
SED 15

Physical and natural character	Moderate
The site forms part of the sweeping lower slopes of Winder Fell and is the rolling to the steep fell slopes to the north and is a foreground component of the dramatic views northwards from the Rawthey Valley to the bare, sculpted slopes of Winder Fell. It wraps around two central residential properties with large gardens. The landscape of this part of the Rawthey Valley is characterised by mounded glacial deposits which form undulating drumlin landforms: there are low but influential drumlin landforms across the site, but the northern part of the site slopes northwards, leading the eye towards the steep backdrop of Winder Fell. There are a few mature trees in the boundaries to the site, including the field boundary north of the central residential properties.	
Settlement form and setting	Moderate
This western part of Sedbergh is outside the historic market town and has a neat, 'edge of town' character with existing built development to the south of the road. The land adjacent and to the west of the site is already allocated for residential development and this site will therefore be surrounded on three sides by existing housing. It contributes to the landscape setting of Sedbergh but is not a defining component of it because the dramatic views to Winder Fell are available from multiple locations; the drumlin landforms to the west of this site and the higher slope to the north are the most sensitive parts of the site in the important gateway views from the A683/Station Road.	
Views and recreational experience	Moderate-high
The site forms the foreground to dramatic and attractive sweeping views northwards to Winder Fell from the A683/Station Road. These views would be compromised by built development, which would screen the foreground and so reduce the sense of drama and scale. However, this view is already compromised and 'squeezed' by the adjacent new housing and, if this site is development, the steep, bare slopes of Winder Fell would continue to provide a stunning backdrop to views from the A683/ Station Road. The site, and built development on it, would also be prominent in views southwards from the public right of way to the north of the site, but it is likely that the focus of those enjoying recreational walks along this route would be directed northwards, towards the Howgills rather than the edge of Sedbergh.	
Perceptual qualities	Moderate
The site feels part of the broader sweep of the scenic lower fell slopes at the foot of the Howgills and has an attractive, open farmland character. However, it is on the fringes of Sedbergh and is bordered by a busy road, with scattered small groups of built development (residential, agricultural and employment uses) alongside. It is adjacent to a large site that will be developed for housing and so will be surrounded by housing. This is therefore not a tranquil setting.	
Cultural and historical associations	Moderate
The site is opposite The Queen's Garden, a public memorial garden which was laid out as a memorial to Queen Victoria in 1906. The Queen's Garden is enclosed by mature trees and walls and seems 'self contained', so the site does not influence its landscape setting. The site does not have any specific historic or cultural interest, but forms part of a wider rural landscape which is characterised by a lower fell farmland landscape with traditional stone barns, farm buildings and walled fields.	

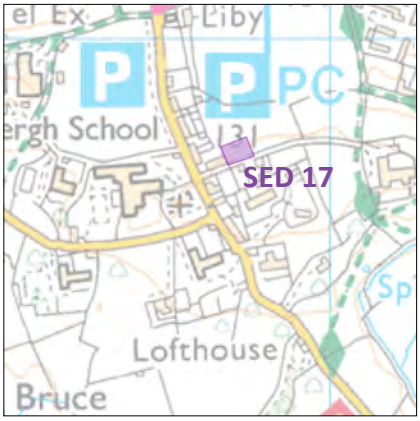
Overall landscape sensitivity - residential development	Moderate*
The site will soon be surrounded on three sides by development and its landscape context will change to a more urban setting. There are few constraints to built development. The principal sensitive landscape feature is the sweeping, long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



Land west of Sycamore Avenue, Sedbergh
SED 16

Physical and natural character	Moderate-high
The site is on the lower slopes of Winder Fell and has a fairly steeply sloping, smooth landform. It is a remnant pasture, which retains a meadow grassland character, with groups of mature trees to the south, west and east and a hedgerow along its western boundary. A large stand of Scots pine is a distinctive landscape feature jutting into the site towards its western boundary. It is protected by a Tree Preservation Order. The site is bordered to the south by the Spar supermarket and car park and to the north by residential gardens. It abuts a smaller field (SED 10), which is also enclosed by houses, to the east. There are no specific environmental designations, but the landform and remnant 'lower fell slope meadow' character are valued landscape features. Together with the adjacent field, and the surrounding network of dense hedgerows and trees (including those within and bordering adjacent properties) the site is also an important component of local ecological networks that link the fell slope and valley through the centre of Sedbergh.	
Settlement form and setting	Moderate-high
The town centre is densely packed with buildings, but the grain of built development reduces to 'fit' with the surrounding landscape and this field (the site) contributes to the 'layering' of built development and open fell on the edge of the town, which reveals the contours and helps to integrate built development with the fell slope. This field, in combination with the adjacent field to the west and the pasture to the north west of Sedbergh, forms a loosely connected 'finger' of fell slope landscape which extends into the town, helping to anchor the settlement within its landscape setting. The western part of the site, where the connection to this 'finger' of landscape is stronger, is particularly sensitive.	
Views and recreational experience	Moderate-high
The dramatic open rounded summits of the Howgills are noted as one of the Special Qualities of the YDNP and provide a stunning backdrop to views throughout Sedbergh. The site provides a valuable gap in the settlement grain and, if developed, the upper storey and roof-lines of the buildings would be visible in northward views towards Winder Fell, reducing the proportion of tree cover and 'greenery' in the backdrop to these views. A public right of way, connecting Sedbergh town centre with the route that leads up Winder Fell, is within the site and aligned along its western boundary. The site is highly visible in views from this footpath and there is a strong sense of walking through a semi-rural area. If developed, the quality of the recreational experience would change from a gentle urban-rural transition to a more abrupt edge. However, the eastern part of the site is visually less sensitive as it is screened in local views from Sycamore Avenue by existing vegetation.	
Perceptual qualities	Moderate-high
The site brings a welcome splash of rural landscape and a significant gap between buildings which expresses the shape of the fell slope landform within the town. There is a perceived connection, via the existing remnant pasture to the west (SED 10), to the fell slopes of Winder Fell - a subtle but valuable reminder of the traditional dale landscape, which surrounds Sedbergh and contributes to the distinctively rural character of the town.	
Cultural and historical associations	Moderate
The site is within the designated Sedbergh Conservation Area. It does not have additional specific heritage designations but does contribute to the traditional rural landscape pattern and landscape setting of Sedbergh, which is of cultural and historical value.	

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



Land adjacent to Mountain View, Sedbergh
SED 17

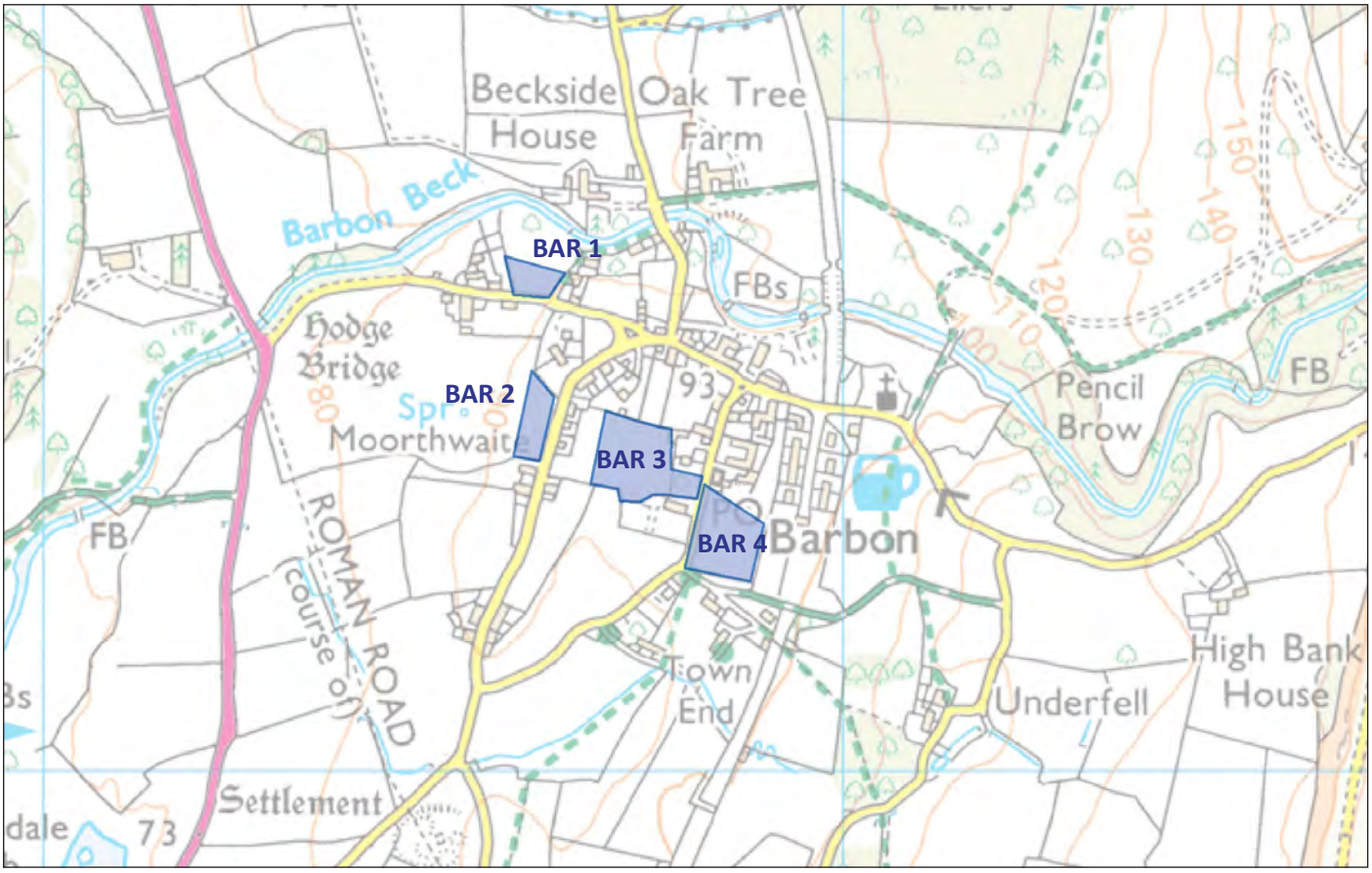
Physical and natural character	Moderate
The site is on part of the crest and north-facing slope of one of the rounded drumlin landforms that are interspersed throughout the landscape setting of Sedbergh. These drumlins make a striking contribution to the character and strong local identity of the town and have been particularly influential in shaping the layout of the key buildings of Sedbergh School. Two of the school's prominent large detached boarding houses, Winder House and Robertson House, are sited on the crest of the same drumlin and these buildings, together with groups of mature trees, create an informal parkland character. The site is to the west of the drumlin adjacent to the group of buildings along and just off Loftus Hill. It comprises open grazed (sheep) pasture overlooking the extensive sports pitches of Lupton Fields. The striking mounded shape of the drumlin landform and surrounding single and occasional groups of specimen trees (not on the site), which reveal and complement the open landform, are valuable and sensitive landscape characteristics that have an important role in defining the distinctive landscape setting of Sedbergh. The location of this site, on the west side of the drumlin and adjacent to existing buildings, would have a moderate adverse impact on how the distinctive landform is perceived; the principal drumlin form would remain intact.	
Settlement form and setting	Moderate
The site is part of the dispersed groups of large buildings, parkland and playing fields of Sedbergh School, which structure the landscape throughout the southern part of Sedbergh. Linear built development along Loftus Hill connects the principal group of Victorian school buildings (including School House and the chapel) with the historic town centre. The site is adjacent to this established group and would be an extension the existing settlement form at a local scale. In this area, the large school boarding houses (Winder House and Robertson House) are sited to take advantage of south facing views and thus do not face the site. Instead new buildings on this site would 'read' as part of the existing group of detached and terraced buildings on Loftus Hill and to the western side of the drumlin. Development on this site could be integrated with the existing settlement form if it is carefully scaled and designed to ensure that there is continuity of building form and materials with the adjacent terrace of houses. A terraced building form would be appropriate.	
Views and recreational experience	Moderate-high
This is a visually sensitive site. The terrace of houses adjacent (to the west of) the site is already prominent in views southwards across Lupton Fields from Back Lane and buildings on the site would be even more visible. However, prominent terraced housing, which is sited to follow local landform and take advantage of views, is a feature of Sedbergh's townscape and a terrace could fit well on this site, provided it is designed to high architectural standards. Some carefully sited tree planting would help to integrate the buildings and provide a backdrop to views.	
Perceptual qualities	Low -moderate
The site is within the part of Sedbergh that is generally associated with the school's parkland landscape. However, Loftus Hill has a mix of different types of buildings, including residential terraces, and is perceived as a 'connector' between school and town. This site would extend the visual influence of the adjacent terrace of houses to alter the proportion of residential buildings within the Loftus Hill area. The parkland quality of the area, with open pasture and groups of trees on the drumlin landform, would remain intact. The existing squash court is a poor quality building for such a prominent location and there could be an opportunity for a new terrace of buildings on this site to improve the quality of the local townscape.	
Cultural and historical associations	Moderate
The site is within the Sedbergh Conservation Area and is part of the historic Loftus Hill area, which contains a mix of residential buildings (cottages, detached houses and terraces) and the historic core of Sedbergh School. However, there are no listed buildings that would be affected by development on this site and a terrace of houses could be sensitively designed to fit within the historic character of the area.	

Overall landscape sensitivity - residential development	Moderate
There is an opportunity for a new residential terrace on this site, provided it is carefully designed to integrate with the existing buildings on Loftus Hill. This is an exceptionally prominent site, but a short terrace of buildings here would extend the existing townscape and could potentially improve the quality of built development in views southwards from Back Lane. However, it is important to recognise that buildings on this site would be a local landmark in views from the historic town centre and only buildings of a high architectural standard would be appropriate.	

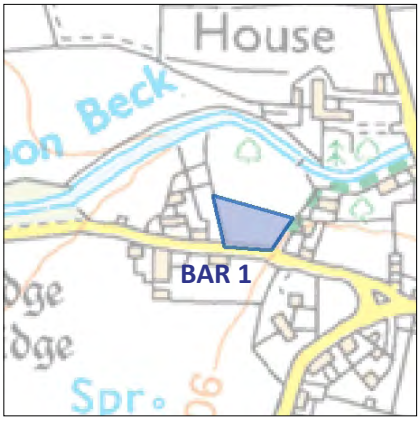
Large Villages

Barbon

Location of assessed sites



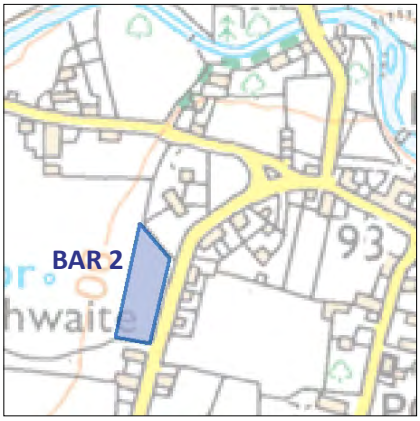
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		BAR 1	Land between Mistress Lumb & Rossmoyne, Main Street
		BAR 2	Land between The Old Vicarage & 28, Moorthwaite Lane
		BAR 3	Land north of Village Hall and west of Yew Tree Farm
		BAR 4	Land south of The Churchmouse at Barbon, New Road



Land between Mistress Lumb and Rossmoyne, Main Street, Barbon
BAR 1

Physical and natural character	Low-moderate
The site is part of an open walled field on the northern fringes of Barbon, which slopes gently northwards to a dense sinuous belt of woodland along Barbon Beck. It is flanked (to north and south) by cottages, houses, gardens and outbuildings and is the frontage to the principal road into Barbon from the A683 in the Lune Valley to the west. The stone wall boundaries and wooded backdrop (to the north) are the most important characteristic landscape elements and the mature specimen tree along the western site boundary is also a significant feature. All could be conserved (or integrated) as part of a residential development, although the quality of the interlocking pattern and distinctive relationship between settlement and wooded meandering Barbon Beck Valley would be compromised in this part of the village.	
Settlement form and setting	Moderate
The village of Barbon has a loose-knit, rural character in which groups of densely packed village buildings are interspersed with fields and paddocks. The clusters of buildings are connected by narrow lanes and the sequence of strongly contrasting views (from built to rural to built) is one of Barbon's distinctive characteristics. The site is part of the gateway to Barbon from the north west, in which there is an attractive sequence of gateway views north eastwards across Barbon Beck to the steep slopes of Middleton Fell. Development here would close down the local view to the Barbon Beck woodland and would erode the open, rural character of the village but, given that there are other open fields conserved within the village centre, it would not result in the loss of this distinctive characteristic. This is an important (gateway) road frontage within Barbon and it is important that a residential development on this site forms a positive built frontage to the road, with specimen oak trees along the site boundaries to the east and west (particularly at the roadside corners) to enhance the rhythm of the gateway sequence.	
Views and recreational experience	Moderate
Development on this site would screen views northwards to the wooded Barbon Beck from Main Street, but would not damage the most important views in the gateway sequence (across fields to the west of the village and to the east of the site, in the village centre) which reveal the relationship of the settlement to the Barbon Beck and to the Howgills respectively. There is a public right of way along the eastern boundary of the site, connecting Main Street with the riverside walk along Barbon Beck, and in views westwards from the village centre, the site is relatively low lying so that the east roadside corner (at the entrance to the footpath) is prominent. There is an opportunity for buildings to be set back here with a 'green corner' and landmark specimen oak tree. The combination of dense vegetation and local landform on land across the road and to the south of the site ensures that views are directed northwards along this part of Main Street and a high quality built frontage which incorporates stone wall boundaries to the road, will be important.	
Perceptual qualities	Moderate
This large open field on the fringes of Barbon contributes to the rural, open character of the village and its distinctive, interlocking pattern of field and settlement. This is the historic rural edge of Barbon, where the settlement and tributary river valley inter-connect and development here would change that relationship. There would be some loss of rural character but there would be sufficient remaining village centre fields to conserve this defining characteristic. The curves of the stone walls at the entrance to the public right of way are locally important and proposals should conserve and enhance this public right of way.	
Cultural and historical associations	Moderate-high
The site is close to a short terrace of grade II listed cottages (18th century) but is separated from these buildings by another larger roadside house and its garden and does not contribute to the historic setting of these historic cottages. It is not subject to any other designations but historic maps indicate that this field has long been an area of farmland within the village and show that there was a ford some 30m to the north west of the site. The land is part of a wider medieval field system of piece-meal irregular enclosure; ridge and furrow ploughing remains survive extensively in the area both to the west and east of the site. It contributes to Barbon's traditional character and time depth on the northern fringes of the village.	

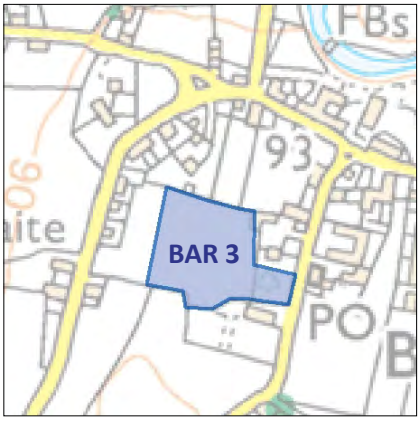
Overall landscape sensitivity - residential development	Moderate*
Development on this site could be integrated within Barbon and could contribute positively to the character of the village, provided there is a high quality built frontage, incorporating stone wall boundaries to Main Street and an enhanced public realm, with landmark specimen oak trees, defining the minor gateway to the public right of way along the eastern boundary of the site. Development should not extend to (or beyond) the eastern boundary of the site to avoid damage to the setting of Barbon Beck and to minimise damage to historic field patterns.	



Land between The Old Vicarage and 28, Moorthwaite Lane, Barbon
BAR 2

Physical and natural character	Low-moderate
The site is part of a large open arable field on the western edge of Barbon. It is bordered by hedges and (to the north and south) by individual village houses and their gardens. There are no biodiversity designations and the most important distinctive landscape character elements are the rural hedged character of Moorthwaite Lane with a mature hedgerow ash tree and superb sweeping long views westwards across the valley of the River Lune. Development here would screen these views from the lane but they are not exclusive to this site and there are no significant constraints.	
Settlement form and setting	Low-moderate
School Lane/Moorthwaite Lane defines the western edge of Barbon. It is a narrow hedged lane, bordered by mature hedgerow trees, which connects small groups of houses/cottages. The groups of buildings are typically separated by larger blocks of fields and this site is one such block. It contributes to the rural character of the lane and to Barbon's loose-knit, dispersed settlement form. Development here would erode the open, rural character of the village edge and would create an area of ribbon development, albeit one that links an existing cluster of houses to others within the village centre. However, this is a logical place for development which is visually contained and close to the historic village centre; there are other village centre and edge fields, on both sides of Moorthwaite Lane, which would conserve the rural character of the village.	
Views and recreational experience	Low-moderate
Development on this site would be visually well contained and no public rights of way would be adversely affected by views to development on this site. However, Moorthwaite Lane is likely to be used as a component of circular recreational walks within Barbon and development here would screen (or reduce) the attractive westward views across the Lune Valley from Moorthwaite Lane. The rear of the buildings on this site would be visible in views eastwards from the A683 and the road to Barbon from the A683 (at Hodge Bridge), but it is unlikely that development would be prominent in such views as the buildings would be seen as an integrated component of the existing mix of buildings, hedgerow and mature trees along Moorthwaite Lane	
Perceptual qualities	Low-moderate
This is a logical site for a row of 'edge-of village' properties with a stunning Lune Valley view. Moorthwaite Lane has an attractive, low key rural character and development here with an overly 'urban' character would be inappropriate. There is space for buildings to be set back a little from the lane, conserving its hedgerows and adding new hedgerow trees to retain the small scale, rural qualities of this village edge.	
Cultural and historical associations	Moderate
The site has no heritage designations, but the southern part of the field is noted (in the Historic Environment Record) as being part of an area of 'post medieval ridge and furrow and narrow ridge and furrow visible as earthworks' which extends downslope towards the west of the site.	

Overall landscape sensitivity - residential development	Low-moderate
There are relatively few constraints to development on this site. A layout that conserves the small-scale, rural character of Moorthwaite Lane, with buildings set back and the hedgerow frontage to the lane conserved could be well integrated within Barbon. Additional hedgerow trees should be planted along the lane as part of a scheme.	



Land north of the Village Hall and west of Yew Tree Farm, New Road, Barbon

BAR 3

Physical and natural character	Moderate-high

The site comprises a large, square walled field and adjacent small former orchard in the centre of the village of Barbon. The field has a gently rolling landform, which rises slightly to the west. It is relatively open, although lines of hedgerow trees provide some enclosure in the south west corner. The site is adjacent to the rear of properties along Moorthwaite Lane to the west and to three smaller fields to the north, which abut village properties and Main Street in the heart of the village. The most sensitive part of the site is the small square orchard to the east of the large central site, which is a (S41) priority habitat traditional orchard alongside Yew Tree Farm in the centre of the village. This orchard is in a degraded condition, with most of the trees already removed, but it is nevertheless a nationally important habitat and valued landscape feature. Vehicular access to a new development on this site would be via the former orchard and it should be possible to align an entrance road so that the remaining fruit trees are retained, with new trees planted and the majority of the stone walls conserved. There would also be an opportunity to create a new community orchard as a focus for the new layout. There are no other constraints to built development on this village centre farmland site, providing it is carefully integrated with stone wall boundaries, trees and hedgerows and the surrounding open fields are retained as undeveloped land.

Settlement form and setting	Moderate-high

The village of Barbon has a loose-knit, rural character in which groups of densely packed village buildings are interspersed with fields and paddocks. Development on this site would fit with Barbon's characteristic settlement form. However, there is a risk that it would be over-scaled within the village and the scale and proportion of buildings to open space should be carefully controlled so that the built form fits comfortably within the overall settlement, with areas of public open space within and/or on the fringes of the layout. There is an opportunity to retain key elements of the small walled orchard (and address the scale of development issue) by restoring and incorporating it as part of a village green which extends into the new layout, alongside the village hall. Development here would reduce the scale of the areas of open farmland in the centre of Barbon and it would be important to ensure that the newly created open space, together with the remaining fields to the north and south, would be of sufficient scale to conserve Barbon's distinctive open grain and rural character. The rural character of Barbon's connecting lanes is also valued and the frontage/vehicular access to New Road is particularly important.

Views and recreational experience	Low-moderate

There are no specific public rights of way across this central area of farmland, but the outer edges of built development on this site would be prominent in views from many of the village centre lanes and roads, particularly from the junction between Main Street and New Road, and the layout and massing of new development should be designed with this in mind. Given the proximity of the village hall and play area, adjacent and to the south east of the site, there would be an opportunity for a layout which incorporates a public open space/community orchard that abuts this existing public open space, so as to enhance the permeability of the village's public realm.

Perceptual qualities	Moderate-high

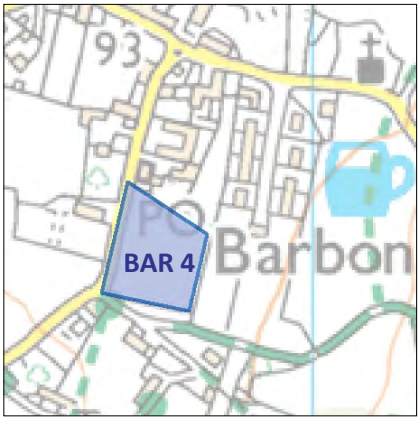
This large open field in the centre of Barbon contributes to the rural, open character of the village and its distinctive, interlocking pattern of field and settlement. A block of residential development in the heart of the village would transform the interplay of views in the village centre, reducing its spacious, rural character and increasing the proportion of built-up area : open farmland. There is a risk that it would seem over-scaled, but a carefully designed layout, with area(s) of retained open space and positive frontages to the north east (facing Main Street) and south east (facing New Street/the former orchard and the village hall play area could be successfully integrated here.

Cultural and historical associations	Moderate-high

The site is close to a grade II listed building (Stocks Garth and attached barn) on New Road (18th century) but is separated from it by small fields and does not contribute to directly to its historic setting. It is not subject to any other designations but historic maps indicate that this field has long been an area of farmland within the village and there is a small area of ridge and furrow (noted on the Historic Environment Record) in the south east corner of the site, adjacent to the village hall. It contributes to Barbon's traditional character and time depth in the heart of the village.

Overall landscape sensitivity - residential development	Moderate-high*

A residential development which is built around a green (possibly a community orchard) could be integrated in this central village site if the layout incorporates a proportion of green space : built form that fits comfortably within the overall scale of the settlement. In addition, the existing small walled orchard should be conserved and replanted as an entrance feature and public open space adjacent to New Road and the village hall. There should also be a positive frontage to the north east (in views from the Main Street/New Road junction). A development here should be carefully integrated with stone wall boundaries, trees and hedgerows and the surrounding open fields should be retained as undeveloped land.

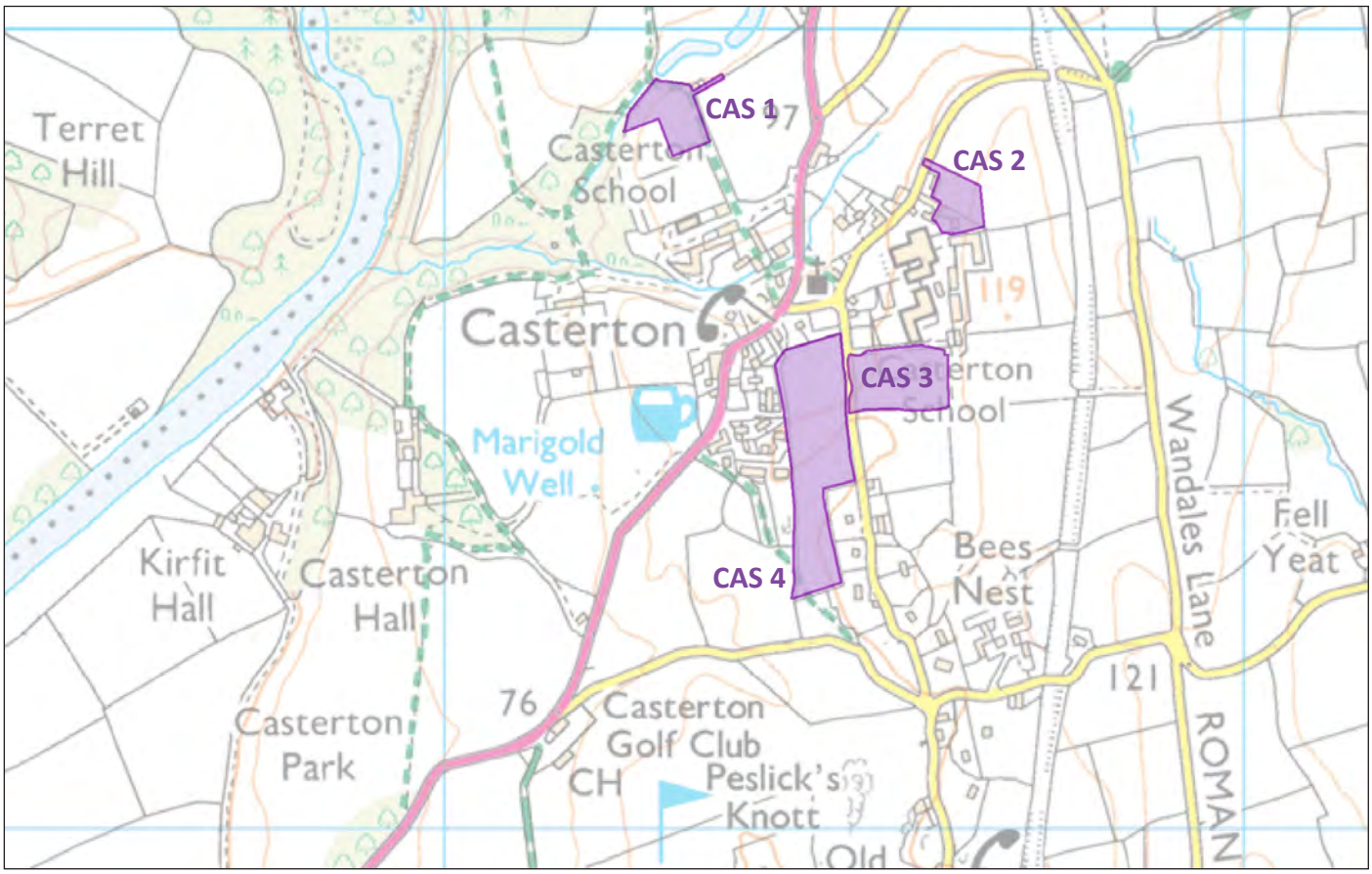


Land south of The Churchmouse at Barbon, New Road, Barbon
BAR 4

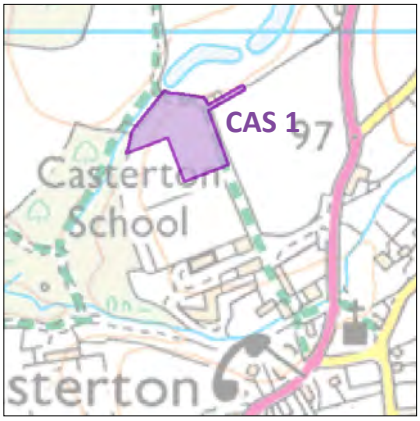
Physical and natural character	Moderate
The site is a large walled field in the centre of the village of Barbon. It is surrounded by a mix of houses and gardens, fields and village lanes, as well as a small remnant orchard to the south and an area of regenerating woodland to the east. It is an open, fairly flat, square-shaped field which is partially enclosed on its boundaries by some individual mature specimen oak trees and groups of trees. There are particularly attractive views across the site to the historic village centre and the tower of the Church of St Bartholomew from New Road; the steep slopes of Barbon Low Fell to the east and Middleton Fell to the north east form a dramatic and scenic backdrop to these views. This site is flanked by groups of village buildings and lanes and is in the heart of the village. Development across the whole of this site would be over-scaled in relation to the surrounding pattern of the fields, lanes and buildings in Barbon. However, a layout which incorporates a green and groups of houses which fit with the existing village townscape could be integrated and there would also be an opportunity to create a new community orchard as a focus for the new housing. There are no other constraints to built development on this village centre farmland site, providing it is carefully integrated with stone wall boundaries and informal groups of trees.	
Settlement form and setting	Moderate-high
The village of Barbon has a loose-knit, rural character in which groups of densely packed village buildings are interspersed with fields, paddocks and remnant orchards. Development here would fit with Barbon's characteristic settlement form. However, there is a risk that development across this site would be over-scaled within the village and the scale and proportion of buildings to open space should be carefully controlled so that the built form fits comfortably within the overall settlement, with areas of open space within or on the fringes of the layout. There may be an opportunity to plant a new community orchard as part of this scheme, to restore the traditional pattern and an open space within the layout could be aligned to conserve views to the church from New Road and to enable agricultural access to the adjacent fields. Development here would reduce the scale of the areas of open farmland in the centre of Barbon and it would be important to ensure that the newly created open space, together with the remaining fields and remnant orchards to the north east, west, east and south, would be of sufficient scale to conserve Barbon's distinctive open grain and rural character. The rural character of Barbon's connecting lanes is also valued and the frontage/vehicular access to New Road is particularly important.	
Views and recreational experience	Moderate-high
There are scenic views north eastwards and eastwards across this site from New Road to the steep slopes of the Howgills to the east and north east; more specifically there is an attractive view to the Church of St Bartholomew amidst the mature trees and buildings in the historic village core, which could be screened by development. This potential harm could be mitigated by designing the layout so that it incorporates an open space that is aligned to conserve a framed view to the church (diagonally across the site) from Scalebar Lane. Watery Lane, a public right of way connecting New Road and the Town End part of the village to Barbon Low Fell is aligned along an elevated part of the site's southern boundary. The frontage to this route and views from it are also a relevant consideration.	
Perceptual qualities	Moderate-high
This large open field in the centre of Barbon contributes to the rural, open character of the village and its distinctive, interlocking pattern of field and settlement. A block of residential development in the heart of the village would transform the interplay of views in the village centre, reducing its spacious, rural character and increasing the proportion of built-up area : open farmland. There is a risk that development across this whole site would seem over-scaled, particularly given it's prominence in the village. However, a carefully designed layout, with area(s) of retained open space and positive frontages to New Road and Watery Lane could be successfully integrated here.	
Cultural and historical associations	Moderate
The site is not subject to any heritage designations but historic maps indicate that this field has long been an area of farmland within the village separating the historic village core and the hamlet of Town End. It contributes to Barbon's traditional character and time depth in the heart of the village.	
Overall landscape sensitivity - residential development	Moderate-high*
Development across this entire site would be over-scaled and would be dominant within Barbon, harming the characteristic open, loose-knit settlement form. However, a layout which incorporates a relatively high proportion of green space : built form could fit comfortably within the overall scale of the settlement, particularly if the open space is aligned to conserve the attractive view diagonally across the site from Scalebar Lane to the church. A development here should be carefully integrated with stone wall boundaries, groups of native trees and carefully sited individual specimen oak trees. There should be positive frontages to New Road and Watery Lane and may be an opportunity to incorporate a community orchard to restore this traditional component of the village landscape pattern.	

Casterton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
CAS 1	Land north west of school playing field		
CAS 2	Land adjacent to Marthwaite		
CAS 3	Land south of school buildings		
CAS 4	Land east of Fern Croft and Smithy How		



Land north west of school playing fields, Casterton
CAS 1

Physical and natural character	Moderate-high

The strong influence of large estates ensures that this is a relatively wooded part of the Lower Lune valley in which a combination of low rounded drumlins and sinuous woodlands enclose the river and frame scenic cross-valley views. The site is a relatively elevated grassland area between the formal managed turf of the school playing fields and a spur of mixed woodland which is part of the Casterton Hall estate. The landform has been supplemented by fill material resulting from the construction of the adjacent artificial sports pitch to the south. The majority of the woodland enclosing the site to the west is semi-natural ancient woodland, although there is a buffer of mixed woodland alongside the site. A string of small lakes within an open minor tributary valley immediately to the north of the site contributes to the parkland landscape pattern; the site is on the sensitive edge between wooded ridge and open minor valley in this context. A residential development would be isolated and incongruent within this sweeping, composed parkland landscape. The adjacent geometric playing fields and groups of school buildings have already eroded the unified, sinuous patterns of woodland and farmland and a block of housing would tip the delicate balance of built infrastructure : natural landscape and would damage the distinctive wooded parkland landscape of the Lower Lune Valley.

Settlement form and setting	Moderate-high

This site is part of the wooded parkland landscape of the rural Lune Valley which is a component of the wider landscape setting of Casterton. It is separated from the village by extensive school playing fields and school buildings. The school playing fields form an artificial, but verdant transition between the village and its valley parkland setting to the north. The landscape in this part of the wooded Lower Lune Valley is punctuated by groups of estate and agricultural/educational buildings which have developed as part of the historic landscape pattern, within semi-enclosed and composed landscape settings. A residential development would be inappropriate here; it would be a significant disruption to the existing landscape pattern and would extend the pattern of settlement into a distinctly different landscape.

Views and recreational experience	Moderate-high

Development on this relatively elevated site would be prominent in the scenic westward views across the Lower Lune Valley from the A683. Buildings would be seen against the backdrop of the woodland to the west of the site, but in southward views from the A683, would be linked visually with the existing school buildings to form an extended broken line of buildings that arcs from the A683 gateway to Casterton (to the south) to the sports pavilion to the west. It would have an urbanising influence in these scenic A683 views, not least because the lakes in the minor tributary valley to the north are a focus in the westward views, which are framed by the wooded ridge to the south (the site). Development here would also have an adverse influence on the rural parkland character of recreational walks through the woodland, farmland and school grounds to the north of Casterton; the site is bordered by public rights of way which form part of short circular walks along the valley from the village.

Perceptual qualities	Moderate-high

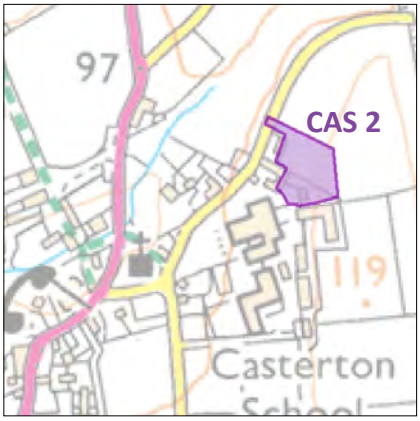
The site is perceived as part of the wooded parkland landscape of the Lower Lune Valley rather than part of the village. The artificial manicured school playing fields and large fenced multi-use pitch are a degrading influence, but the extensive meandering pattern of woodland and farmland along the River Lune, which winds up and onto the undulating floodplain fringes, is of sufficient scale to contain the existing educational infrastructure. However a block of residential development on this site, at the sensitive edge between a parkland woodland and an open local tributary valley (containing a string of small lakes) would damage the simple unity and rural composition of this distinctive wooded parkland landscape.

Cultural and historical associations	Moderate

The site is not subject to any heritage designations but is a component of the wooded parkland landscapes associated with Casterton Hall to the south, The Grange to the north east and Underley Park to the west. The separate ownerships of these estate landscapes are imperceptible in the wider landscape and they are perceived as a unified composition. Development on this site would be a disruptive and negative influence on the historic time depth and unity of this historic valley parkland.

Overall landscape sensitivity - residential development	Moderate-high

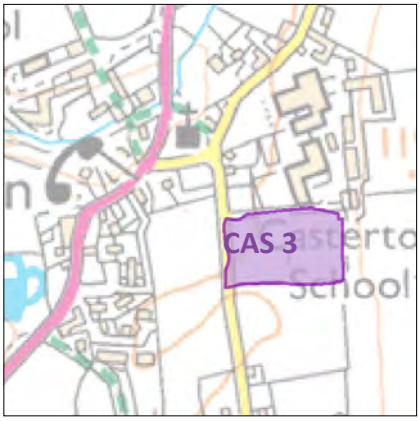
This site is perceived as a component of the extensive wooded parkland landscape within the Lower Lune Valley, which includes the parkland landscapes associated with Underley Park, Casterton Hall and The Grange. A block of residential development would be incongruous within this setting. It would feel disconnected from the village as it would be separated by extensive school buildings and grounds and it would disrupt the sweeping unity and rural composition of this distinctive wooded valley parkland landscape.



Land adjacent to Marthwaite, Casterton
CAS 2

Physical and natural character	Moderate
The landscape at the foot of the Howgills (Barbon Low Fell and Brownthwaite), on the eastern fringes of the Lune Valley, has an undulating landform. The low, smooth rounded hills and ridges at the transition between the valley floor and the fell slopes are formed by glacial deposits. The village of Casterton steps up the rolling lower slopes of one of these ridges; the historic school buildings are on a relatively elevated part of the ridge and the site is on the northern end of the same ridge, at a similar elevation to the school. It is part brownfield and part greenfield. The brownfield area is adjacent to the existing school buildings and comprises small buildings and storage areas sheltered by a few small trees; the greenfield area is part of a large, open arable field. Overall, this is an exposed and relatively elevated site with a distinctive steeply sloping rounded landform on the edge of the village. There are no relevant biodiversity designations. Development would mask the distinctive topography of this open, rounded ridge. Only a layout with a woodland belt on the highest part of the site and which incorporates extensive groups of native trees stepping up the slope to integrate and soften views to buildings, could be considered in this setting.	
Settlement form and setting	Moderate-high
The existing north eastern edge of Casterton has an exposed character, with buildings visible (and sometimes prominent) on the local ridge, particularly in views from the lanes to the north east, such as Greenber Lane. Development here would extend beyond the existing settlement edge to an exposed local ridgetop. However, there could be an opportunity to integrate buildings on the brownfield part of the site and part of the slope as part of a strategy to enhance the existing exposed settlement edge. In this situation, new buildings should be integrated with hedgerows and extensive native tree planting, including particularly planting at the highest elevation, which extends southwards to integrate the existing large school building. Vehicular access off the narrow, hedged lane to the north of Casterton would have a severe detrimental impact on the rural character of the settlement at this gateway approach and vehicular access to a new development could only be via the existing school entrance.	
Views and recreational experience	High
New buildings on this elevated, open slope would be prominent in local views from roads and lanes to the north and north east (eg. bridge over the former railway), extending the existing built edge further up and across the smooth, open landform of the local ridge to the east of Casterton. A very sensitively designed layout, which focuses built development on the brownfield site and integrates new buildings with extensive tree planting and a new ridgetop woodland as a backdrop to views, might offer an opportunity to create a softer, more rural interface between buildings and farmland. However, development on this site, as proposed, would have a severe adverse impact on local views.	
Perceptual qualities	Moderate-high
The rural character of the narrow hedged lane should be conserved and vehicular access in this location would be damaging. Given the part brownfield site and its proximity to the existing school buildings and village, there is an opportunity for a small residential development, on part of the site and incorporating extensive tree and ridgetop woodland planting, to interlock and step upslope alongside the existing buildings. This strategy could potentially enhance an exposed and rather abrupt settlement edge, although it would take time for the tree planting to mature and the new housing would be prominent and rather exposed during the first 5-8 years.	
Cultural and historical associations	Moderate-high
The site is not subject to any heritage designations, although some potential earthworks on the site merit further scrutiny. Development here would be prominent and have an adverse effect on the wider landscape setting of Casterton and the cluster of school buildings that have developed around the Victorian building associated with the Clergy Daughters' School (now part of Sedbergh School).	

Overall landscape sensitivity - residential development	Moderate-high*
Development on this relatively elevated and open site would be prominent in local views from the north and north east and vehicular access off the narrow hedged lane would be damaging to the rural character of this approach to Casterton from the north east. A small development, focused on the brownfield part of the site and accessed via the existing school entrance, could offer the opportunity to create a softer and more sheltered interface between settlement and farmland on the eastern, fell slope fringes of the village. However this would rely on a layout that incorporates groups of native trees which step up the slope alongside and between the buildings and a woodland belt on the highest part of the site which extends southwards to integrate the existing large school building.	



Land south of school buildings, Casterton
CAS 3

Physical and natural character	Moderate

The site is a large rectangular horse paddock on gently sloping land on the eastern edge of Casterton. It is adjacent to and south of the large complex of buildings, sports pitches and parking infrastructure at Sedbergh Prep. School but is otherwise surrounded by farmland. A line of detached houses and gardens are to the south, with a narrow hedged lane along the western site boundary. The paddock is hedged on three sides and bordered by a post and rail fence alongside the track beside the northern boundary. The most sensitive natural landscape character elements are the narrow hedged lane to the west of the site, the occasional mature hedgerow boundary trees and the more elevated slopes to the east of the site. A small, low density housing development could be integrated here if it is separated from the school complex by a belt of native woodland to avoid creating an extensive block of built infrastructure which would be over-scaled in this village edge landscape context. Only a small housing scheme could be accommodated here as there is a risk that proposals for vehicular access to a sizable scheme would result in significant damage to the distinctive rural character of the narrow lane to the west.

Settlement form and setting	Moderate

The village of Casterton has developed on the slopes of local glacial ridges on the eastern fringes of the Lune Valley. The Church of Holy Trinity and the buildings of Sedbergh Prep. School are sited prominently on relatively elevated land, with houses and cottages along narrow lanes that are typically aligned to follow the lower contours. The large complex of buildings and car parks at Sedbergh Prep. School is a dominant influence. The settlement has grown along the lower slopes, but the narrow lanes to the south and east of Casterton restrict vehicular access and the density of the settlement therefore reduces, with houses layered with open fields on the eastern, upslope fringes of the village. A residential development on this site should be separated from the school complex by a belt of native woodland and sheltered by groups of native trees to form a soft interface with the adjacent open, farmland. Given the narrowness of the hedged lane access to the west, only a small, low density scheme would be possible; a larger scheme, requiring widening of this lane, would result in significant damage.

Views and recreational experience	Low-moderate

This site is visually contained in views from publicly accessible routes and spaces. Development here would be visible from the narrow lane to the east and (in part) from the historic village core adjacent to the church, particularly during winter months. However this field is relatively well screened in views from the fell slopes to the east by the local landform and a small scheme, with a low density layout of houses which are partially screened and sheltered by groups of native trees would be viewed within the village context. There would be limited adverse impacts on views and recreational experience.

Perceptual qualities	Moderate

This part of Casterton has an open aspect, with scenic views eastwards towards the slopes of Barbon Low Fell and Brownthwaite. The large and relatively prominent complex of school buildings is a dominant influence, which tends to erode the rural character and intimate scale of the eastern village edge. The horse paraphernalia on this site, including a fenced arena and coloured jumps, results in some visual clutter and the site is perceived as an extension of the school complex, with open fencing to the adjacent car park. However, the frontage to the narrow hedged lane to the west and the wider large scale landscape of the fell slopes to the east contributes to Casterton's wider fell slope landscape setting. A relatively low density form of development, sheltered with native trees would be appropriate in this context and would potentially enhance the quality of views within the immediate vicinity of the site.

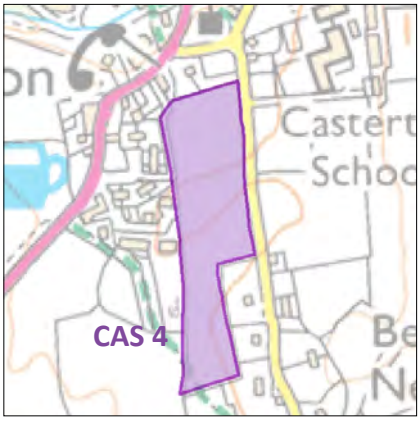
Cultural and historical associations	Moderate

The site is not subject to any heritage designations but the entire site is noted (on the Historic Environment Record) as an area of ridge and furrow. The narrow hedged lane to the west makes a strong contribution to Casterton's traditional character and time depth and the south west corner of the site is visible in views from the historic village core and the Church of Holy Trinity. A low density development, set back from the sensitive narrow hedged lane and the south west corner of the site, would minimise the risk of damage to the site's heritage character.

Overall landscape sensitivity - residential development	Moderate

The most sensitive (and vulnerable) landscape component of this site is the narrow hedged lane along its western boundary. The rural character of this lane merits conservation and, since it is also anticipated to be the vehicular access, only a small, low density scheme would be possible. A larger scheme would require a wider vehicular access; this might be possible via the school car park, but has not been assessed as this land was not included as part of the site that is under consideration.

Buildings should be separated from the school complex by a belt of native woodland and sheltered by groups of native trees to form a soft interface with the adjacent open, farmland.



Land east of Fern Croft and Smithy How, Casterton
CAS 4

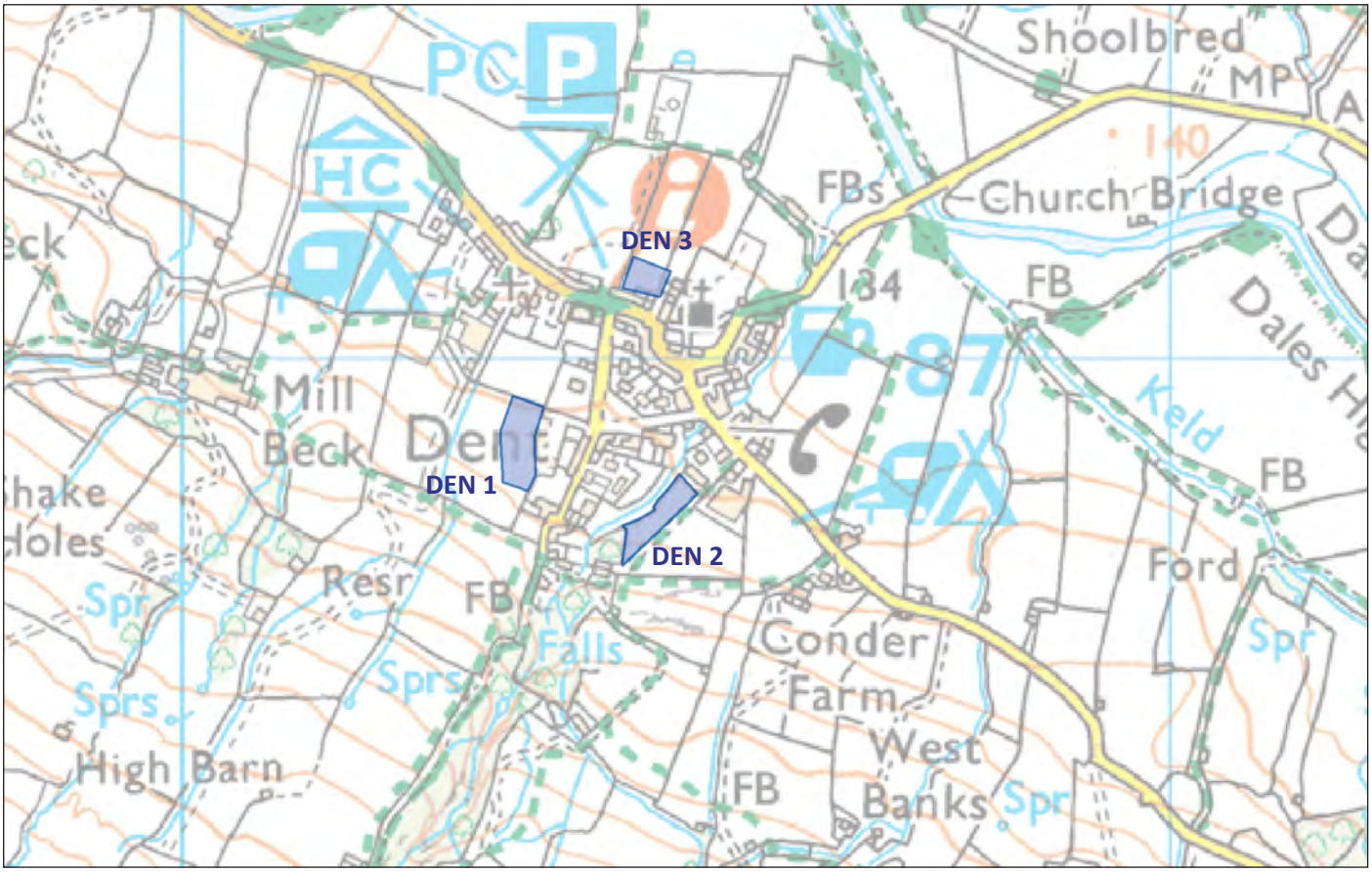
Physical and natural character	Moderate
The site is a large hedged field on gently sloping land on the eastern edge of Casterton. It is bordered by a housing estate on the lower slope to the west and a line of tall mature trees to the north, which separates it from the historic village core, including the Church of Holy Trinity. The car park and buildings of Sedbergh Prep. School are to the north east and a line of detached houses and gardens are to the south east, with a narrow hedged lane along the eastern site boundary. The most sensitive landscape elements are the narrow hedged lane to the east of the site and the mature hedgerow boundary trees. This is a well contained village site; development on the field could be integrated with only limited damage to local landscape character, provided vehicular access is via the housing estate to the west because proposals for vehicular access off the narrow lane to the east would result in significant damage to its distinctive rural character.	
Settlement form and setting	Moderate
The large complex of buildings and car parks at Sedbergh Prep. School is a dominant influence. Casterton has grown along the lower slopes, with lanes typically following the contours. However, the narrow hedged lanes to the south and east of the village restrict vehicular access; development in these areas has been limited to the school complex and to individual detached dwellings with large gardens accessed via the narrow hedged lanes. The density of the settlement therefore reduces towards the eastern, upslope fringes of the village. Development across the whole of this large site would be over-scaled in relation to the village. Built development should be accessed off the housing estate to the west, limited to the northern part of the site and set well back from the sensitive narrow lane to the east. The layout should incorporate significant native tree planting to shelter and partially screen the buildings.	
Views and recreational experience	Moderate
This site is visually contained in views from publicly accessible routes and spaces. Development here would be visible from the narrow lane to the east, from the elevated Fell Road to the east and from the historic village core adjacent to the church during winter months, when the tall boundary trees do not form an effective screen. There would also be views from the public right of way which crosses the southern tip of the site. However a relatively low density layout of new buildings which are partially screened and sheltered by groups of native trees would be viewed within the village context and there would be limited adverse impacts on views and recreational experience.	
Perceptual qualities	Moderate
This part of Casterton has a fairly open aspect, with scenic views eastwards towards the slopes of Barbon Low Fell and Brownthwaite. The large and relatively prominent complex of school buildings is a dominant influence, which tends to erode the rural character and intimate scale of the eastern village edge. This site makes relatively little contribution to the landscape setting and character of the village, but the frontage to the narrow hedged lane - and to the wider landscape of the large scale fell slopes to the east, is distinctive and a relatively low density form of development, sheltered with native trees, would be appropriate in this context.	
Cultural and historical associations	Moderate-high
The surviving field boundaries of this land parcel are those of the former medieval strip fields, which still survived to the south and east of the village in the mid-late 19th century. A linear feature running north-south though centre of the field is visible on Lidar and is a possible lynchet. The site is not subject to any heritage designations but there are areas of ridge and furrow (noted on the Historic Environment Record) in the north eastern part of the site (and frontage to the lane) and the southern part of the site. In addition, the narrow hedged lane to the east makes a strong contribution to Casterton's traditional character and time depth.	

Overall landscape sensitivity - residential development	Moderate-high*
This site is visually well contained and makes a limited contribution to Casterton's landscape setting. However, the rural character and strong time-depth of the narrow hedged lane to the east is distinctive and merits conservation. A layout that is accessed via the housing estate to the west, limited to the northern part of the site and set well back from the narrow hedged lane to the east, could be well integrated without damage to landscape and visual amenity. The relatively high sensitivity score reflects the heritage value of this site; a reduced developable area would support conservation of a proportion of the remnant ridge and furrow areas.	

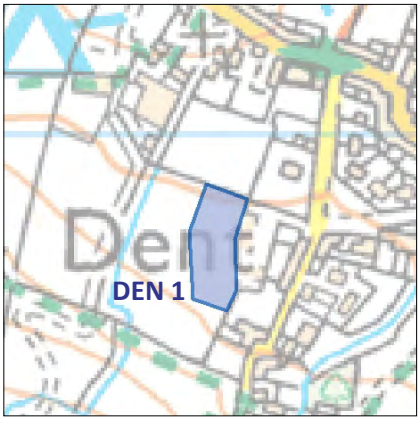
Large Villages

Dent

Location of assessed sites



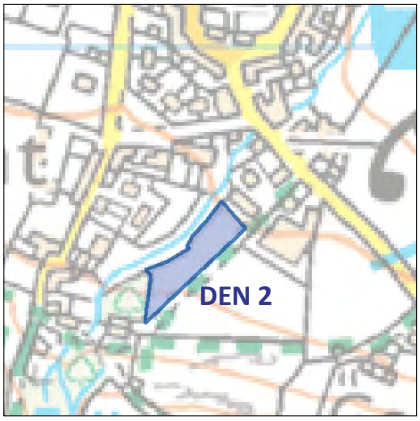
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		DEN 1	Land west of Glebe Fold and south of playing field
		DEN 2	Land south west of Ghyllside
		DEN 3	Land north of Meadow View Barn and east of car park



Land west of Glebe Fold and south of playing field, Dent
DEN 1

Physical and natural character	Low-moderate
The site is part of a fairly flat and open pasture on the south east fringes of Dent. It is bordered by existing houses to the east and by the town's playing field to the north. The field is enclosed by low clipped hedgerows and by the stone walls that enclose the gardens of the existing Glebe Fold properties. The land rises quite abruptly to the south on the slopes of Towns Fell, where belts of mature trees lining the narrow gill provide a sense of enclosure. A high quality, relatively dense residential development here would be prominent in local views but would fit well with the existing landscape pattern, avoiding the more elevated part of the slope.	
Settlement form and setting	Moderate-high
Dent has a tightly clustered settlement form, with an intricate pattern of streets and rows of cottages that face inwards onto narrow streets and yards. The Flintergill neighbourhood is slightly separate from the village centre but is characterised by rows of cottages along the street and a cluster of houses and outbuildings at Flinter Gill Head, all sheltered by trees and bordered by neat stone walls. There is considerably more tree cover here compared to the village centre. Development on this site would be consistent with the existing settlement form and pattern of growth. However, there is a risk that new development would not relate well to the existing Glebe Fold site as a rigid 'wrap around' layout could seem overly 'urban'. It would be more appropriate to develop only the northern part of this site, adjacent to the playing field, with a courtyard-form layout. This would form an indented settlement edge that would be more appropriate within this sensitive historic settlement context.	
Views and recreational experience	Moderate-high
Development on this site would be prominent in close views from the playing field to the north and from the elevated public right of way along the lower fell slope to the south of the field. It is also likely to be visible in elevated views from the public right of way that connects Dent with Green Lane and the open moorland on Towns Fell to the south of the village. There are long, scenic views westwards and north westwards from the site along Dentdale and development on this site would be visible as a new settlement edge in views eastwards from the public right of way that connects Gawthrop and Dent. Dent is a popular visitor hub within the YDNP and development on this site would influence the visual and recreational experience of large numbers of YDNP visitors, as well as local residents. The site merits a high quality development, which reinterprets Dent's distinctive traditional built form.	
Perceptual qualities	Moderate-high
This is a prominent site in an open field, which would form a new built edge to the village. Dent's traditional townscape has a striking sense of enclosure, with buildings facing internal streets and courtyards and with occasional framed views to the surrounding countryside. In the Flintergill and western parts of the village, buildings are also sheltered by mature trees to give a soft interface with the surrounding landscape, which would be appropriate in the context of this 'edge of settlement' site. The existing Glebe Fold site demonstrates that a bold, white rendered built edge can be successfully integrated in this context and there is an opportunity to create an attractive new built edge, which complements and extends this existing housing. Development across this whole site would not fit well with the existing Glebe Fold scheme and would seem over-scaled and too rigid. A courtyard scheme on the northern part of the site, with an external edge softened by native tree planting, could be well integrated.	
Cultural and historical associations	Moderate-high
The site is part of the designated Dent Conservation Area and also contains visible ridge and furrow earthworks (noted in the Historic Environment Record), which extend across the whole of the field containing the site. A high standard of design would be required which respects the character of the conservation area.	

Overall landscape sensitivity - residential development	Moderate-high*
This is a sensitive and relatively prominent settlement edge site within a designated conservation area. It merits a high quality scheme which reinterprets Dent's distinctive traditional built form. A layout across this site, which wraps around the existing Glebe Fold scheme, would seem overly rigid and potentially 'urban'. However, a smaller courtyard scheme on the northern part of the site would provide a contrasting but complementary layout, which forms an indented 'village-scaled' settlement edge. Groups of native trees on this edge would help to soften and integrate the scheme in local views.	



Land west of Ghyllside, Dent
DEN 2

Physical and natural character	Moderate

The site is a relatively narrow slice from a large walled field on the south east edge of Dent. It is gently sloping land alongside Seeds Gill, a wooded tributary beck which tumbles down the slopes of Towns Fell and Great Coum to the south of Dent. Development here would extend the settlement southwards from the existing housing at Ghyllside along Seeds Gill, creating a new built edge which would 'contain' this part of the lower Seeds Gill landscape within the village, reducing its presence within the wider landscape. However, this type of wooded gill landscape is common throughout Dentdale and the local landscape pattern in this area incorporates some relatively large scale elements, including an industrial unit to the north east and a mature conifer plantation on the fell slopes to the south. A small-scale built development on this narrow site could be integrated but built development should be confined to the lower part of the slope with a buffer alongside Seeds Gill.

Settlement form and setting	Moderate-high

The site is between a track (public right of way) and the wooded gill and development here would form a visual connection between the existing block of housing at Ghyllside, with the large factory unit alongside, and the cluster of houses and cottages on the wooded lower fell slopes at Flinter Gill Head. The track is a prominent route which forms a logical edge to the settlement and which connects with tracks on the fell slopes to the south. As Dent has expanded southwards to connect the historic village centre with the former hamlet of Flintergill, Seeds Gill has been incorporated within the townscape and development on this south eastern side of the gill would continue this trend. However, this is a highly visible site and development here could seem disconnected and over-scaled. It would potentially damage Dent's rural character. A dense layout, which relates well to the existing Ghyllside housing, incorporating the public right of way and forming a similarly robust and attractive village edge, would be appropriate. However development should respect the rural village landscape setting and should avoid a continuous line of buildings, stepping up the slope. It should be confined to the northern, lower part of the site to avoid connecting the core of Dent with the more rural cluster of fell slope buildings at Flinter Gill Head.

Views and recreational experience	Moderate-high

A much used and valued public right of way, that connects the historic village centre with the Seed Gill waterfalls and woodlands on the fell slopes to the south, passes along the south eastern edge of this site and development here would therefore have a strong, direct influence on local views and recreational experience. It would form a prominent new settlement edge, generally seen against a wooded backdrop, in views north westwards from the road and camp site to the south east of Dent and in views eastwards from the public right of way that runs along the foot of the fell slopes, connecting the farmsteads and hamlets to the south east of Dent. It would also be visible in the elevated views from the public right of way which leads upslope to the east of Seeds Gill. Dent is a popular visitor hub within the YDNP and development on this site would influence the visual and recreational experience of large numbers of YDNP visitors, as well as local residents. The site merits a high quality small-scale development, which reinterprets Dent's distinctive traditional built form.

Perceptual qualities	Moderate-high

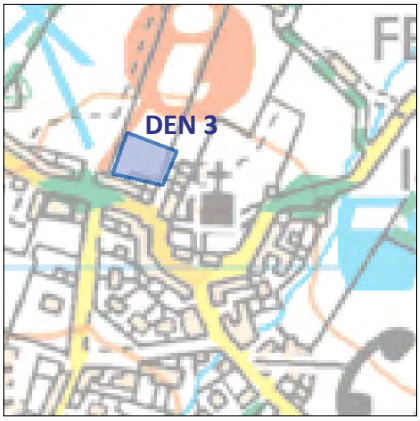
The large industrial unit alongside the road to the south east of Dent is a dominant influence within the local landscape context, which contrasts with the small intricate scale of Dent's traditional settlement form Development on this site would form a new built edge to the village which would be highly visible in local views. Given the secluded, enclosed character of Dent's townscape, this change could be integrated and a new high quality paved route would enhance the existing dense network of accessible routes that connect the local streets and neighbourhoods. The existing wooded gill landscape would form a backdrop to local views and the built form should be designed to conserve this edge and to extend and complement the existing successful traditional small scale Ghyllside housing. However, a continuous line of houses, stepping up the slope would dominate and development should be confined to the lower slopes, to conserve the perception of Flinter Gill Head as a separate, rural fell slope hamlet

Cultural and historical associations	Moderate

The site is outside the designated Dent Conservation Area but is a valued part of the landscape setting of this historic, traditional Dales settlement. A high standard of design would be required which respects the character of the conservation area.

Overall landscape sensitivity - residential development	Moderate-high*

This is a highly visible edge of village site which incorporates a public right of way that parallels the main street to Flinter Gill Head. A small, high quality development, with a traditional small-scale built form, would complement Dent's historic townscape and could provide a popular paved settlement-edge route. However, only the northern (lower) part of the site should be developed to respect the rural setting and conserve the perception of Flinter Gill Head as a separate, rural hamlet. The existing wooded gill landscape would form a wooded backdrop to local views and the built form should be designed to conserve this edge and to extend and complement the existing successful traditional small scale Ghyllside housing.



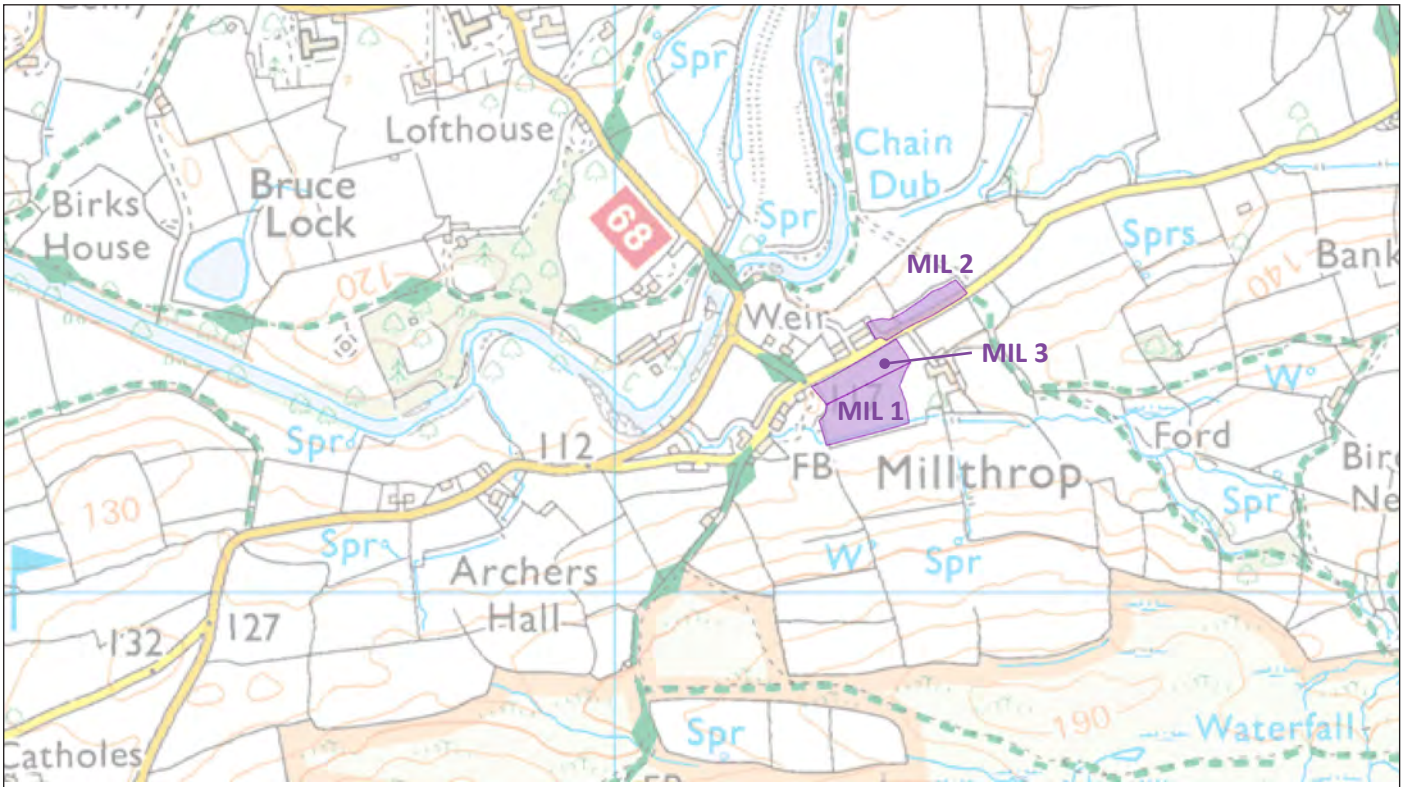
Land north of Meadow View Barn and east of car park, Dent
DEN 3

Physical and natural character	Moderate
The site is part of a long walled pasture on the northern edge of Dent, which overlooks and slopes northwards towards the River Dee. It is adjacent and immediately to the north of the traditional cottages and barns that line Main Street and is to the east of Dent's visitor car park. The line of mature trees within the car park and along its eastern boundary stone wall creates a sheltered local environment and a backdrop to westward views. A small housing development on this edge of village centre site, with access off Main Street, would create a new settlement edge but the small scale of this site, and its secluded location, ensure that it would not compete with the hierarchy of properties which is here established by the prominent historic buildings of St Andrews Church and the Old Grammar School within the extensive walled churchyard.	
Settlement form and setting	Moderate-high
Dent has a tightly clustered settlement form, with an intricate pattern of streets and rows of cottages that face inwards onto narrow streets and yards. Development on this site would be consistent with the existing settlement form and pattern of growth. However, the site is in an exceptionally sensitive location, adjacent to the 'urban' townscape of Main Street and the most prominent historic group of buildings in Dent. There is a risk that development here would result in adverse impacts on the sensitive views to St Andrew's Church and the Old Grammar School. The vehicular access to Main Street, which is adjacent to a historic (grade II listed) barn would also be highly sensitive and possibly too 'tight'. A cobbled and walled narrow access to a small housing scheme with a courtyard layout would be the only option in this sensitive setting.	
Views and recreational experience	Moderate-high
Development on this site would be visible, for a short distance, from the public right of way to the north of the village (between Back Lane and South Lord's Land), from the car park to the west and from the north western edge of the churchyard to the east. It would also potentially result in adverse impacts on views to the historic church and grammar school buildings. The car park is the principal visitor gateway to Dent and development here would therefore be particularly visible.	
Perceptual qualities	Moderate
The site has a backland character and has, at times, been used as a dumping area for storing building materials. Nevertheless, it is part of the low-key rear 'courtyard and croft' pattern, with a sharp interface between village and farmland, that is typical of the relationship between Dent's historic townscape and the rural surroundings. Only a small and exceptionally high quality courtyard development could be integrated here. Its layout and built form would need to be designed to provide an attractive built edge in views southwards from the public right of way to the north and from the churchyard of St Andrew's Church. The vehicular entrance off Main Street (and glimpsed views off this street to the site) are locally important and the surfaces of the access and parking areas would need to be paved with a unified palette of traditional materials which complements those in the existing village centre.	
Cultural and historical associations	Moderate-high
The entrance to this site is part of the designated Dent Conservation Area and, although the majority of the area is to the north of the conservation area boundary, development here would contribute to the landscape setting of the conservation area. Development would also have an adverse effect on the landscape settings of St Andrews Church (grade 1 listed) and the Old Grammar School (grade II listed). It is also immediately alongside a grade II listed building (Stone Close Cafe and adjoining barn to west). An exceptionally high standard of design would be required which respects the historic landscape settings of this listed buildings and the character of the conservation area.	

Overall landscape sensitivity - residential development	Moderate-high
This is a sensitive site in the heart of the historic village centre, which is adjacent to a grade II listed building and within the viewshed of St Andrew's Church (grade I listed) and the Old Grammar School (grade II listed). Only an exceptionally high quality small courtyard style scheme would be appropriate, which respects the vernacular layout, character and materials that are distinctive to Dent.	

Millthrop

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
MIL 1	Land west of Blandses Farm		
MIL 2	Land east of Derry Cottages		
MIL 3	Land opposite Derry Cottages		



Land west of Blandses Farm, Millthrop
MIL 1

Physical and natural character	Moderate-high

This site is on the gently rolling slopes of the Rawthey Valley at the foot of Burton Hill and the Frostrow Fells. It is open farmland bordered by low stone walls which continue upslope in the traditional fell slope 'ladder' pattern to the south. The Clatter Beck, a small tributary of the River Rawthey, flows along the southern boundary of the site and is marked in the wider landscape by a line of mature trees. The site is part of the rural pastoral landscape on the lower slopes of the fells and forms part of the landscape setting of the mill village of Millthrop, with a farmstead to the east. The open undeveloped character of this landscape makes a valuable contribution to the local landscape setting of Millthrop and the transition in landscape pattern from wooded river floodplain to open fell within a part of the Rawthey Valley where the river is close to the fell-slope. Development would disrupt the 'flow' of the landscape in an area where the rolling valley floor landform is dissected by a minor tributary and rises up the fell slopes. This delicate landscape pattern is clearly visible and expressed by the network of field stone walls on this site and its surrounding fields.

Settlement form and setting	High

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

The site is part of a large open field to the south of the small linear village at a local gateway - the junction of the arms of the 'T'. The farmland landscape dominates and surrounds this small village and there is a risk that built development across this site would dominate and fundamentally change the linear settlement form and small-scale, rural character of Millthrop.

Views and recreational experience	Moderate-high

Development on this site would be prominent in views from the gateway to the historic core of the village, at the sharp turn junction between the lane to the north (towards Sedbergh) and the main street of the village. It would screen views to the foot of the fell-slope and would erode the small-scale rural character of Millthrop's landscape setting. Development here would also be prominent in views from the promoted Dales Way footpath on the low slopes of Burton Hill to the south of Millthrop and from the network of public rights of way that connect the Millthrop lane with Frostow Fells to the south and east of the site.

Perceptual qualities	High

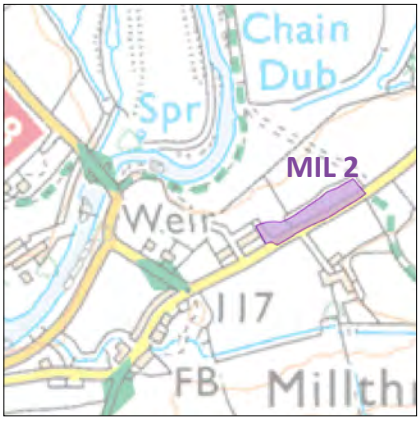
The small scale, linear form of Millthrop village threads along the contours at the edge of the river floodplain and between the valley floor drumlins and the lower slopes of the Frostrow Fells. This narrow, short line of relatively small buildings is integrated into the folds of the rolling landscape, with the line of buildings dominated and surrounded by a much larger-scale landscape pattern. This seems particularly important in a situation where a mill village has evolved in response to a natural physical landscape feature - a fast-flowing tributary stream. The relationship between village and landscape setting is exceptionally strong. A block of development here would transform the rural character of the village, changing its subtle linear form and shifting the balance towards a more 'urban fringe' character. This balance is particularly at risk here because of the proximity to Sedbergh and the principal road to Dentdale.

Cultural and historical associations	Moderate

The site is adjacent to the historic core of an exceptionally attractive small mill village which is within the Sedbergh Conservation Area and development here would have an adverse impact on the landscape setting of the village. However, the site is not within the conservation area and does not influence the landscape setting of the listed buildings within Millthrop.

Overall landscape sensitivity - residential development	Moderate-high

Development on this site would be over-scaled and dominant within the landscape setting of a small mill village where a mill, farmstead and small lines of cottages have evolved with a narrow linear form in response to local landscape features. A block of development here would fundamentally change the linear form of the village and would erode and unbalance its small-scale rural character.



Land east of Derry Cottages, Millthrop
MIL 2

Physical and natural character	Moderate-high

This site is part of the relatively small-scale pattern of pastures on the fringes of the Rawthey floodplain to the east of the small mill village of Millthrop. It is bordered by hedgerows to the south and by a line of houses (on the eastern edge of Millthrop) to the west and fronts the narrow lane that connects Millthrop with the A684 in Garsdale. At a broader scale, it is on the gently rolling slopes of the Rawthey Valley at the foot of the Frostrow Fells. There are attractive, sweeping views northwards to the River Rawthey, with the town of Sedbergh and the Howgills beyond and there are close views southwards to the rolling topography of drumlin landforms and rising land on the southern fringes of the Rawthey Valley. Immediately to the south of the site, a drumlin forms a low ridge with a slightly more rugged landscape character. The sensitive components of this landscape are the relatively small-scale field pattern on the edge of Millthrop, the narrow deeply rural character of the lane adjacent and to the south of the site which marks the transition between hedged small valley floor fields and walled larger fell slope fields and long scenic views across the Rawthey Valley.

Settlement form and setting	High

The site is at the eastern gateway to the small village of Millthrop, which is formed by a single line of houses that extends eastwards along the lane from the historic enclosed village core. By extending the line of houses significantly further along the lane, beyond the current 'entrance' at the track leading to Blandses Farm, development of this site would change the character and scale of the village, creating a new built village entrance which is a considerable distance from the historic centre and making its eastern 'wing' more extensive than the central village core. This change would disrupt and unbalance the existing small-scale settlement form, creating a long strip of housing that has a relatively 'suburban' character. The site comprises a croft (adjacent to the existing row of houses) and a larger pasture; the croft is the least sensitive in landscape terms.

Views and recreational experience	High

Development on this site would be visible in long views southwards towards Frostrow Fells from the A684 at Settlebeck Bridge and would erode the rural character of the village of Millthrop by extending built development along the narrow, rural lane to the east of the village. Housing on this site would also be prominent in views southwards from the riverside walk along the south bank of the River Rawthey and in views northwards from the footpaths on the fells to the south. The latter joins the lane opposite the site and it is likely that walkers would continue along the lane through the village to connect to the wider network of routes. Their recreational experience of walking through contrasting landscapes, from the open uplands to the walled fields on the fell slopes to the drumlins and settlements of Rawthey Valley would be compromised by built development that has a suburbanising influence.

Perceptual qualities	High

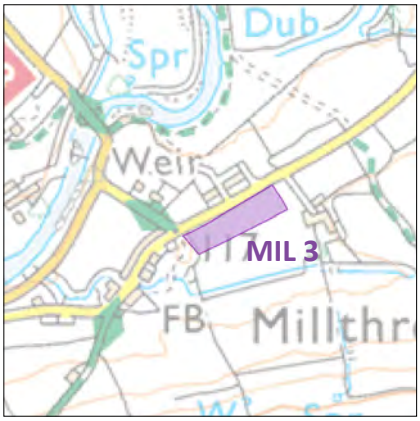
The small scale, linear form of Millthrop village threads along the contours at the edge of the river floodplain and between the valley floor drumlins and the lower slopes of the Frostrow Fells. This narrow, short line of relatively small buildings is integrated into the folds of the rolling landscape, with the line of buildings dominated and surrounded by a much larger-scale landscape pattern. This seems particularly important in a situation where a mill village has evolved in response to a natural physical landscape feature - a fast-flowing tributary stream. Built development here would transform the rural character of the village, by significantly extending the line of buildings eastwards and shifting the balance towards a more suburban character because the new eastern entrance would be so far from the historic village core. However, the existing 'end of terrace' parking and sheds has a degrading influence on landscape character and a small traditionally-styled terrace development in the croft adjacent to the existing row of houses could form an attractive 'end'.

Cultural and historical associations	Moderate-high

The site is within an area that is valued for its historic ridge and furrow field system. It is also close to the historic core of an exceptionally attractive small mill village which is within the Sedbergh Conservation Area and development here would have an adverse impact on the landscape setting of the village.

Overall landscape sensitivity - residential development	High*

Development on this site would create a relatively long ribbon of housing development along a narrow rural lane which would unbalance Millthrop's characteristic small, narrow settlement form. Overall there is a risk that extending the line of development so far beyond the core historic village would create a suburban built form, which is at odds with Millthrop's rural and relatively small scale landscape setting. In addition, the line of buildings would be visible in some long views across the Rawthey Valley, including from the riverside public right of way along the River Rawthey and from Settlebeck Bridge on the edge of Sedbergh. The asterisk in the landscape sensitivity score denotes the lower sensitivity of the small croft adjacent to the existing row of houses, where a small terraced development with a vernacular style and traditional materials, could potentially provide a positive 'end of terrace'.



Land opposite Derry Cottages, Millthrop
MIL 3

Physical and natural character	Moderate

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

Settlement form and setting	Moderate-high

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

Views and recreational experience	Moderate-high

Development on this site would be prominent in views from the gateway to the historic core of the village, close to the sharp turn junction between the lane to the north (towards Sedbergh) and the main street of the village. It would screen views to the foot of the fell-slope and would erode the small-scale rural character of Millthrop's landscape setting. Development here would also be visible from the promoted Dales Way footpath on the lower slopes of Burton Hill to the south of Millthrop and from the network of public rights of way that connect the Millthrop Lane with Frostow Fells to the south and east of the site.

Perceptual qualities	Moderate-high

The small scale, linear form of Millthrop village threads along the contours at the edge of the river floodplain and between the valley floor drumlins and the lower slopes of the Frostrow Fells. This narrow, short line of relatively small buildings is integrated into the folds of the rolling landscape, with the line of buildings dominated and surrounded by a much larger-scale landscape pattern. This seems particularly important in a situation where a mill village has evolved in response to a natural physical landscape feature - a fast-flowing tributary stream. There is a risk that built development across the whole of this site would transform the rural character of the village, by shifting the balance towards a more 'urban fringe' character. This balance is particularly at risk here because of the proximity to Sedbergh and the principal road to Dentdale.

Cultural and historical associations	Moderate

The site is adjacent to the historic core of an exceptionally attractive small mill village which is within the Sedbergh Conservation Area and development here would have an adverse impact on the landscape setting of the village. However, the site is not within the conservation area and does not influence the landscape setting of the listed buildings within Millthrop.

Overall landscape sensitivity - residential development	Moderate-high*

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

Eden District

Landscape Sensitivity Assessment

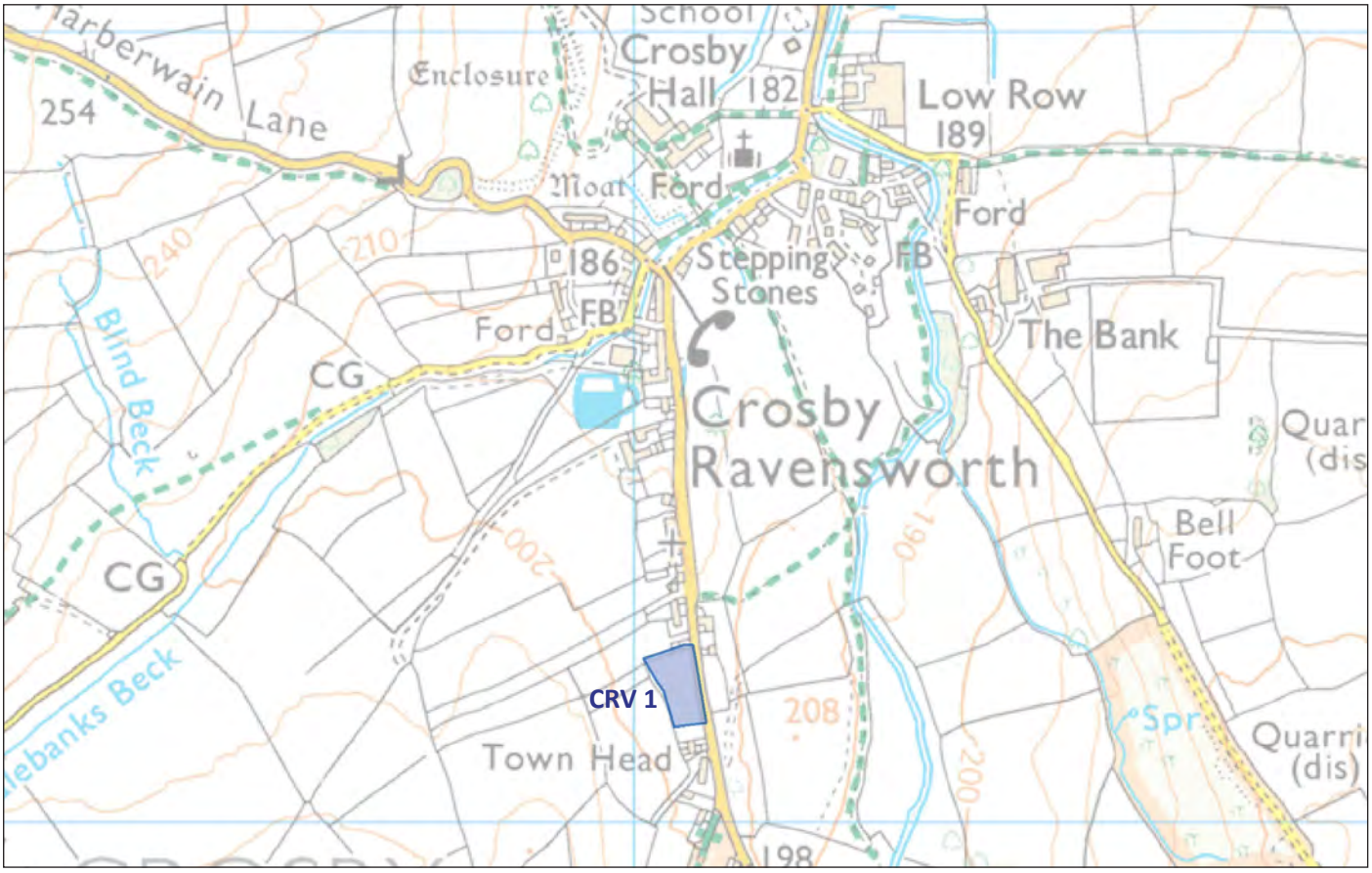
Mallerstang, Upper Lunesdale & Westmorland Dales

Large Villages

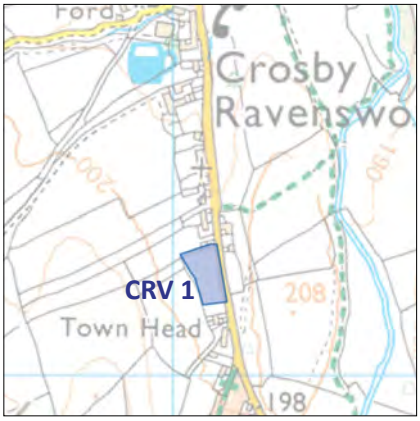
Crosby Ravensworth
Great Asby
Maulds Meaburn
Nateby
Newbiggin on Lune
Orton
Ravenstonedale/Coldbeck

Crosby Ravensworth

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		CRV 1	Land north of Croft House Farm, Gilts Lane



Land north of Croft House Farm, Gilts Lane, Crosby Ravensworth
CRV 1

Physical and natural character	Moderate

The site is a partially walled pasture on the shallow western slopes of the Lyvennet Beck to the south of Crosby Ravensworth. It is alongside a relatively straight section of Gilts Lane, possibly a former drove road, which has wide grass verges bordered by low stone walls and mature trees. The valley slopes have a medium-scale patchwork of irregularly shaped fields. However, Gilts Lane has historically been settled with lines of cottages and houses and is bordered by smaller fields, including some long tofts and crofts and some linear fields, aligned parallel to the lane (including this site). This is a fairly enclosed landscape in which fields are bordered by a mix of hedgerows, stone walls and mature trees. Tree cover increases towards the edges of Gilts Lane. The most sensitive and distinctive part of the site is its frontage to Gilts Lane, where a low stone wall is bordered by a line of mature trees. There are attractive framed views westwards through these trees to the walled pastures on the low slopes of ridge to the west of the valley. A block of residential development across this site would be over-scaled within this rural landscape and would damage the distinctive linear landscape pattern and character of the lane. However, a single row of houses, which is set well back from the frontage with Gilts Lane (with long rear gardens), could be integrated within this landscape, provided the walled frontage is conserved and all construction is beyond the root protection zone of the trees.

Settlement form and setting	Moderate

Historic maps indicate that this part of Gilts Lane has been settled since Victorian times, with individual houses, cottages and/or farms (and a chapel) on either the west or the east side of the road to form a linear approach to Crosby Ravensworth. However, buildings have typically been confined to one side of the lane, so that it retains a predominantly rural character, with attractive open views across the pastoral valley landscape. The site is adjacent to a small farm and is opposite a line of houses and a small woodland, so development here would break with the existing pattern by establishing a double line of houses. A low density, single line of houses, which is set back from the lane frontage, would erode the rural character of the lane, but could be integrated in this settled landscape, where small hamlets and large farmsteads are characteristic elements. Vehicular access should be confined to the open part of the site (conserving the sensitive treed frontage) and houses should be grouped so that there are framed views between the buildings to the pastoral slopes to the west.

Views and recreational experience	Low-moderate

Gilts Lane forms part of a number of recreational routes, which connect Crosby Ravensworth with Crosby Gill and the Orton Fells to the south. Development on this site may be glimpsed or partially visible in views westwards from the ridgetop lane to Bank Head and from the public right of way along the Lyvennet Beck to the east of the site. However, it would be seen within the context of the existing linear development along Gilts Lane and views would be filtered by the existing trees along the Gilts lane frontage so it is unlikely to be prominent.

Perceptual qualities	Moderate-high

A new development here would create a cluster of buildings (on both sides of Gilts Lane) towards the hamlet of Town Head at the junction between Gilts Lane and Slack Randy (a byway leading upslope to Crosby Ravensworth Fell). There is a risk that it would be perceived as ribbon development and the 'over-extension' of settlement within a rural context. Such potential damage could be minimised by retaining the tree lined walled frontage to the lane intact with a single vehicular entrance (to a line of houses) within the northern part of the site where there are no trees. A small belt of native woodland adjacent to the vehicular entrance would help to integrate the layout, mirroring the existing mature belt of woodland that is opposite Croft House Farm on the eastern side of the lane.

Cultural and historical associations	High

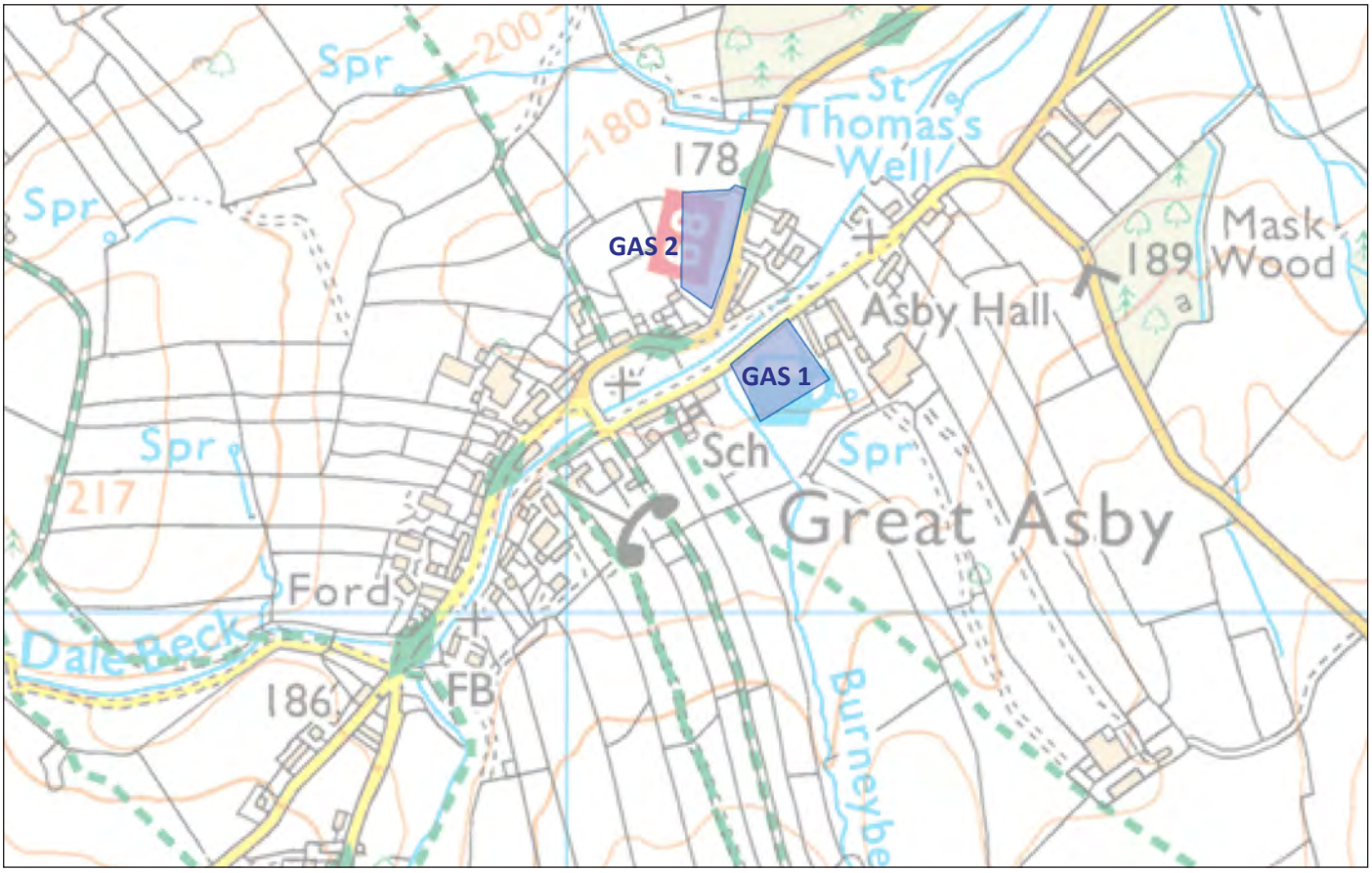
The site is within the designated Crosby Ravensworth Conservation Area and there is evidence (from Lidar and historic OS map) of a complex of earthwork features, comprising enclosures, trackways and possible house platforms, which may reflect shrinkage of the village in the medieval period. These complex and well preserved archaeological earthworks are across the entire site and merit conservation. Any development would require pre-determination archaeological evaluation (earthwork survey and trial trenching) and extensive archaeological excavation to fully investigate and record the remains.

Overall landscape sensitivity - residential development	Moderate-high*

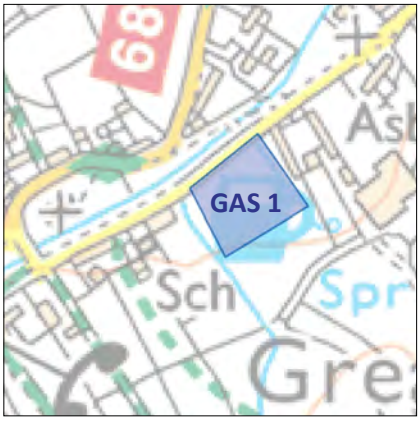
Assuming evidence of heritage value does not preclude development, the integration of residential development on this site could only be achieved if the distinctive character of Gilts Lane is conserved and if the layout is scaled to provide a low density linear scheme which is set well back from the tree lined frontage to Gilts Lane. Access would need to be via a single vehicular entrance within the northern part of the site, where there are no trees. Gardens and parking would be to the rear of each property. The asterisk on this overall score denotes the need to avoid a block of development across the whole site. A small belt of native woodland adjacent to the vehicular entrance would help to integrate the layout within this rural context, mirroring the existing mature belt of woodland that is opposite Croft House Farm on the eastern side of the lane.

Great Asby

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		GAS 1	Land between Asby Hall and Burney Beck Cottages
		GAS 2	Land to north east of Old Pottery



Land between Asby Hall and Burney Beck Cottages, Great Asby
GAS 1

Physical and natural character	Moderate-high

The site is a large pasture with a gently sloping landform and is the only place where the rolling farmland surrounding Great Asby intersects with its central linear village green. The landscape context is the gently rolling, smooth slopes of the branching Asby Beck Valley, to north of the Orton Fells limestone uplands. A minor tributary, Burneybeck Sike, flows along the southern edge of the site before its confluence with Asby Beck (via a culvert under the village street) to the west. Another smaller tributary flows along the northern edge of the site. The site is an open field, with groups of mature trees along the boundaries to the north and east. Development across it would be over-scaled within Great Asby's distinctive historic village landscape pattern and would damage the close relationship between built form and farmland that dates back to medieval times.

Settlement form and setting	High

Great Asby has a distinctive linear form with a central village green enclosing part of Asby Beck and a relatively intact medieval strip field pattern. Individual dwellings typically front onto the village green/street, with long narrow crofts and strip fields to the rear and at right angles to the linear green. Analysis of historic maps indicates that the larger square-shape of the field containing the site has long been an exception to this strip-field pattern, perhaps because of its relationship to the tributary becks and the walled spring known as St Helen's Well which is opposite the site and in the centre of the green. Development across this site would fundamentally change Great Asby's characteristic linear settlement pattern and would erode the distinctive spatial relationship between individual dwellings and farmland that is conserved in the village's landscape setting. It would also damage the landscape setting of the village green and specifically the relationship between Asby Beck, Burneybeck Sike and St Helen's Well in the portion of the village green that is adjacent to the site.

Views and recreational experience	High

The site is prominent within the historic centre of the village and a block of development across this large field would be visible in the elevated gateway views from the lanes to the east and north of Great Asby. It would be damaging in these views as it would erode the linear form of the village and its exceptionally strong relationship with its surrounding farmland. Great Asby's linear village green provides a natural circular walk and St Helen's Well, with views to the open farmland across this site, is one of the focal points along the route. Development here would also be prominent in views north westwards from the public rights of way on the gentle farmland slopes to the east of the village.

Perceptual qualities	Moderate-high

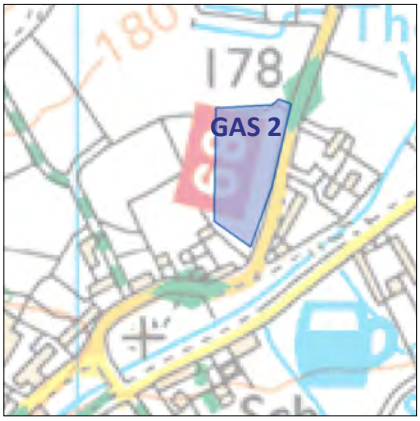
The village of Great Asby has a distinctive character in which the historic relationship between the properties fronting the green and the surrounding farmland is particularly clear. The linear village green, which borders Asby Beck, ensures that the stream is a lively focus as it tumbles through the centre of the village. This site reinforces these inherent connections between village and farmland and between village and Asby Beck and a block of residential development that severs them would be extremely damaging.

Cultural and historical associations	High

The site is within the designated Great Asby Conservation Area and is adjacent to a complex of listed buildings (grade II* and grade II) at Asby Hall. Its rural farmland character contrasts with the formal landscape of this 17th century hall and its flanking barns and contributes to the landscape setting of the complex. The site is also opposite St Helen's Well (reputed to be a holy well) and St Helen's Almshouses (both grade II listed buildings). The views westwards from St Helen's Well to open farmland, and the two minor becks that flow along the boundaries of the site to join Asby Beck at this point, contribute to the historic landscape setting of St Helen's Well. Earthworks associated with Great Asby's unusually extensive medieval ridge and furrow field systems are also visible within the field. Development here risks significant damage to the intact and particularly distinctive historic landscape character and setting of Great Asby.

Overall landscape sensitivity - residential development	High

This is a highly sensitive large site where a block of development would damage an exceptionally intact historic village landscape and the landscape settings of several listed buildings. Development across this site would fundamentally change Great Asby's characteristic linear settlement pattern and would erode the distinctive spatial relationship between individual dwellings and farmland that is conserved in the village's landscape setting. It would also damage the landscape setting of the village green and specifically the relationship between Asby Beck, Burneybeck Sike and St Helen's Well in the portion of the village green that is adjacent to the site.



Land to north east of The Old Pottery, Great Asby
GAS 2

Physical and natural character	Moderate-high

The site is a large walled pasture on the flat valley floor of Asby Beck on the north west fringes of Great Asby. It is a alongside a rural lane which is the north west gateway to the village. The site is relatively open, with scattered groups of boundary trees. A line of mature trees along the stone wall boundary with the lane is a distinctive and sensitive landscape feature. This pasture is on the edge of the village and is opposite two rows of terraced houses and their grounds. Development across the whole of this large site would be over-scaled. However, a high quality housing scheme which forms a positive built frontage to the lane could be integrated on the southern part of this site, which is well 'contained' within the valley floor landscape that forms the natural landscape setting of the village. It would be essential to conserve the boundary stone wall and mature trees to retain the spacious rural character and gateway landscape 'statement' edge at the entrance to the village.

Settlement form and setting	Moderate-high

This is a village gateway site, which is close to the village green in the heart of Great Asby. The terraced rows of cottages alongside and to the east of the lane are aligned to form a distinctive built edge which draws the eye in towards the gateway to the central village green. The two mature garden trees on this east side of the road combine with the line of trees along the site boundary (to the west) to form part of this composition. The asymmetry of the gateway, with houses on one side of the road and open fields opposite, contributes to the rural character of the village and to Great Asby's landscape setting. A high quality, relatively small housing development with a traditional built form could be integrated on the southern part of this site if short rows of terraced houses are set back from the boundary wall and trees and if development is confined to part of the roadside only (with no depth of layout). Vehicular access should be at the existing field entrance only, to minimise damage to the boundary stone wall.

Views and recreational experience	Moderate-high

The site is prominent at the gateway to the village from the lane to the north west (which is also National Cycle Route 68) and development here would frame the sequence of gateway views, which incorporate views of the Church of St Peter. New built development along the lane would be seen within the context of the village and would partially screen the existing view to a large agricultural barn; long views to the church tower would be conserved, while close views would be screened, before opening up at the entrance to the village green. Development here would also be visible in views southwards from the public right of way on the gentle farmland slopes to the west of the village, but would be viewed within the context of other village buildings and would not be intrusive. This is a sensitive gateway site and a high quality built frontage would be critically important to conserve and/or enhance these valuable gateway views.

Perceptual qualities	Moderate-high

The tree lined and walled approach to Great Asby alongside this village edge site is perceived as a composed sequence of views. The splayed alignment of the terraced houses on the opposite side of the road suggest a former small triangular village green and, although the existing mix of gardens and paved driveways confuses this landscape setting, the mature trees guide and direct views downslope to the village centre. Development across this site would be over-scaled and would reduce the rural character of the village's landscape setting. However, a small layout that conserves the asymmetry of the gateway landscape and the treed stone wall boundary to the road and which is set well back beyond the root protection area of the tree canopies, would provide a consistent and unified rural gateway and could be integrated in this setting.

Cultural and historical associations	Moderate-high

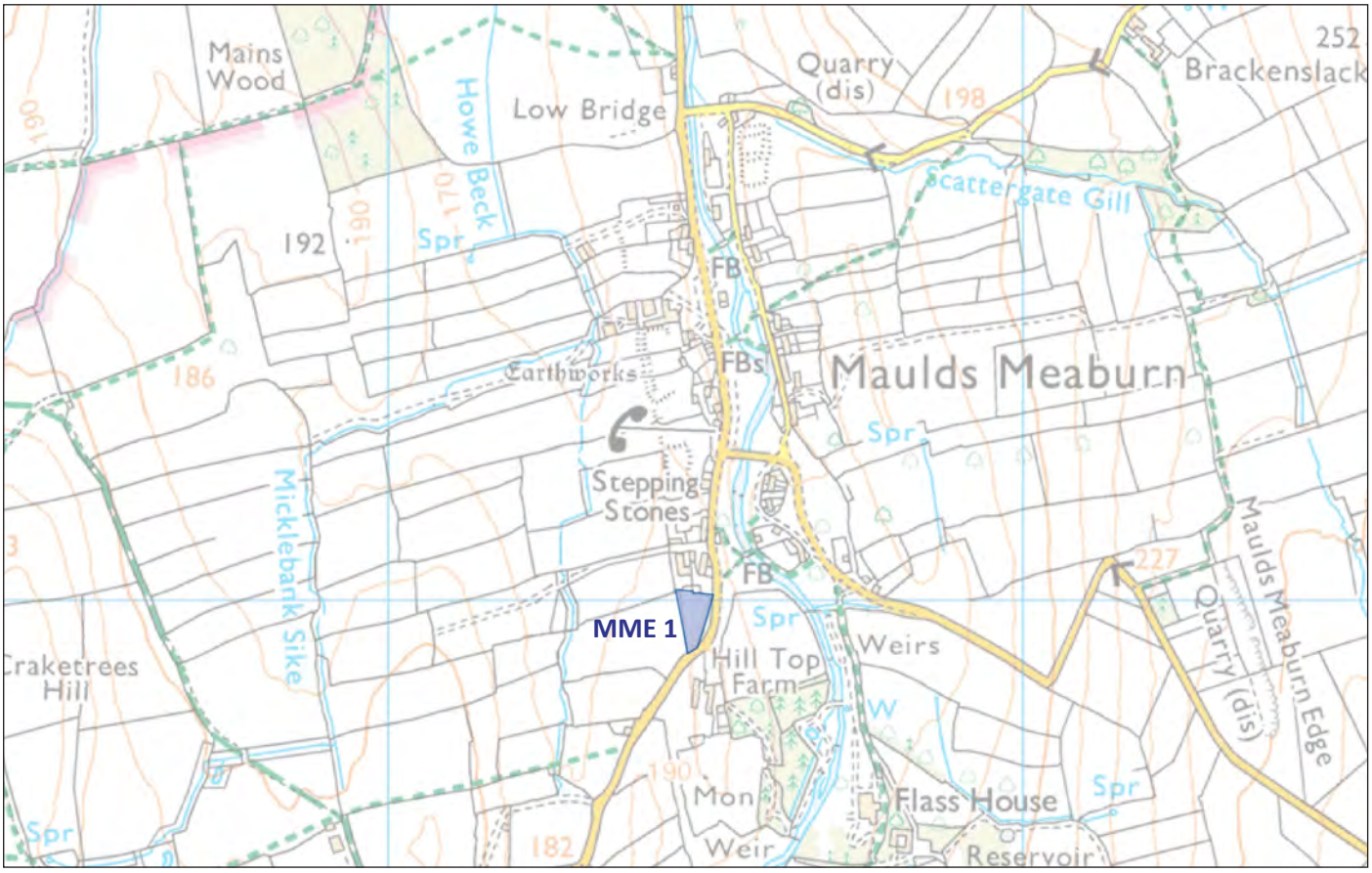
The site is within the designated Great Asby Conservation Area and is a component of the village's distinctive and relatively intact medieval strip field pattern. Earthworks associated with the medieval ridge and furrow field system are visible within the field and development here risks significant damage to the intact and particularly distinctive historic landscape character and setting of Great Asby.

Overall landscape sensitivity - residential development	Moderate-high*

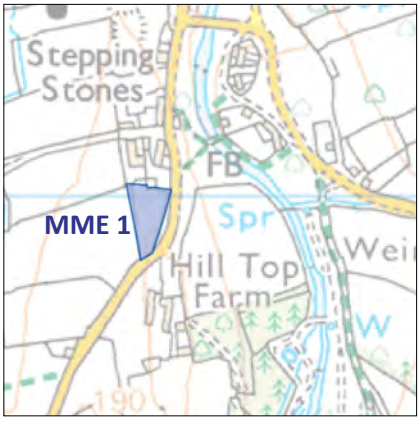
Development across this sensitive and prominent gateway site would be over-scaled and dominant within this rural historic village and would damage the asymmetry of the gateway landscape. However, there is an opportunity for a small high quality traditional housing development in the southern roadside part of the site which conserves the distinctive walled and tree lined boundary features and contributes positively to the sequence of framed views at the north west approach to Great Asby. The boundary stone wall should be conserved intact and buildings set well back beyond the root protection area of the tree canopies to provide a consistent and unified rural village frontage.

Maulds Meaburn

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		MME 1	Land south of Meaburn Hill Farmhouse



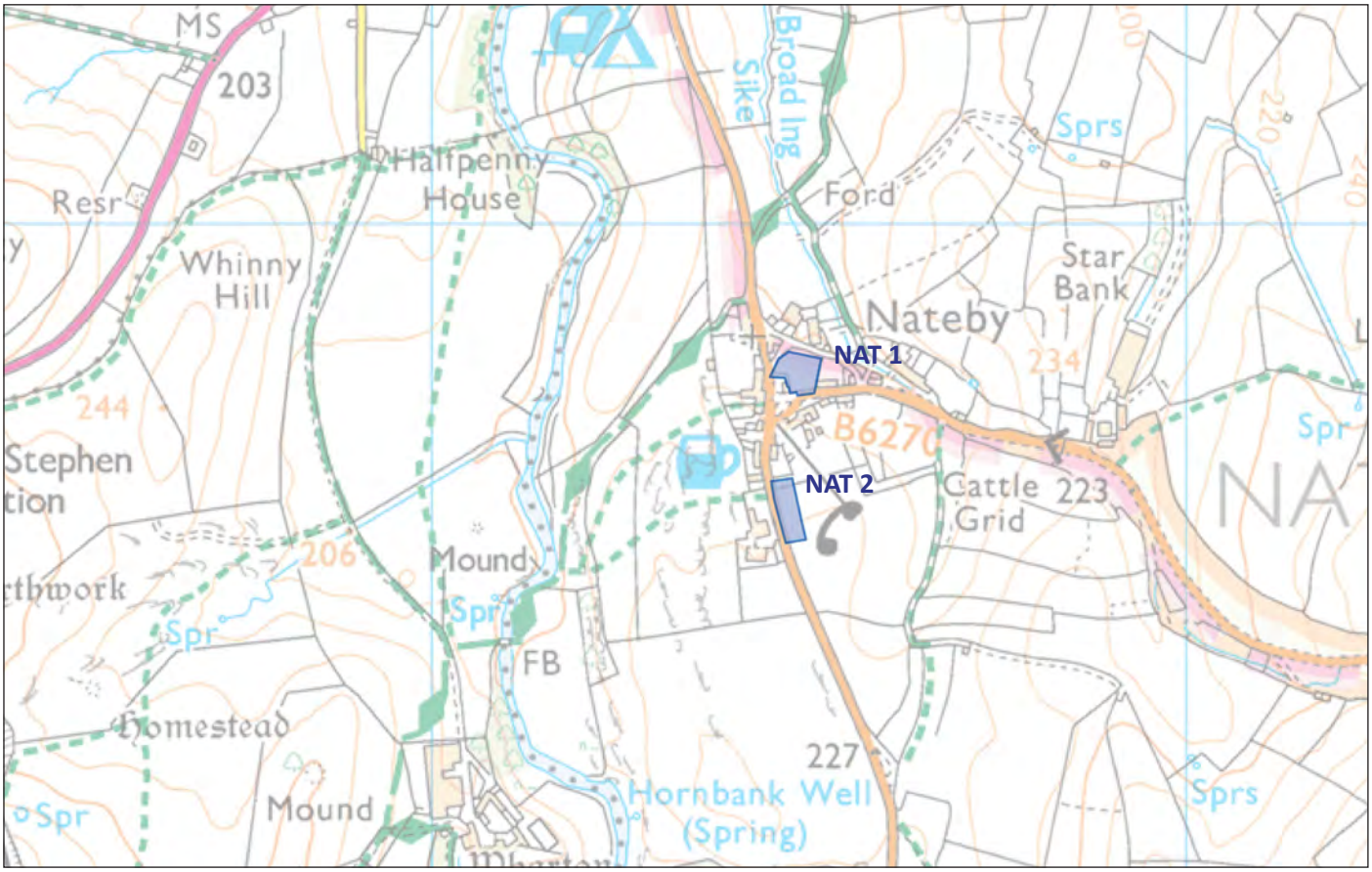
Land south of Meaburn Hill Farmhouse, Maulds Meaburn
MME 1

Physical and natural character	Moderate
The site is a fenced part of a large walled pasture on the ridge to the west of the Lyvennet Beck Valley south of Maulds Meaburn. There is an existing gravel track and area of hard standing and part of the land is regularly used as a site for a horticultural polytunnel. It is opposite a farm and adjacent (and to the south) of a roadside farmhouse. The road is aligned along a narrow ridge and the site slopes gently westwards, away from the Lyvennet Beck Valley which is the focus of the village and the village greens. There are no biodiversity designations and the site does not have any physical or natural character constraints to development. However, the site is an odd, roadside part of a field and this is a relatively open part of the valley landscape so development would not 'fit' particularly comfortably. The existing dense belt of roadside vegetation would be essential to integrate development within the village edge landscape pattern.	
Settlement form and setting	Moderate-high
Development here would be on the cusp of the ridge that is the natural 'landscape threshold' at the gateway to Maulds Meaburn from the south west. It would be outside the logical limit of the settlement, which is contained within part of the Lyvennet Beck Valley. However, the existing belt of woodland alongside the road as it curves at the crest of the ridge would ensure that development here would not be prominent; the development would be visible at the site entrance and through the filter of the roadside trees, particularly in winter, but would not be intrusive. The most sensitive part of the site would be the vehicular entrance, which would be visible within gateway views to Maulds Meaburn from the south and the layout should be designed and detailed with this in mind and with carefully sited trees and traditional boundary stone walls using the local stone, to integrate the new buildings within this traditional rural village setting.	
Views and recreational experience	Moderate
The key sensitive views to this site are from the road to the south of Maulds Meaburn. Development is unlikely to be prominent in views from public rights of way, but the small valley to the west of the site has a relatively open character and the existing post-and-wire fencing along the western boundary of the site should be replaced by a new boundary stone wall, using local stone which matches the building stone used for the houses. The vehicular entrance to the site should also be carefully detailed, with stone walls and native trees to soften and integrate the built form. The roadside woodland should be retained.	
Perceptual qualities	Low-moderate
The existing site has a relatively degraded character. Its western boundary is a post and wire fence, there are extensive areas of hard standing and the site is regularly used for a polytunnel. Development here would be partially visible from the road, just as the polytunnel is, but glimpsed views filtered by a belt of woodland to a high quality development could present a positive first impression at this gateway to the village. It would be important to ensure that the built frontage to the road is finished to a high standard and designed using local materials, as the woodland belt may provide only a temporary screen. Groups of native trees and traditional stone wall boundaries should be incorporated as an integrated component of the layout.	
Cultural and historical associations	Moderate-high
The site is within the designated Maulds Meaburn Conservation Area and is adjacent to a grade II listed building (Meaburn Hill Farmhouse) which dates from the mid 17th century. Development on this site risks damage to the historic landscape setting of this traditional village, which has a distinctive historic landscape character and exceptionally strong time depth. A high quality development, which respects the traditional vernacular character, materials and detailing of Maulds Meaburn would be essential.	

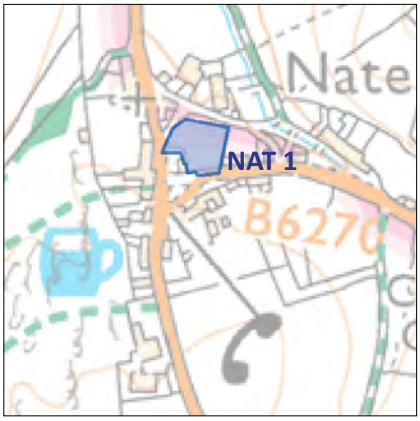
Overall landscape sensitivity - residential development	Moderate
Development on this site could be well integrated and could provide an opportunity to enhance the gateway to Maulds Meaburn from the south. However, this outcome assumes high quality detailing of the houses and boundary features and a layout which uses local stone and incorporates native tree planting to integrate the buildings. Particular consideration should be given to the vehicular entrance from the road and the built frontage to the road because it may be prominent in the future if the roadside woodland is felled or thinned.	

Nateby

Location of assessed sites



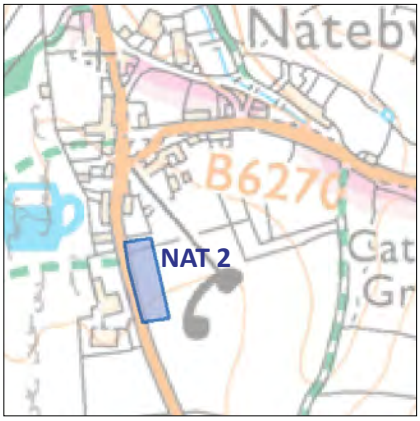
Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		NAT 1	Land to east of Nateby Service Station
		NAT 2	Land opposite Fell View Garage, B6259



Land to east of Nateby Service Station, Nateby
NAT 1

Physical and natural character	Moderate-high
The site is a walled pasture in the centre of the village of Nateby, on the lower slopes of the River Eden Valley. The field is surrounded by buildings and, on three sides, by village roads and tracks. It has a slightly sloping, undulating landform. The southern part of the site slopes gently downslope from the road but the stone wall boundary to the north of the site functions as a retaining wall and land within the site is elevated above the road on this side. This is an open field, with just one mature tree adjacent to the gate on the southern boundary. It is distinctive because of its location in the heart of the village and because its sloping, undulating landform has a natural character which contrasts with the ordered layout and built form of the settlement. Development across the whole of this site would detract from Nateby's rural, fell slope character and, given the change in elevation, would be over-scaled and dominant in local views.	
Settlement form and setting	Moderate-high
The village of Nateby has developed around a central green, with densely clustered short terraced cottages and farm buildings stepping down the fell slope. The site is a remnant of this green; the southern part has been incorporated within the village's public realm, with broad grassed verges, two mature specimen trees and benches. Reference to historic maps suggests that there has been a row of buildings along part of the road across the centre of the green since Victorian times. One of these buildings has since developed as the garage and petrol filling station. Today the site is a valued component of Nateby's landscape setting. Views across this pasture to the surrounding fell slopes forge strong connections between the village and its farmland setting. Development here would damage this fundamental relationship and Nateby's historic settlement form. Built development on the relatively elevated northern part of the site would loom above the lane and would be over-scaled. There is some logic to continuing the existing line of buildings along the road within the southern part of the site, although this would damage the remaining physical and visual connection between the two remnant parts of the former village green.	
Views and recreational experience	Moderate-high
This is a visually sensitive site which provides the focus and foreground for multiple local views across the centre of Nateby. In views northwards from the road and remnant green, the village buildings step downslope, framing and focusing the view across the rooftops to the lower Eden Valley; the view eastwards, from the principal road through the village is particularly attractive as the green slope and walled enclosure of the site emphasises the historic alignment of the village lanes and farm buildings (Low Farm) and connects visually with the slopes of the low summits to the east; in the view southwards from the lane to the north, the green pasture of the site provides a steeply sloping foreground to houses on the skyline. Development across the site would damage the rural character and layered, scenic quality of these local views. Built development across the central and northern parts of the site would be particularly damaging.	
Perceptual qualities	Moderate
This enclosed pasture is perceived as a piece of the surrounding countryside, that has 'survived' in the centre of the village. Its sloping landform and greenspace echoes the slope of the fells that surround the settlement, reinforcing the strong connection between the village and its fell slope hinterland landscape. It is a valued component of Nateby's landscape setting. However, the existing garage and petrol filling station detracts from the quality of the landscape in the north western corner of the site and built development across the southern part of the site, which incorporates a group of carefully sited trees, may help to integrate the existing garage building and forecourt within the village centre landscape.	
Cultural and historical associations	Moderate
The site is not subject to any heritage designations and does not contribute to the historic landscape setting of any nationally important buildings or sites. However, the site is a remnant of Nateby's former village green and the focus for the historic village form. Development here would potentially damage a heritage asset that has influenced the evolution of the village.	

Overall landscape sensitivity - residential development	Moderate-high
This sloping walled pasture is part of the former village green in the heart of Nateby and provides the focus and foreground for multiple local views across the village centre. Analysis of these views suggests that built development across the northern and central parts of the site would be particularly damaging to Nateby's landscape character and setting. A smaller development along the road to the south of the site would be consistent with the recent pattern of settlement growth, but would damage the remaining physical and visual connection between the two remnant parts of the former village green.	



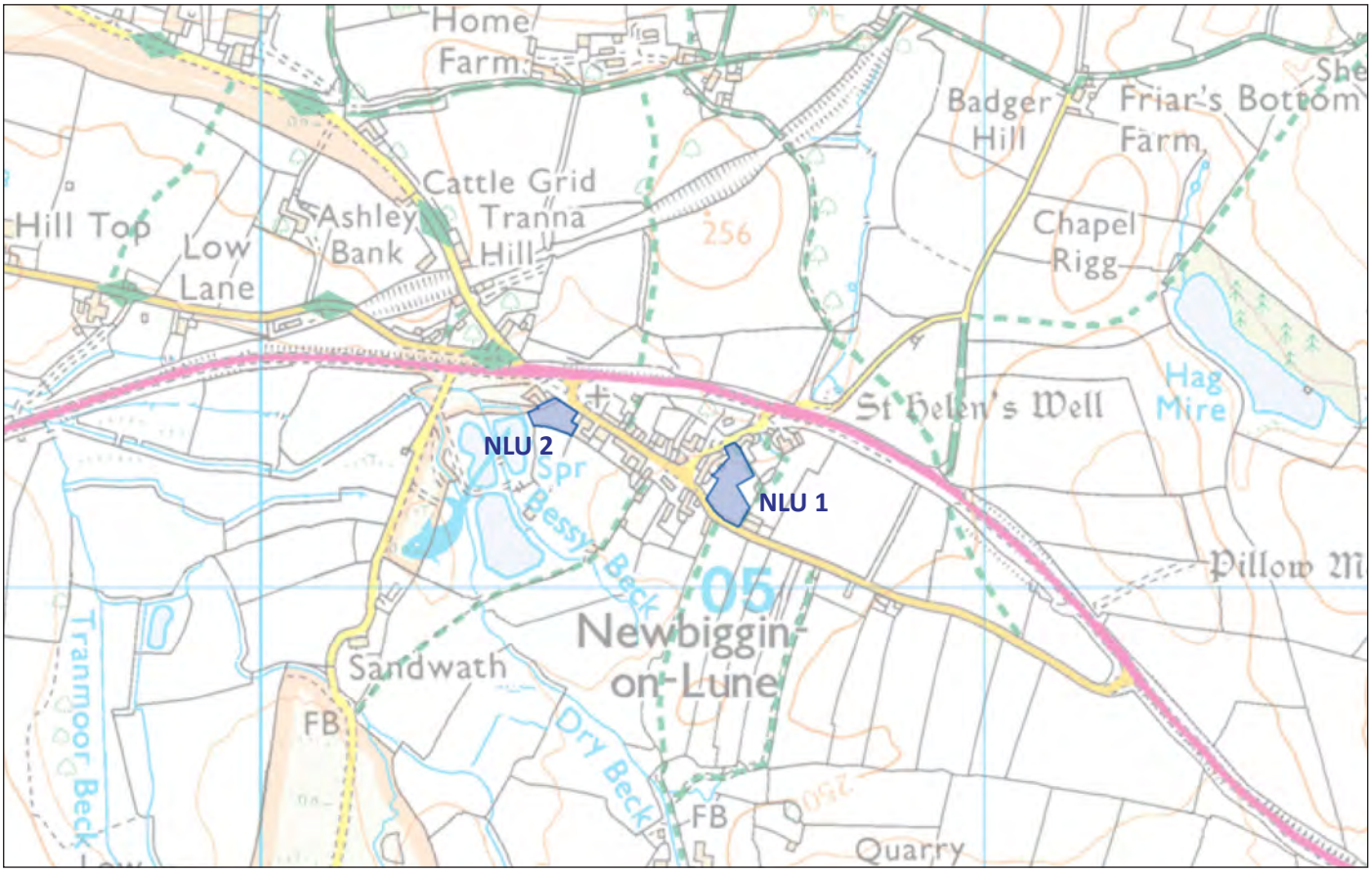
Land opposite Fell View Garage, B6259, Nateby
NAT 2

Physical and natural character	Low-moderate
The site is part of a large walled field on the outer (eastern) fringes of the Eden Valley and the lower slopes of the Butterbers hills. It is alongside the B6259 on the southern approach to the village of Nateby. This is a huge open field, which slopes gently and smoothly eastwards and away from the road. The most distinctive landscape characteristics are the expansive scale of the landscape pattern in this part of the valley, the open, scenic views to the Butterbers Hills and Nateby Common beyond and the contrast between the sweeping valley and fell slope farmland and the tight-knit, walled enclosures of the village. The continuous neat roadside stone wall and the individual mature specimen trees on the outer fringes of Nateby are valuable landscape elements. A complex of large modern agricultural buildings opposite the site is a dominant presence. There are no relevant biodiversity designations. Development here would reduce the contrast in landscape pattern and scale between expansive farmland and enclosed settlement, but could potentially be integrated because this distinctive characteristic is already compromised by the large farm complex opposite the site.	
Settlement form and setting	Moderate
Nateby has a clustered layout, with buildings around a central green. A new roadside development here would dilute this historic settlement form, extending the southern edge of Nateby along the B6259. The existing large agricultural complex opposite the site dominates this B6259 gateway to Nateby from the south and the scale and open character of the large field helps to balance this looming huge modern structure. There is a risk that a new roadside development here, experienced in combination with the farm buildings, would have an urbanising effect and a carefully designed 'rural' scheme, which incorporates some tree planting, would mitigate this risk. A high quality roadside scheme would be requires, with buildings set back a short distance from the road to allow space to plant groups of native trees and to conserve the majority of the stone wall boundary.	
Views and recreational experience	Moderate
The existing gateway view to Nateby from the south is dominated by the large modern agricultural barns to the west of the B6259. A new development on the opposite side of the road would 'close down' the open views eastwards to the fell slopes on the edge of Nateby and would form a prominent roadside gateway to the village. It is unlikely that such a development would be visible in the long views westwards from the public right of way on the lower slopes of the fells to the east. A high quality roadside development, which incorporates groups of trees, could be integrated in this setting, although there would be some damage to the distinctive contrasts in landscape scale that are characteristic of this gateway view.	
Perceptual qualities	Moderate
This is a relatively open landscape and the long views northwards along the B6259 approach to Nateby from the south are dominated by the huge sheds of the agricultural complex opposite this site. A roadside housing development would seem relatively small against these buildings and would 'channel; the view along the road, reducing the perceived sweeping scale of the landscape to the east of the farm. A carefully detailed roadside development, with stone wall boundaries, would help to integrate the new buildings within Nateby's densely clustered settlement pattern. Informal groups of trees, planting alongside the road and particularly in the south western (gateway) corner of the site, would help to soften the impact of the new scheme and the farm buildings alongside - an off-site planting scheme to integrate the existing farm buildings would be beneficial.	
Cultural and historical associations	Low-moderate
The site is not subject to any heritage designations and does not contribute to the historic landscape setting of any nationally important buildings or sites. However the southern part of the site is within an area that as noted (in the Historic Environment Record) for its remnant medieval ridge and furrow field systems.	

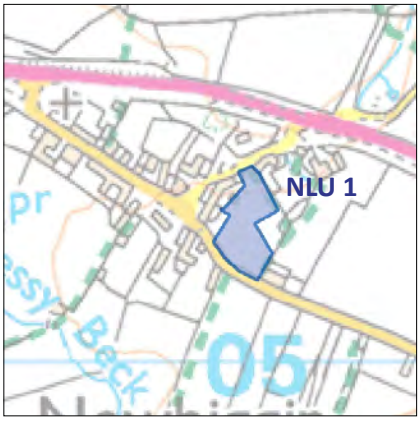
Overall landscape sensitivity - residential development	Moderate
This is a sensitive gateway site in a relatively open, scenic landscape and a roadside development would be highly visible. However, it would not be prominent as the gateway is already dominated by a complex of very large agricultural barns. The existing open, expansive farmland opposite these barns helps to balance their presence and there is a risk that a new development here would channel and contain the view, potentially drawing more attention to the barns. A roadside scheme that is set back a short distance from the road to allow space for some tree planting would soften the impact of the new scheme and stone wall boundaries would help to integrate the new buildings within Nateby's relatively tight grain and rural settlement form.	

Newbiggin on Lune

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		NLU 1	Land adjacent to play area
		NLU 2	Land west of Biggins Day Nursery, Main Street



Land adjacent to play area, Newbiggin on Lune
NLU 1

Physical and natural character	Low-moderate

The site is a partially walled pasture on the eastern fringes of Newbiggin on Lune. At a wider scale, the landscape context is the broad basin of the Upper Lune, which is the source of a number of springs and is drained by tributaries including Bessy Beck, Dry Beck and New Ings. A fast-flowing beck, which arises from springs to the north and east of the village flows alongside the road immediately to the west of the site. The gently rolling landform on this broad valley floor has been formed by glacial deposits and the site has a hummocky local landform, although it is flat overall. This is a relatively open settled farmland landscape, although this pasture is sheltered by a variety of adjacent garden and boundary trees and by a mature, stag-headed tree in the centre of the field. The site is bordered by houses, outbuildings and the village play area, which have been fenced off from the original (larger) walled pasture. There are no relevant biodiversity designations and development here would be well integrated within this village edge landscape. The most sensitive landscape elements are the stone wall boundaries to the south (Main Street) and east, the few mature trees and the relationship between this pasture and the adjacent village properties which retain the historic stone wall boundaries.

Settlement form and setting	Moderate

Newbiggin on Lune is a linear village with a historic core at the small green adjacent to the Church of St Aidan. The majority of the former green is now a broad road junction, but there is a remnant green to the south and the cottages edging the former green mark the principal entrance to the village from the east. The site is just to the east of this historic core and is at a key gateway to Newbiggin on Lune on the bend of the principal road from Ravenstonedale (which now connects to the A685). This is a sensitive and prominent gateway site. The historic settlement has a tightly enclosed 'street village' character, with outlying farmsteads and houses, including the Old Vicarage to the east of the site. Development on this pasture could be well integrated provided there is a positive, robust built frontage to Main Street; a courtyard-type layout to the rear would 'fit' with the existing settlement form. The interface with the road to the west, the public rights of way and the play area are also sensitive and there is an opportunity to incorporate stone wall boundaries and native trees which would enhance the local public realm and integrate the buildings within the village's landscape setting.

Views and recreational experience	Moderate

This is a locally prominent gateway site which has an open boundary along the road which forms the main entrance to the village from the east and which is bordered by public rights of way. Development here would be adjacent to and would partially enclose the village play area so it would be at an important local destination which is likely to be a focus for recreational routes in and around Newbiggin on Lune. The site is also visually sensitive at a broader scale as development here may be visible in views northwards from the lanes and public rights of way on the fell slopes to the south. However, development would be seen within the village context and could be successfully integrated the layout and detailing of buildings contributes positively to the character of the village and if the new buildings are integrated with stone wall boundaries and informal groups of native trees.

Perceptual qualities	Low-moderate

The existing site has a slightly cluttered and nondescript character. The post and rail fenced boundaries to the public right of way, play area and adjacent outbuildings contribute to a 'backland' character and the existing mature tree in the centre of the field is suffering from die back. New tree planting and stone wall boundaries to a traditional housing layout could enhance the character and quality of this gateway to Newbiggin on Lune. However there is a risk that it could damage the rural character of the village and the contrast between the open, relatively large scale farmland that surrounds the settlement and the tightly enclosed village street. A traditional layout, with a clear hierarchy of built form and groups of trees, would be required.

Cultural and historical associations	Low-moderate

The site is not subject to any heritage designations and does not contribute to the historic landscape setting of the nationally important (scheduled) sites of a deserted early medieval village and chapel that are a short distance to the north. However, development here would influence the perception of time depth and character in the historic village of Newbiggin on Lune.

Overall landscape sensitivity - residential development	Low-moderate

Despite its prominent gateway setting, development on this site could be well integrated within the settlement of Newbiggin on Lune. It could provide a positive traditional built frontage to Main Street, countering the rather nondescript backland character of the existing field and helping to integrate the existing play area and its connecting public rights of way with new stone wall boundaries and are groups of trees. A high quality layout and traditional built form would be essential; development proposals should be designed to complement the existing historic village buildings.



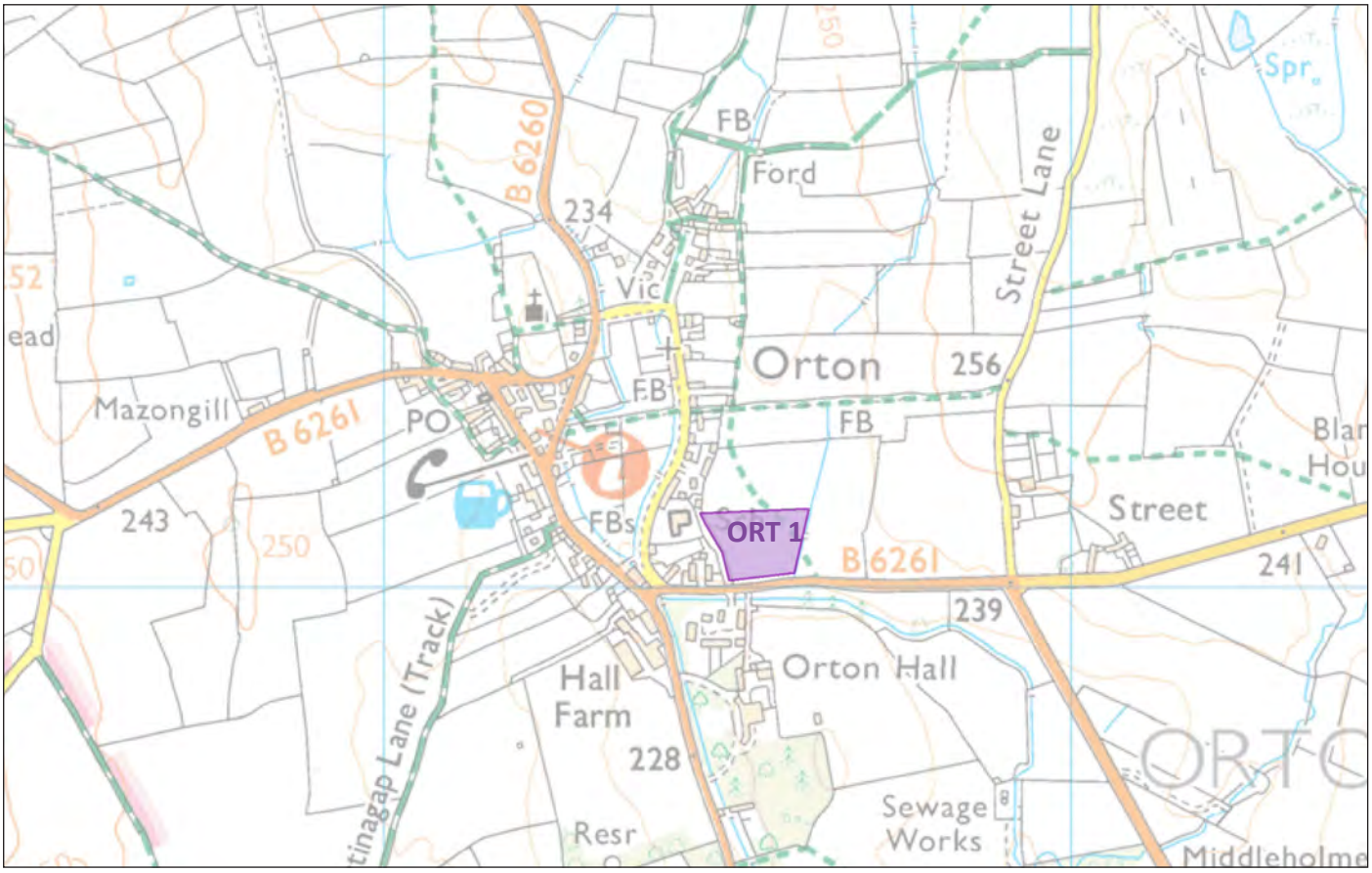
Land west of Biggins Day Nursery, Main Street, Newbiggin on Lune
NLU 2

Physical and natural character	Low
The site is a walled croft at the western end of the Main Street in Newbiggin on Lune and adjacent to the three lakes of the Bessy Beck Trout Farm (which are immediately to the south west). The site is on the broad, flat valley floor of the Bessy Beck in a relatively enclosed landscape of walled irregular floodplain pastures, sinuous strips of woodland and scattered trees. The land to the west of the site is registered common land which was formerly marshy; the three trout fishing lakes were excavated from a low-lying, wet pasture. They are partially enclosed by woodland and mature trees, including the large group of trees on the south west boundary of the site. There are no relevant biodiversity designations and this walled site is perceived as part of the settlement, with an attractive curved wall gateway entrance to Main Street. It has a relatively degraded condition, with extensive areas of hard standing and oil tank storage; development here would be well integrated and could potentially enhance the character of this village edge landscape.	
Settlement form and setting	Low
Newbiggin on Lune is a linear village with a historic core at the small green adjacent to the Church of St Aidan. The site is at the opposite (western) end of the Main Street and alongside the part of the historic settlement that has a tightly enclosed 'street village' character. The curved low stone wall boundary and small clumps of trees to the north of the site provide an attractive frontage to Main Street which would serve to integrate new buildings within the settlement. This interface with Main Street is the most sensitive part of the site and also forms part of the gateway to Newbiggin on Lune from the west. The existing mature trees to the south of the site and the existing stone wall boundaries should be carefully conserved as part of a layout for development.	
Views and recreational experience	Low
This site is well screened from the south west and the fishing lakes) by mature tree and woodland cover. The frontage to new development here would be visible (through the filter of existing trees and behind the existing wall) in the gateway views from the A485 and Main Street at the western entrance to the village. It would also be partially visible in views north westwards from the public right of way that crosses the fields between the lakes and Main Street to the south, but overall this is a secluded and sheltered site, where new buildings would be well integrated with the existing settlement form.	
Perceptual qualities	Low-moderate
This existing croft has a degraded character, with extensive areas of hard standing and storage for oil tanks, farm machinery and vehicles. However, there is an attractive stone wall boundary and relationship with the existing buildings and outbuildings on the western edge of Newbiggin on Lune and the existing mature trees would form an attractive backdrop and frame to views of the new built frontage. A layout with a traditional built form, which conserves the existing boundary stone walls and a proportion of the existing trees, including some along the frontage to Main Street, would enhance the local landscape and townscape character.	
Cultural and historical associations	Low-moderate
The site is not subject to any heritage designations and does not contribute to the historic landscape setting of any nationally important buildings or sites. However, development here would influence the perception of time depth and character in the historic village of Newbiggin on Lune.	

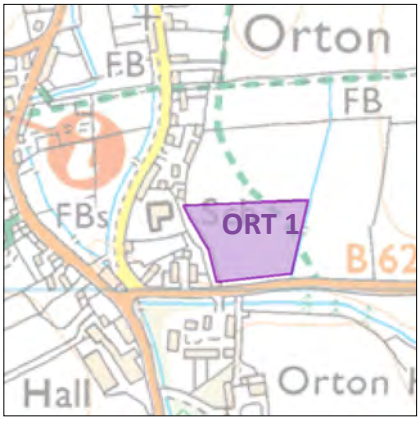
Overall landscape sensitivity - residential development	Low
This site provides an opportunity for a housing development that could enhance the character and quality of the existing village landscape and townscape at the western gateway to Newbiggin on Lune. The layout and design of new development proposals should conserve the existing boundary stone walls and a proportion of the existing trees, including some along the frontage to Main Street; the new buildings should reflect the traditional built form and use stone that complements that of the existing village buildings.	

Orton

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
ORT 1	Land east of Ashfield Court		



Land east of Ashfield Court, Orton
ORT 1

Physical and natural character	Moderate-high

The site is part of the large scale and relatively open patchwork of fields, enclosed by low limestone walls, on the rolling lower slopes of the Orton Fells (Beacon Hill and Great Asby Scar). It is bordered to the south by the B6261, which is a former drove road with wide grass verges and, stone wall boundaries and linear belts of mixed woodland. The relatively enclosed character of this stretch of road is further enhanced by the parklands of Orton Hall to the south. The site is on the south eastern edge of the historic village of Orton. The broad, smooth glacial ridge on the north west ern side of the site contains views to the village from the east. A mature sycamore tree on the north site boundary on the crest of this ridge is a prominent local feature. The village is in a slight depression and the site is on rising land to the east. The most distinctive and sensitive natural landscape features are the wide, yet tree-lined drove road character of the B6261 and the broad, smooth ridge of the landform to the east of Orton. A block of development across this large site would dominate, particularly on the elevated ridge, and would detract from the rural character and large open scale of the landscape. Development would also blur the striking contrast between the open farmland on the ridge to the east of Orton and the tight-knit grain of the existing settlement on the lower slopes to the west.

Settlement form and setting	High

Orton has an exceptionally distinctive settlement form, which has remained largely unchanged over the centuries. The village's large central green, bordered by stone walls, streams and minor roads, is enclosed by cottages, farms and houses which face the road and the green. There is a striking contrast between the enclosed, domestic character of the settlement and the expansive large scale, rolling open farmland that surrounds it The sweeping, open farmland character of this site makes a direct and important contribution to Orton's distinctive character and landscape setting. Although parts of some of the village's properties are visible in views westwards across the site, the settlement is on the lower slopes to the west and development here would be perceived as settlement advancement into the countryside, extending up the slope and beyond the relatively abrupt edge of the historic village.

Views and recreational experience	Moderate-high

This site is relatively well screened from the south by the belt of mixed woodland along the B6261, although there would be filtered views north westwards through the trees to new housing if development took place here. The site does not feature in the 'key views' shown on the Townscape Analysis (Plan 2) in the Orton Conservation Area Appraisal as a belt of woodland along the south eastern side of the settlement screens key views between the village and the surrounding farmland. However, development across this site, would dominate as it would step up the slope of the ridge and would be prominent on the skyline in views from the south and east. There are some views westwards (from field gateways) from Street Lane to the east of the site and there would be close views to development from the public rights of way to the east of Orton, particularly the route that is aligned along the eastern site boundary.

Perceptual qualities	Moderate-high

This open field is perceived as part of the landscape setting for Orton; its open character, expansive scale, smooth slopes and relatively elevated landform contrast with the pastoral, domestic character of the settlement around its central green. Orton has a distinctive character - it is unusual for a historic townscape enclosing a large green to survive in such a relatively unscathed form and a large block of housing on such elevated land on the edge of the village would damage this distinctive settlement form by blurring the sharply contrasting interface between the historic town and its open rural hinterland.

Cultural and historical associations	Moderate-high

The site is outside but on the edge of the designated Orton Conservation Area and its open, undeveloped character contributes to the village (and its Conservation Area's) historic landscape setting, contrasting with the sheltered, enclosed pastoral landscape of the village green. It is also within an area that is valued (noted in the Historic Environment Record) for its medieval ridge and furrow field system.

Overall landscape sensitivity - residential development	Moderate-high*

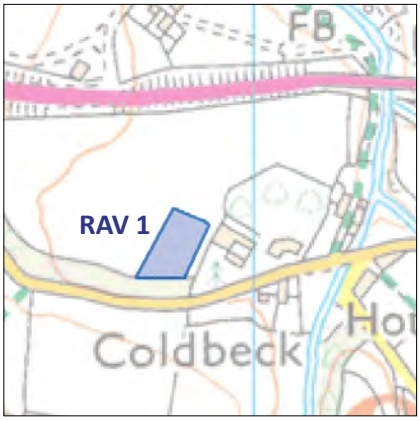
Development on this large, relatively elevated, open field on the edge of Orton would damage the historic landscape setting of a village that has an exceptionally distinctive historic settlement form, which has remained unchanged over centuries, by blurring the sharply contrasting interface between the historic village and its open rural hinterland and by potentially dominating/overlooking the village. A block of development across this large site would not be consistent with Orton's existing historic relatively small scale townscape and would be perceived as settlement advancement into the countryside, beyond the threshold of the slope and the relatively abrupt edge of the historic village. However, a relatively small development could potentially be integrated in the south west corner of the site, which is visually relatively contained, without damage to Orton's landscape setting.

Ravenstonedale

Location of assessed sites



Possible site allocations identified via 'Call for Sites'		Possible site allocations identified by YDNPA	
		RAV 1	Land to west of Coldbeck House



Land to west of Coldbeck House, Ravenstonedale
RAV 1

Physical and natural character	Low-moderate

The site is part of a large flat field close to Scandal Beck and on the north west edge of the hamlet of Coldbeck. At a wider scale, this area is the broad basin drained by tributaries of the rivers Upper Lune and Eden. Glacial deposition has caused an irregular, undulating topography, with rounded mounds and ridges alongside fast-flowing becks on the fringes of the Howgills and the Orton Fells. This site's flat landform is therefore unusual within the local area. It is on the fringes of the Coldbeck House estate and is bordered to the south by a belt of woodland alongside the road to Coldbeck and (south of the road) by a steep, rounded glacial ridge. It is close to the internationally important wetland habitats of the River Eden SAC and the Scandal Beck and Stone Gill SSSI. The immediate landscape context has an estate-type character. The site is part of an extensive, open field bordered by perimeter mixed woodland belts and adjacent to the straight driveway leading to the farm complex west of Coldbeck House. It is a relatively simple, contained landscape within the confines of a small estate and a residential development could be well integrated here without damage to local landscape character. There would be some risk that it could seem over-scaled, but a spacious layout, which incorporates extensive landscape and habitat enhancements, could strengthen distinctive local landscape character and contribute to increased biodiversity within the Scandal Beck catchment.

Settlement form and setting	Moderate

The hamlet of Coldbeck and village of Ravenstonedale are clustered at historic bridge crossings over Scandal Beck and Stone Gill. The relatively wooded, undulating valley landscape close to the fell slopes to the south provides a sheltered, scenic landscape setting. The Ravenstone Conservation Area Appraisal notes that the hamlet of Coldbeck is likely to be the '*oldest part*' of the settlement, with '*an organic and spacious layout in contrast to the more formal pattern of the rest of the village'*. Now bypassed by the A685, the layout of this north west part of Coldbeck is influenced by the Coldbeck House Estate. A residential development here would be outside but on the fringes of the village and within the wooded perimeter of the estate. It would be within its own mini estate-landscape setting which comprises sweeping open grassland enclosed by perimeter woodland belts and on the edge of the wooded landscape that provides the setting for Coldbeck House and its associated imposing stone barn/stable complex. A residential development here would be outside but on the fringes of the village and within the wooded perimeter of the estate. It would share an access road with Coldbeck Barn. A large development would seem odd in this small estate landscape setting, but there are no constraints for a layout that integrates houses within an informal parkland landscape.

Views and recreational experience	Low-moderate

This is a relatively sheltered site, which is generally enclosed and screened from views. A housing development would be partially visible in long views southwards from the A685 in winter (when the roadside trees do not provide an effective screen) and could be partially visible in the framed view along the entrance drive from the road to Coldbeck. It is also possible that there could be glimpsed views through the trees in winter from this road. However, the layout could incorporate an entrance landscape, with significant tree cover, to screen houses in views from the entrance drive and the site is not visually sensitive

Perceptual qualities	Low-moderate

This seems an odd site for a residential development as it could seem rather disconnected from the village. However, large groups of buildings are not unusual in estate landscapes and there is sufficient space to provide an exemplar layout, with a landscape setting that complements the adjacent historic house, enhances local ecological networks and reinforces the wider landscape setting of the village.

Cultural and historical associations	Moderate-high

The site is part of the designated Ravenstonedale Conservation Area and is a component of the estate landscape associated with Coldbeck House. However the house and its barn/stables complex are not listed. The site is just to the south of the former walled Ravenstonedale Deer Park, which was enclosed in 1560, the southern boundary of this Deer Park is close to the alignment of the A685 and the Coldbeck House estate is on the land that would have separated the village and the Deer Park and which is noted (in the Historic Environment Record) as an area with a historic (possibly medieval) field system.

Overall landscape sensitivity - residential development	Moderate

A residential development could be accommodated on this enclosed and relatively 'self-contained' estate landscape. There is space to create an exemplar layout, possibly of contemporary buildings, within a landscape that complements and extends the adjacent parkland landscape and which contributes positively to local green infrastructure. There could potentially be a new permissive footpath to connect the public rights of way to the south west of the road (to Low Greenside Farm) and along Scandal Beck in the centre of Coldbeck. A high quality landscape-led development would be required to achieve the potential of the site and ensure a well integrated scheme.

sheilsflynn

YORKSHIRE DALES
National Park Authority